



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

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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 6/22/2018

**TO:** 1<sup>st</sup> District Legislative Assistant, Building Division, Public Works, Cal Fire/County Fire, Air Pollution Control District, Sheriff, RWQCB, CA Fish and Wildlife, U.S. Fish and Wildlife, National Guard/Camp Roberts, Monterey County, AB52

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

**PROJECT NUMBER & NAME: DRC2018-00094 SANDERS**

**PROJECT DESCRIPTION:** Proposed Minor Use permit for 1 acre outdoor and 22,000 sq/ft indoor cannabis cultivation to be located at 12000 Nacimiento Lake Dr. Bradley, CA 93426  
**APN(s):** 080-041-036

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**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.

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**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

**DRC2018-00094**

Minor Use Permit  
 080-041-036 / 12000 NACIMIENTO LAKE DR  
 TRENT SANDERS  
 CANNABIS Cultivation of 22,000 square feet within  
 indoor mixed -light greenhouses and 1 acre outdoor in  
 hoop structures CCM 2016-00438

## APPLICANT INFORMATION Check box for contact

☐ person assigned to this project  
☐ Landowner Name Happy Grape, LLC Daytime Phone (707) 986-7068  
 Mailing Address PO Box 1126, Redway CA Zip Code 95560  
 Email Address: \_\_\_\_\_

☐ Applicant Name Trent Sanders Daytime Phone (707) 986-7068  
 Mailing Address PO Box 1126, Redway CA Zip Code 95560  
 Email Address: \_\_\_\_\_

☒ Agent Name Todd Winter Daytime Phone (949) 999-2058  
 Mailing Address 1901 Newport Blvd., Suite 350, Costa Mesa, CA 92627 Zip Code 93901  
 Email Address: twinter@winterlp.com

## PROPERTY INFORMATION

Total Size of Site: 167.07 Acres Assessor Parcel Number(s): 080-041-036  
 Legal Description: T25S R10E PTN SEC 1  
 Address of the project (if known): 1200 Nacimiento Lake Drive, Nacimiento  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: See Directions to Property Included in Exhibit A  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
Currently used for Cannabis Cultivation. Existing Structures and improvements include: Barn, Washroom septic tank, and 5 greenhouses.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See Attached Plans.

## LEGAL DECLARATION

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

Property owner signature \_\_\_\_\_ Date 5-14-18

**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): \_\_\_\_\_

Describe existing and future access to the proposed project site: See access information included in Exhibit A

**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? 367 acres

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

North: Vacant South: Military Base  
East: Vacant West: Military Base

**For all projects, answer the following:**

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

Buildings: 25,000 sq. feet <1 % Landscaping: 0 sq. feet \_\_\_\_\_ %  
Paving: 0 sq. feet \_\_\_\_\_ % Other (specify) Hoophouses: 43,560 sq. feet  
Total area of all paving and structures: 25,000 ☒ sq. feet ☐ acres  
Total area of grading or removal of ground cover: 0 ☒ sq. feet ☐ acres  
Number of parking spaces proposed: 0 Height of tallest structure: Barn: 20'  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 400 Right 1,180 Left 2,080 Back 1,700

**Proposed water source:** ☐ On-site well ☒ Shared well ☐ Other \_\_\_\_\_  
☐ Community System - List the agency or company responsible for provision: \_\_\_\_\_  
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

**Proposed sewage disposal:** ☒ Individual on-site system ☐ Other \_\_\_\_\_  
☐ Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_  
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

**Fire Agency:** List the agency responsible for fire protection: CAL-FIRE Paso Robles Fire Station

**For commercial/industrial projects answer the following:**

Total outdoor use area: 43,560 ☒ sq. feet ☐ acres  
Total floor area of all structures including upper stories: 25,072 sq. feet

**For residential projects, answer the following:**

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_  
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_ sf  
Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_ sf



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: 83 acres  
Moderate slopes - 10-20%: 83 acres  
20-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
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: \_\_\_\_\_



### Water Supply Information

1. What type of water supply is proposed?  
☐ Individual well    ☒ Shared well    ☐ Community water system
2. What is the proposed use of the water?  
☐ Residential    ☒ Agricultural - Explain Cannabis Cultivation  
☐ Commercial/Office - Explain \_\_\_\_\_  
☐ Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? Average of 2,336 gallons per day
4. How many service connections will be required? 2" diameter pipe from well
5. Do operable water facilities exist on the site?  
☒ Yes    ☐ No    If yes, please describe: Shower/sink/toilet in washroom. Waterlines in barn and greenhouses. Fire Hookup.
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 1 Hours / 20+ GPM  
☐ Surrounding Well Logs    ☐ Hydrologic Study    ☐ Other \_\_\_\_\_

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

### Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?  
☒ Yes    ☐ No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 680 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: Self Haul
3. Where is the waste disposal storage in relation to buildings? Outside of Barn, under overhang
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

### **Community Service Information**

1. Name of School District: San Miguel Joint Union School District
2. Location of nearest police station: San Luis Obispo County Sheriff - 356 Main St., Templeton CA 93465
3. Location of nearest fire station: CAL-Fire Paso Robles Fire Station- 2510 Ramada Drive, Paso Robles, CA 93446
4. Location of nearest public transit stop: Lake Nacimiento
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: Vacant Land
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No  
If yes, please include two copies of the report with the application.

### **Commercial/Industrial Project Information**

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

1. Days of Operation: 7 days a week Hours of Operation: 5:00a.m. - 6:00p.m.
2. How many people will this project employ? 14
3. Will employees work in shifts? ☒ Yes ☐ No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_  
5:00 a.m. - 1:00 p.m.: 6 employees 10:00 a.m. - 6:00 p.m.: 6 employees
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
☐ Yes ☒ No If yes, please explain: \_\_\_\_\_
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No  
If yes, please explain: \_\_\_\_\_  
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: No industrial waste will be generated, only incidental trash and spent plastic containers which are recycled.
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No  
If yes, please describe in detail: Fuel for powered tools is stored in secure metal containers separated from any combustible materials.
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. 6 Between 4:00 to 6:00 p.m. 6

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

### **Agricultural Information**

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

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

### **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): \_\_\_\_\_
2. Will the development occur in phases? ☐ Yes ☒ No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_

### **Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: Solar Panels installed to provide power to the facility.

\*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:  
No pesticides used. Exclusively use organic, plant based, NON-GMO products on crops. All plant waste material is composted on-site.  
All electricity on-site is generated through installed solar panel system.
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: \_\_\_\_\_



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- 00438

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: Trent Sanders

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

- ☒ Yes      ☐ No

What type of State cultivation license are you seeking?

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

63,560 SF

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
Onsite Solar System	6,400
<b>Total Annual kWh:</b>	<b>6,400</b>

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

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

Source	Well		
Month and Year			
1	2018	22,800 Gallons	
2	2018	22,800 Gallons	
3	2018	22,800 Gallons	
4	2018	42,360 Gallons	
5	2018	55,395 Gallons	
6	2018	55,395 Gallons	
7	2018	68,429 Gallons	
8	2018	55,395 Gallons	
9	2018	52,136 Gallons	
10	2018	22,800 Gallons	
11	2018	22,800 Gallons	
12	2018	22,800 Gallons	
<b>Totals</b>		<b>475,930 Gallons</b>	

## CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes      ☒ No

List of pesticides anticipated to be used: The only product that will be used is called  
Lost Coast Plant Therapy. It is a non-toxic, organic, plant based, and NON-GMO insecticide and  
fungicide that contains no poisons or other hazardous materials.

### **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

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### 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?

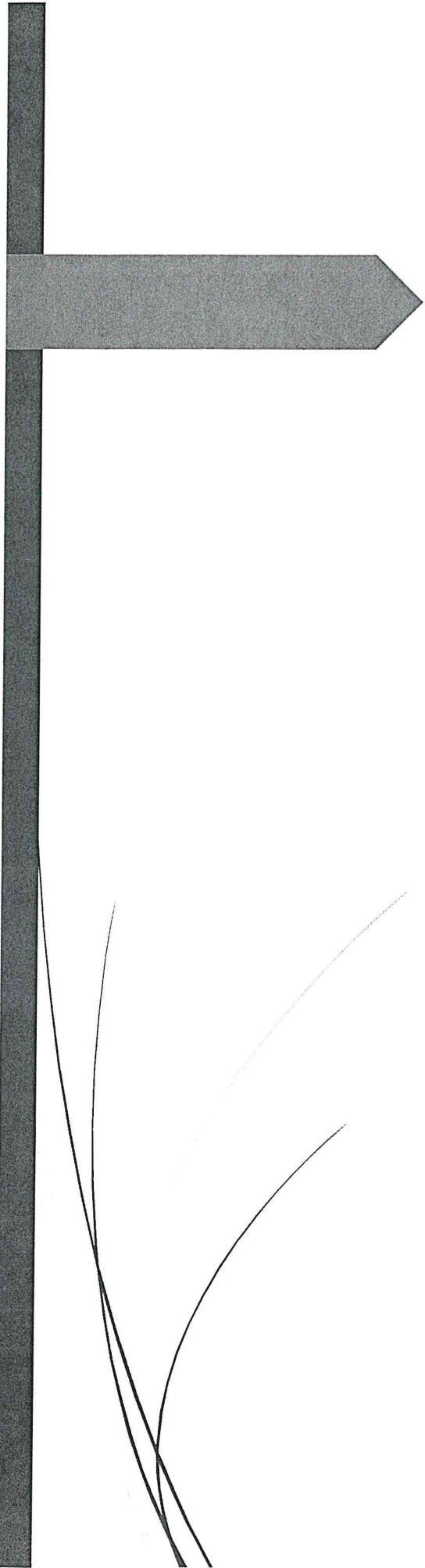
☐ Yes      ☐ No

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



# OPERATIONS PLAN

Trent Sanders



## ***Operations Overview***

Applicant plans to operate an indoor mixed-light cannabis operation consisting of ~~22,000~~ square feet of canopy located within permanent greenhouses, as well as an outdoor cultivation operation consisting of hoop structures that will equal a combined 43,560 square feet. The Parcel is located within the RL zone, and is 161 acres.

Hours of operation will be from 5:00 AM to 6:00 PM seven days a week. Employees will work in two shifts, with 6 working from 5:00 AM to 1:00 PM, and another 6 working from 10:00 AM until 6:00 PM.

## ***Legal Conformance***

The Applicant's legal conformance with local laws, the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) and the Attorney General's Guidelines is footnoted in detail throughout this application packet. The Applicant has retained expert legal counsel<sup>1</sup> to advise its operation on its conformance not only during inception and startup, but on an ongoing basis, as the legal and regulatory environment surrounding cannabis is ever expanding and changing.

Some of the key legal conformance standards include:

- Compliance with local licensing applications and processes, governed by San Luis Obispo County;
- Compliance with the Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA");
- Compliance with the CalCannabis Cultivation Licensing Division of the California Department of Food and Agriculture, including regulations with respect to Cultivation licenses;
- Compliance with Calif. Business and Professions Code as indicated throughout this application (see citations to Bus. & Prof. Code sections); including guidelines regarding the licensing of cultivators, unique identifier and track and trace program, taxation, reporting, and privacy.
- Regularly updated compliance with California's evolving case law.

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<sup>1</sup> Trent Sanders' attorney, Todd Winter, has over ten years of experience working in the medical cannabis industry following his seven years as General Counsel to Kittrich Corporation.

The facility will be a drug-free workplace. The Applicant will explicitly prohibit the use, possession, solicitation, or sale of drugs and alcohol on the premises or during employment. Management may request employees to undergo random drug testing at any time upon suspicion of being under the influence.

Moreover, the Applicant has worked to build, and intends to continue building, an open and collaborative relationship with San Luis Obispo County, and views meticulous recordkeeping as one of the many ways to demonstrate compliance. To this end, the Applicant will provide the City with full access to all books, records, accounts, and any and all relevant data upon request, within 24 hours. All records related to cannabis activity will be kept for a minimum of seven years.<sup>2</sup>

Accurate counts of inventory that accurately describe the location, amounts, and description of medicinal cannabis throughout the production and distribution chain will be tracked in real time and continuously maintained with seed to sale tracking software. The manager will perform an inventory check on the first business day of each month and record the total quantity of cannabis on the premises, as well as match transaction receipts to the recorded amounts to verify and resolve any discrepancies.

State and federal reporting and taxation of income received will be handled by an independent certified public accountant. These measures will track the movement of cannabis and prevent diversion to illegal markets.

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<sup>2</sup> Cal Bus & Prof Code §19327

### ***Safety and Security Plan***

The location, size, and layout of the facility is the primary line of defense against the unauthorized entrance into areas containing medicinal cannabis because access by anyone to the property is severely restricted. The facility is located on a largely isolated property, located about three miles southeast of the lake San Antonio dam. The cannabis cultivation operation sits on a parcel that is over 167 acres in size. The parcel is bordered on two sides by Camp Roberts Military Base, and on the other two sides by largely undeveloped parcels that are 139 and 191 acres in size, both of which share common ownership with the Applicant. Due to the surrounding topography, the cannabis cultivation operation is not visible to the public from neighboring properties. The only vehicle access to the property is by a private road that is almost two miles in length and that features three separate locked gates.

The following Security and Safety Plan specifically address the various physical and procedural measures taken to ensure that the premises remain safe and secure.

## ***Waste Management***

- I. **Cannabis Waste Management.** Applicant will adhere to the following regulations when disposing of cannabis waste:
- A. **Cannabis Waste Defined.** “Cannabis Waste” is defined as organic waste.<sup>3</sup>
  - B. **Hazardous Waste.** Applicant will manage all hazardous waste in compliance with all applicable hazardous-waste statutes and regulations.<sup>4</sup>
  - C. **Waste Receptacles and Secured Areas.** Personnel will dispose of cannabis waste in secured waste receptacles or in secured areas on the premises.
  - D. **Restricted Access to Secured Areas.** Secured areas will be restricted to Applicant, employees of the Applicant or by the local agency or local agency franchised or contacted waste hauler only.
  - E. **No Public Access.** Public access to these designated receptacles or areas is strictly prohibited.
  - F. **Composting Waste on Premises.**<sup>5</sup> Applicant will dispose of Cannabis Waste through onsite composting, and will do so pursuant to the California Code of Regulations.
  - G. **Track and Trace System.**<sup>6</sup> Personnel will use the track-and-trace system and all documents required to ensure that cannabis waste is:
    - 1. Identified,
    - 2. Weighed, and
    - 3. Tracked while on the premises and when disposed of.
  - H. **Waste Records.** Personnel will maintain accurate and comprehensive records regarding cannabis waste that account for, reconcile and evidence all activity related to the disposal of cannabis waste.
- II. **Non-Cannabis Waste.** The cultivation operations will generate only ancillary Non-Cannabis waste. All such waste will be collected and hauled by applicant to a local waste facility on an as needed basis.

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<sup>3</sup> Definition of “Cannabis Waste” is pursuant to Section 42649.8(c) of Public Resources Code.

<sup>4</sup> Definition of “Hazardous Waste” is pursuant to Section 40141 of Public Resources Code.

<sup>5</sup> See Title 14 of the California Code of Regulations at Division 7, Chapter 3.1 (Section 17850).

<sup>6</sup> See page 6 for all additional track-and-trace system requirements.

## ***General Environmental Protection Measures***

- I. **General Environmental Protection Measures.** Applicant will comply with the following environmental protection measures:
  - A. **Water Code.** Applicant will adhere to the Principles and Guidelines for Cultivation pursuant to Section 13149 of the Water Code.
  - B. **California Department of Fish and Wildlife (“CDFW”).** Applicant will adhere to CDFW’s regulations regarding the diversion of water and land clearing such as:
    - Timber conversion,
    - Road construction,
    - Stream crossings,
    - Riparian vegetation removal, and
    - Introduction of pollutants into waterways and other habitats.
  - C. **Department of Pesticide Regulations (“DPR”).<sup>7</sup>** Applicant will comply with all laws and regulations as enforced by the DPR.
    1. **Application and Storage Protocols.** When using pesticides, Personnel will:
      - Properly label all pesticides;
      - Store chemicals in a secure building or shed to prevent access by wildfire;
      - Contain any chemical leaks and immediately clean up any spills;
      - Apply the minimum amount of product necessary to control the target pest;
      - Prevent offsite drift;
      - Not apply pesticides when pollinators are present;
      - Not allow drift to flowering plants attractive to pollinators;
      - Not spray directly to surface water or allow pesticide product to drift to surface water;
      - Spray only when wind is blowing away from surface water bodies;
      - Not apply pesticides when they may reach surface water or groundwater;

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<sup>7</sup> Compliance with pesticide laws and regulations as enforced by the DPR pursuant to Section 8307 of the Emergency Regulations.



- Only use properly labeled pesticides.

D. **Lighting Requirements.** Applicant will adhere to following lighting requirements:

1. **Outdoor lighting.** All outdoor lighting used for security purposes will be shielded and downward facing.
2. **Greenhouse Lighting.** Mixed-light license types of all tiers and sizes will ensure that lights used for cultivation are shielded from sunset to sunrise to avoid nighttime glare.

E. **Generator Requirements.**<sup>8</sup> Applicant will adhere to following requirements regarding the use of generators on the premises.

1. **Generator Defined.** A generator is defined as a stationary or portable compression ignition engine.<sup>9</sup>
2. **Generator Types.** Generators rated at **fifty (50) horsepower and greater** will demonstrate compliance with Airborne Toxic Control Measures.<sup>10</sup> Compliance will be demonstrated by providing a copy of one of the following to the CDFA upon request:
  - A Portable Equipment Registration Certificate provided by the California Air Sources Board, or
  - A Permit to Operate obtained from the Local Air District with jurisdiction over the licensed premises.
3. **Meters.** All generators will be equipped with non-resettable hour-meters.

F. **Discovery of Human Remains.**<sup>11</sup> Personnel will immediately halt cultivation activities if human remains are discovered on the premises until the coroner of the county in which the human remains are discovered.

1. **Two-Day Notice.** The coroner will make his or her determination within two working days from the time the person or representative responsible for the excavation notifies the coroner of the discovery.

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<sup>8</sup> Requirements for generators are pursuant to Section 8306 of the Emergency Regulations.

<sup>9</sup> The definition for “generator” is pursuant to Title 17, Division 3, Chapter 1, Subchapter 7.5, Section 93115.4 of the California Code of Regulations.

<sup>10</sup> Pursuant to Title 17, Division 3, Chapter 1, Subchapter 7.5, Sections 93115 through 93116.5 of the California Code of Regulations.

<sup>11</sup> These determinations are made pursuant to Section 7050.5 of Health and Safety Code.

## ***Track and Trace System***

### **I. Track-and-Trace System Requirements.**

- A. **Record Cannabis Activities.** The track-and-trace system shall be used to record all applicable commercial cannabis activities.
  - 1. **Accuracy and Completeness.** Applicant is responsible for the accuracy and completeness of all data and information entered into the track-and-trace system. Data entered into the system is assumed to be accurate and can be used to take enforcement action against the Applicant if not corrected.
- B. **Authorized Personnel and System Access.** Only authorized Personnel shall enter commercial cannabis activities into the system.
  - 1. **Account Managers.** Applicant will designate a representative within the organization as the Applicant's legal track-and-trace account manager ("Account Manager").
  - 2. **Training.** The Account Manager must complete track-and-trace system training as required by the CDFA. If the Account Manager does not complete the required training prior to receiving the annual license, he or she must register for the state mandated system training within five (5) days of the license issuance.
  - 3. **Designate System Users.** Applicant will designate track-and-trace system users and the Account Manager train the users in the proper and lawful use of the system before they are permitted access to it.
  - 4. **Changes in Personnel.** The Account Manager will maintain an accurate and complete list of all other Account Managers and users and will update the list immediately when changes occur.
  - 5. **Cancellation of Users.** Applicant will cancel users from the system account if that individual is no longer a representative.
  - 6. **Corrections.** Applicant will correct any data that is entered into the system in error within three (3) business days of discovery.
- C. **Loss of System Access.** If access to the track-and-trace system is lost, Applicant will prepare and maintain comprehensive records detailing all required inventory tracking devices conducted during the loss of access.
  - 1. **Access Restored.** Once access is restored, all inventory tracking activities that occurred during the loss of access will be entered into the system within three (3) business days.

2. **Date and Time.** Applicant will document the date and time when access to the system was lost and when it was restored and the cause for each loss of access.
3. **Halting Activities Until Access is Restored.** Applicant will not transfer cannabis or non-manufactured cannabis products to a distributor until access to the system is restored and all information is recorded into the system.

**D. Account Manager and User Requirements.**

1. **Log-On identification.** Each Account Manager and user will have a unique log-on, consisting of a username and password which may not be shared with anyone.
2. **No Misrepresentation of Information.** No Account Manager, user, or other representative will intentionally misrepresent or falsify information entered into the system.
3. **Notifications and Issues.** The Account Manager will monitor all system notifications and may not dismiss them until all issues within the notification have been resolved within the specified timeframe.

**E. System Reporting Requirements.** Applicant will report the following in the track-and-trace system:

1. **Cannabis Transfers.** Account Manager(s) or users will report transfers of cannabis or non-manufactured cannabis products to other licensed entities prior to products' departure from the premises.
2. **Receipt and/or Rejection of Cannabis.** Account Manager(s) or users will report cannabis or non-manufactured cannabis products received or rejected from another licensee within twenty-four (24) hours of receipt/rejection.
3. **Changes in Cannabis.** The Account Manager or users will report in the system any change in the change in the disposition of cannabis plants on the licensed premises within three (3) business days of the change in the disposition. Changes in disposition of cannabis plants include but are not limited to:
  - Flowering;
  - Destruction or disposal;
  - Harvest;
  - Processing;
  - Storage; and
  - Packaging.



4. **Transfer Information.** The Account Manager or user will be required to record the following information for each transfer of cannabis or non-manufactured cannabis products to or products received from, other licensed premises:

- Name, business, address, and department issued license number of the *seller*;
- Name, business address, and department issued license number of the *purchaser*;
- Name and department issued license number of the *distributor*;
- Date of sale, transfer or receipt (month, day and year). This information applies to the *licensee receiving* the products.
- Weight or count of individual units of cannabis or non-manufactured cannabis products sold, transferred or received;
- Estimated departure and arrival time;
- Actual departure time;
- Description for each item including strain or cultivar, and all of the applicable information about the plant, flower, leaf, shake, kief, and pre-rolls;
- UIDs.

F. **Liabilities.** Applicant is responsible for all actions any representatives take while logged into system or otherwise conducting commercial cannabis activities.

## ***Track and Trace Inventory Requirements and Procedures***

- I. **Inventory Requirements in General.** Applicants will use the track-and-trace system for all inventory tracking activities at their licensed premises, including, but not limited to:
  - A. **Reconciling.** Personnel will reconcile all on-premises and in-transit cannabis or non-manufactured cannabis products inventories pursuant to the time frames defined by the CDFA.
  - B. **Recording.** Personnel will record the net weight of all harvested cannabis once the majority of drying, trimming and curing activities have been completed, or within sixty (60) calendar days from the initial harvest date, whichever is sooner.
  - C. **Closing Out Physical Inventory.** Personnel will close-out their physical inventory of all cannabis and non-manufactured cannabis products, and UIDs, if applicable prior to the effective date of any of the following changes to their license:
    1. Voluntary surrender of a temporary license or annual license,
    2. Expiration of annual license,
    3. Revocation of a license.
  - D. **Items to Close-Out.** Close-out of physical inventory includes, but is not limited to:
    1. Immature plants and their corresponding lot UIDs;
    2. Mature plants and their corresponding plant UIDs;
    3. Harvest batches and their corresponding UIDs;
    4. Non-manufactured cannabis products and their corresponding UID(s); and
    5. UIDs in Applicant's possession which have not been assigned in the track-and-trace system.
  - E. **Transfers and Sales.** All transfers and sales will be documented pursuant to following Sections:
    1. **Sales Invoice or Receipt Requirements.**
    2. **Track-and-Trace System Reporting Requirements.**

## ***Track and Trace System Unique Identifiers***

- I. **Unique Identifiers (UIDs).** Applicant will adhere to the following regulations regarding track-and-trace system unique identifiers:
  - A. **Requesting UIDs.** Within five (5) business days of the date the Account Manager(s) as credentialed by the CDFA to use the track-and-trace system, Applicant will:
    1. Request UIDs using the system;
    2. Only use UIDs provisioned and distributed by the CFDA or its designee;
    3. Maintain sufficient supply of UIDs in inventory to support tagging;
    4. Use the system to document receipt of provisioned and distributed UIDs within three (3) business days of physical receipt of the UIDs;
    5. Enter all cannabis into the track-and-trace system starting with seed, clone propagated onsite or purchased from a licensed nursery, or seeding purchased from a licensed nursery pursuant.
  - B. **UID Required Throughout All Phases of Growing Cycle.** The UID will accompany the cannabis products through all phases of the growing cycle as follows:
    1. **Immature Plants.** In regard to any immature plants, will:
      - Assign a UID to each established lot respectively;
      - Place the lot UID in a position so it is visible and within clear view of an individual standing next to the immature lot;
      - Keep all UIDs free from dirt and debris.
      - Not have more than one-hundred (100) immature plants, at any one time.
      - Label all immature plants contiguously with the corresponding UID number assigned to the lot in order to facilitate identification by the CDFA.
    2. **Transfer of Immature Plants.** Immature plants transferred from a licensed nursery, via a distributor, to Applicant will meet requirements of Section B1 above.
      - Each immature plant intended for retail sale shall have a UID affixed, or be labeled with corresponding UID number of the lot, and be recorded in the track-and-trace system prior to the transfer from the licensed nursery.

3. **Individual Plants.** Applicant will apply a UID to all individual plants at the time any plant is moved to the designated canopy area or when an individual plant begins flowering.<sup>12</sup>
4. **Mature Plants.** UIDs are required for each mature plant. In addition:
  - UIDs will be attached to the main stem, at the base of each plant;
  - The UID will be attached to the plant using a tamper evident strap or zip tie and placed in a position so it is visible and within clear view of an individual standing next to the mature plant to which the UID was assigned; and
  - UIDs will be kept free from dirty and debris.
  - Licensees are prohibited from removing the UID from the mature plant to which it was attached until the plant is harvested, destroyed, or disposed.
- C. **Harvest Batches.** Each harvest batch will be assigned a unique harvest batch name which will be associated with all UIDs for each individual plant, or portion thereof, contained in the harvest batch.
- D. **UIDs Required for Products.** UIDs are required for all cannabis and non-manufactured cannabis products and shall be associated with the corresponding harvest batch name from which the products were derived.
- E. **Retiring UIDs After Disposal.** Upon destruction or disposal of any cannabis or non-manufactured cannabis products, the applicable UIDs shall be retired in the system by Applicant within three (3) business days of the destruction or disposal and performed in accordance with Applicant's approved waste management plan.

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<sup>12</sup> "Flowering" means that a cannabis plant has formed a mass of pistils measuring greater than one half inch wide at its widest point.

## ***Track and Trace System Requirements for Product in Applicant's Possession at the Time of Annual License Issuance***

### **I. System Requirements for Products in Applicant Possession When Annual License is Issued.**

A. **Assignment Within Thirty (30) Days.** Within 30 business days of receipt of the UIDs ordered, Personnel will enter into the track-and-trace system and assign and apply a UID to:

- Each existing immature plant lot,
- Each individual mature plant, and
- All non-manufactured cannabis products physically located on the licensed premises.

B. **Assignment after Thirty (30) Days.** After the 30-day time frame referenced in subsection A above expires, all cannabis at the licensed premises will be entered into the track-and-trace system starting with:

- Seed,
- Clone propagated onsite or purchased from a licensed nursery, or
- Seeding purchased from a licensed nursery.

## ***Records Retention***

- III. **Records Retention in General.** The term “record” includes all records, applications, reports, or other supporting documents required by the CDFA.
- A. **Seven (7) Years Retention Period.** Personnel shall keep and maintain the records listed in subsection (D) for at least 7 years from the date the document was created.
  - B. **Easily Accessible.** Personnel will keep records in a manner that allows them to be provided at the licensed premises or delivered to the CDFA upon request.
  - C. **Subject to Review.** All records are subject to review by the CDFA during standard business hours, or at any other reasonable time or as otherwise mutually agreed by the CDFA and Applicant.
    - 1. **Standard Time.** Standard business hours are deemed to be 8:00am – 5:00pm (Pacific Standard Time).
    - 2. **Prior Notice Not Required.** Prior notice by the CDFA to review records is not required.
  - D. **Designated Records.** Personnel will maintain the following records on the licensed premises, including, but not limited to:
    - 1. CDFA issued cultivation license;
    - 2. Cultivation plan;
    - 3. All records evidencing compliance with the environmental protection measures;
    - 4. All supporting documentation for data or information input into the system;
    - 5. All UUIDs assigned to product in inventory and all unassigned UUIDs;
      - UUIDs associated with product that have been retired from the system must be retained for six (6) months after the date the tags were retired;
    - 6. Financial records, including but not limited to, bank statements, tax records, sales invoices, and sales receipts;
    - 7. Personnel records, including each employee’s full name, social security, or individual tax payer identification number, date of beginning employment, and date of termination of employment if applicable;
    - 8. Records related to employee training for track-and-trace system. Records shall include, but are not limited to:
      - The date(s) training occurred,



- Description of the training provided, and
  - The names of the employees that received the training;
9. Contracts with other state licensed cannabis business;
  10. Permits, licenses, and other local authorizations to conduct Applicant's commercial cannabis activity;
  11. Security records; and
  12. Records associated with composting or disposal of cannabis waste;
  13. Documentation associated with loss of access to the track-and-trace system.
- E. **Maintenance Protocol.** All records will be prepared and retained in accordance with the following conditions:
1. Records shall be legible; and
  2. Records shall be stored in secured area where they are protected from: Debris, Moisture, Contamination, Hazardous waste, Fire, and Theft.

## ***Sales Invoice or Receipt Requirements***

### **I. Sales Invoice or Receipt Requirements.**

- A. **Invoices to Another Licensee.** Personnel will prepare a sales invoice or receipt for every sale or transport of cannabis or non-manufactured cannabis product to another licensee.
- B. **Electronic Invoices.** Sales invoices and receipts may be retained electronically but must be readily accessible for examination by the CDFA, other state authorities, any state or local law enforcement authority, and the California Department of Tax and Fee Administration.
- C. **What's included.** Each sales invoice or receipt will include the following:
  - 1. Name, business address, and department issued license number of the ***seller***;
  - 2. Name, business address, and department issued license number of the ***purchaser***;
  - 3. Date of sale or transfer (month, day, and year). The date of any sale or transfer of cannabis and non-manufactured cannabis products will be the date of transfer to the licensee receiving it;
  - 4. Invoice or receipt number;
  - 5. Weight (wet weight or net weight) or quantity of cannabis and non-manufactured cannabis products sold;
  - 6. Cost to the purchaser, including any discount applied to the total price;
  - 7. Description for each item including strain or cultivar, and all applicable information below
    - Plant;
    - Flower;
    - Leaf;
    - Shake;
    - Kief; and
    - Pre-rolls
  - 8. Signature of the ***seller***, or designated representative of the seller, acknowledging accuracy of the cannabis and non-manufactured cannabis products being shipped;



9. Signature of the ***purchaser***, or designated representative of the purchaser, acknowledging receipt or rejection of the cannabis or non-manufactured cannabis products.

D. **Prohibition of Product Returns.**<sup>13</sup> Licensees are prohibited from accepting returns of cannabis plants or non-manufactured cannabis products after transferring possession of cannabis plants or non-manufactured cannabis to another licensee after testing is performed.

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<sup>13</sup> Prohibition of Product Returns is pursuant to Section 26110 of Business and Professions Code.

### ***Odor Management Plan***

There is no risk of the cultivation operation generating an odor related nuisance due primarily to the site's isolated location. The site sits in the middle of a parcel that is over 160 acres in size, and is bordered by two other properties that are each over 160 acres, both of which are also owned by Applicant. The site is more than 4,000 feet away from the nearest privately used structure, and at least 2.5 miles from the nearest residential, industrial, or commercial development. As such, it is highly unlikely that any odor generated by the cultivation operation will pose an unreasonable interference of any homes or businesses.

### ***Proposed Signage***

No signage will be displayed at the site.

### ***Parking Plan***

No paved or marked parking spaces exist on the site. However, pursuant to Section 22.18.020(h) of the San Luis Obispo County Land Use Ordinance, a modification of County parking standards should be approved for the site. The parcel on which the site sits is over 160 acres of undeveloped land, so there is more than ample space for the employee and any visitors to park in close proximity to the various structures present on the site. Given the location and size of the parcel, in combination with the small number of employees and/or visitors that will be at the site at any given time, no traffic safety problems will result from the proposed modification of parking standards.

### ***Statement of Neighborhood Compatibility***

The neighborhood in which the site sits is compatible for both indoor and outdoor cannabis cultivation, and the parcel is zoned RL-Rural Lands, which is compatible for both. Further, the parcel is surrounded by undeveloped land, and is located over seven miles away from the nearest pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility. Due to the surrounding topography, the cultivation operation is not visible from any neighboring parcels except from the Camp Roberts military base which is restricted to the public. The cannabis cultivation operation on the site is comparable to the agricultural and industrial uses of the closest neighboring properties.



## Parcel Information

**APN:** 080-041-036  
**Assessee:** HAPPY GRAPE LLC  
**Care Of:**  
**Address:** PO BOX 1126 REDWAY  
CA 95560  
**Description:** T25S R10E PTN SEC 1  
**Site Address:**  
12000 NACIMIENTO LAKE DR  
**Tax Rate Area Code:** 114024  
**Estimated Acres:** 167.07  
**Community Code:** NCNACI  
**Supervisor District:** Supdist 1  
**Avg Percent Slope:** 15



Selected Parcel

## Land Use Information

### Land Uses Combining Designations

RL	
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Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
DRC2018-00094	Land Use	6/15/2018 3:06:33 PM
CCM2016-00438	CCM - Condition Compliance Monitoring	11/21/2016 8:30:46 AM
PMT2015-00959	PMTR - Residential Permit	10/2/2015 9:08:59 AM
PMT2015-00946	PMTR - Residential Permit	10/1/2015 9:05:00 AM
PMT2015-00920	PMTR - Residential Permit	9/29/2015 10:59:37 AM



## Parcel Summary Report

**APN: 080-041-036**

COD2014-00577	Code Enforcement	5/26/2015 2:31:09 PM
PMT2012-02233	Determination	6/6/2013 12:00:23 PM
COD2010-00315	Code Enforcement	10/19/2010 7:30:30 AM
SUB2007-00203	Subdivision	5/27/2008 11:48:10 AM
PRE2004-00055	Pre-Application	8/18/2004 12:00:00 AM
S020280C	Subdivision	2/20/2003 12:00:00 AM



# Interactive Data Viewer



## Legend

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

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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © County of San Luis Obispo Planning and Building Department



The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

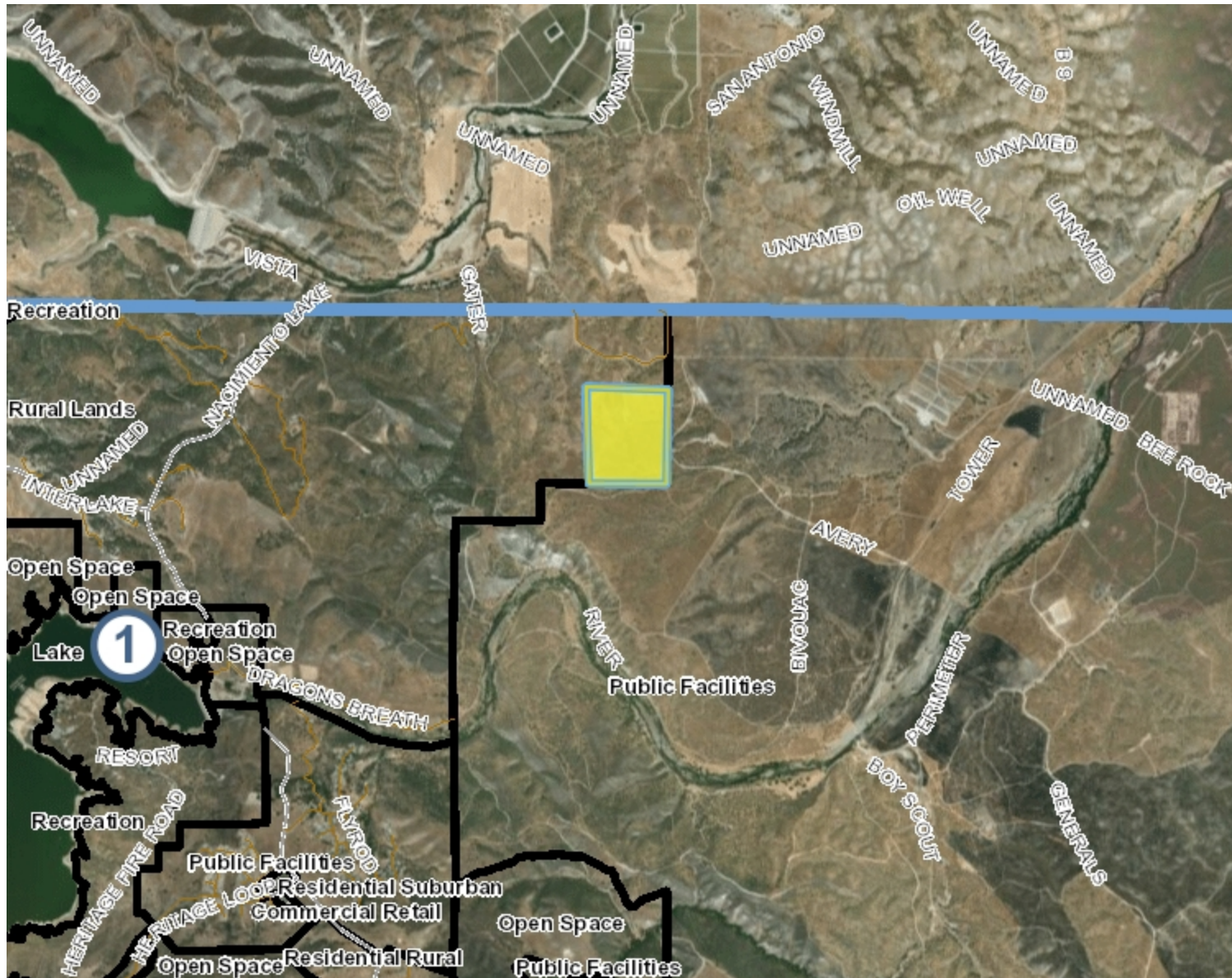
Map for Reference Purposes Only



Referral -- Page 36 of 50







# Interactive Data Viewer








## Legend

### 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

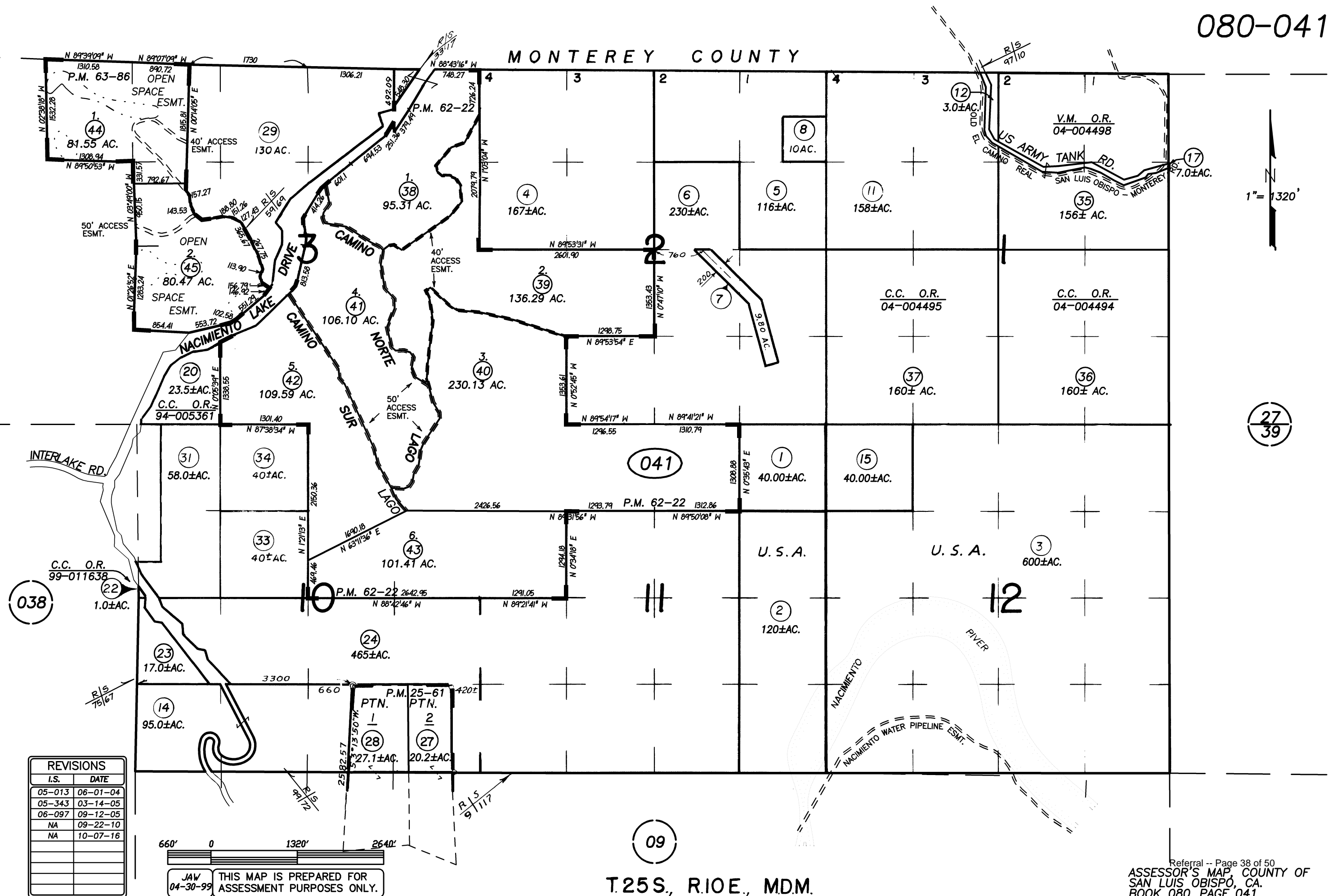
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The County of San Luis Obispo does not assume liability for any damages  
 caused by errors or omissions in the data and makes no warranty of any kind,  
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





REVISIONS	
I.S.	DATE
05-013	06-01-04
05-343	03-14-05
06-097	09-12-05
NA	09-22-10
NA	10-07-16

JAW  
04-30-99  
THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

T.25S., R.10E., MDM.



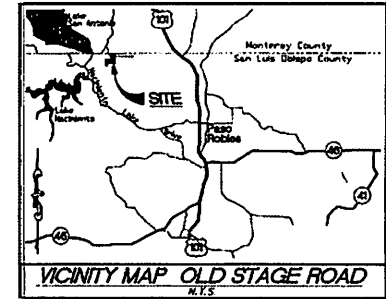
#### GENERAL NOTES

1. THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE (CBC), AND CORRESPONDING EDITIONS OF THE FOLLOWING CALIFORNIA CODES: MECHANICAL (CMC), ELECTRICAL (CEC), & PLUMBING (CPC).
3. DRAWING SCALES AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. ALL SUBSIDING SHALL BE MIN. 1/2" CDX PLYWOOD UNLESS OTHERWISE SPECIFIED. ROOF SHEATHING SHALL BE MIN. 1/2" CDX PLYWOOD.

#### FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE DOUGLAS FIR #2 OR BETTER, UNLESS NOTED OTHERWISE.
2. ALL NAILED CONNECTIONS SHALL COMPLY WITH CBC TABLE 2304.9.1, UNLESS NOTED OTHERWISE.
3. ALL WOOD MEMBERS EXPOSED TO WEATHER, IN DIRECT CONTACT WITH CONCRETE, OR LOCATED WITHIN 6" OF EARTHEN MATERIALS SHALL BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD.
4. ALL NAILS AND OTHER FASTENERS FOR PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL, HOT DIPPED GALVANIZED, ZINC-COATED (Z-MAX) OR EQUAL AS DICTATED BY COMPATIBILITY WITH THE METHOD OF PRESSURE TREATMENT.
5. ANY WOOD STUD SHALL NOT BE CUT OR NOTCHED TO A DEPTH GREATER THAN 25% OF ITS WIDTH IN BEARING AND EXTERIOR WALLS, OR 40% OF ITS WIDTH IN NON-BEARING WALLS.
6. A BORED HOLE SHALL NOT EXCEED 40% OF THE STUD WIDTH IN BEARING AND EXTERIOR WALLS, OR 60% OF THE STUD WIDTH IN NON-BEARING WALLS.

**SANDERS PERMITTING**  
**OLD STAGE ROAD**  
**(A.K.A. ARMY TANK ROAD)**  
**APN 080-041-036**



VICINITY MAP

#### OWNER:

TRENT SANDERS  
P.O. BOX 1126  
REDWAY, CA 95560  
(707) 986-7068

#### SHEET INDEX:

A0 -- COVER SHEET  
P1 -- PLOT PLAN  
P2 -- IMPROVEMENTS PLAN  
A1 -- WASHROOM FLOOR PLAN & ELEVATIONS  
A2 -- ROOF MOUNTED SOLAR ARRAY LAYOUT  
S1 -- BATHROOM FOUNDATION & FRAMING PLAN  
S2 -- BARN SECTION & DETAILS  
S3 -- GREENHOUSE ELEVATIONS



**COVER SHEET**  
**CULTIVATION PERMITTING**  
**SANDERS NACIMIENTO LAKE DR. PASO ROBLES, CA 93446**  
**APN 080-041-036**

Date:	
Revision No.:	
Date: 5/21/18	
Project #: 17006	
Drawn by: KCB	
Scale: As Noted	

Sheet No.  
**A0**



BARN ROOF PLAN FOR SOLAR INSTALLATION

3/8" = 1'-0"

1

A1

Sheet No.

Scale: As Noted

Drawn by: KCB

Project #: 17006

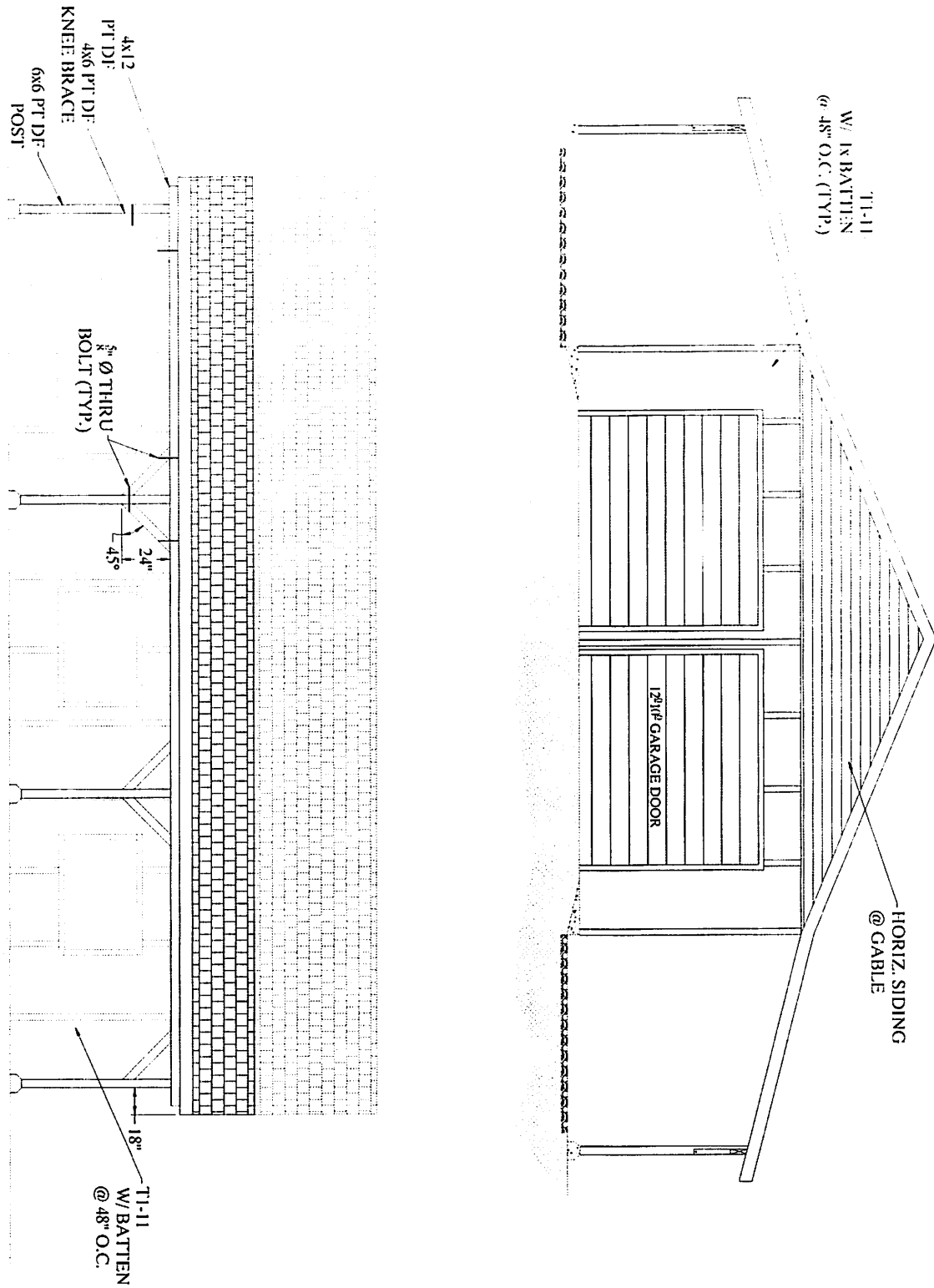
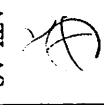
Date: 3/21/18

Revision No.:

Date:

AG BARN ELEVATIONS  
CULTIVATION PERMITTING  
SANDERS NACIMIENTO LAKE DR. PASO ROBLES, CA 93446  
APN 080-041-036

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ENGINEERING  
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10000 N. HIGHWAY 100  
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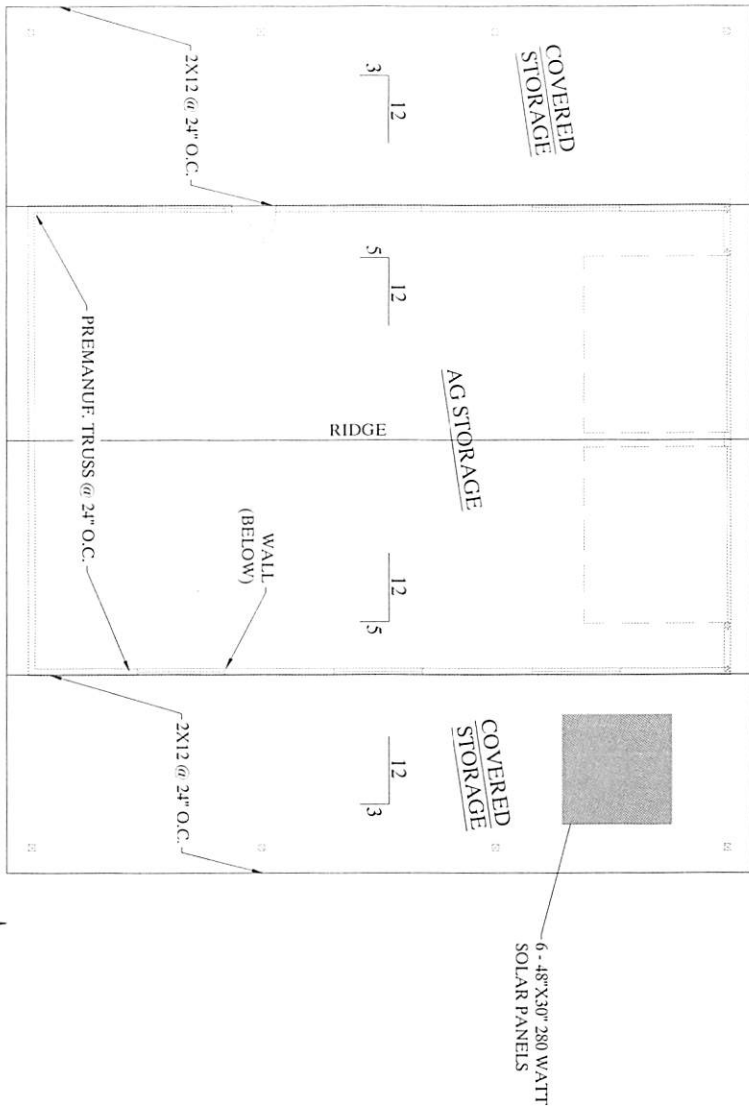
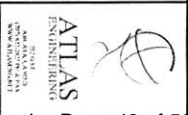


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Project #: 17006  
Date: 5/21/18

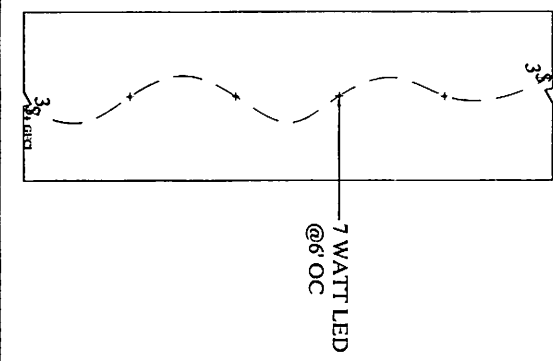
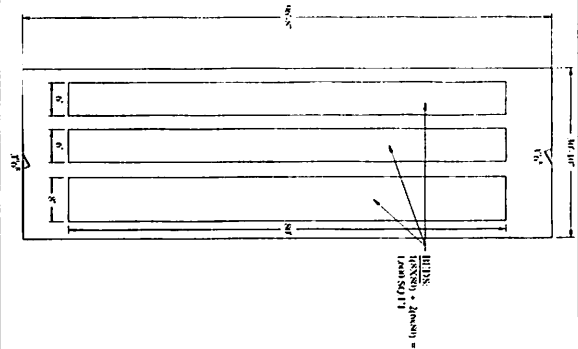
Revision No.:	Date:

ROOF PLAN  
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APN 080-041-036

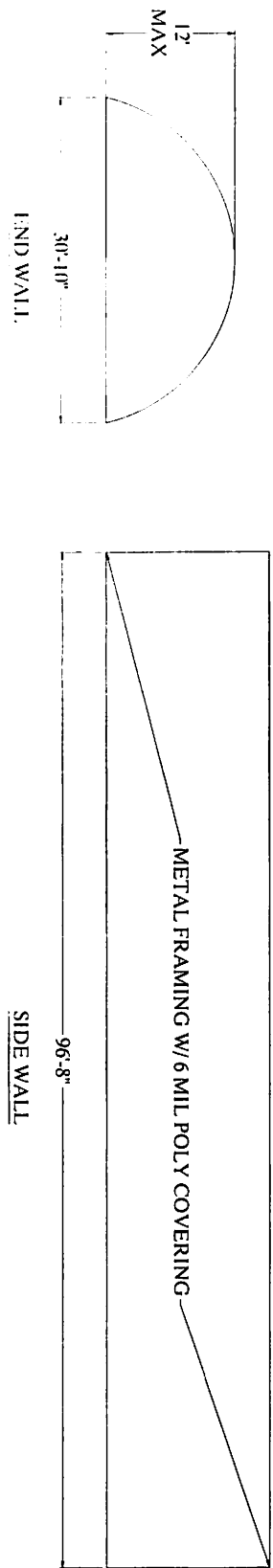









EXISTING 30'-10" X 96'-8" GREENHOUSE FLOOR PLAN	3/32" = 1'-0"	1	EXISTING 30'-10" X 96'-8" GREENHOUSE ELECTRICAL PLAN	3/32" = 1'-0"	2
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EXISTING 30'-10" X 96'-8" GREENHOUSE ELEVATION	3/16" = 1'-0"	3
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**EXISTING 30'-10" X 96'-8" FLOOR & ELECTRICAL PLAN**

**CULTIVATION PERMITTING**

**SANDERS NACIMIENTO LAKE DR. PASO ROBLES, CA 93446**

**APN 080-041-036**

**A4.1**

Revision No.:	Date:			

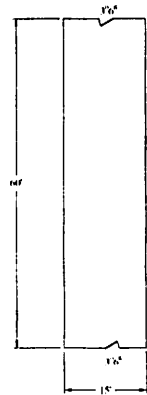
Project #: 17006

Drawn by: KCB

Scale: 1/2" = 1'-0"

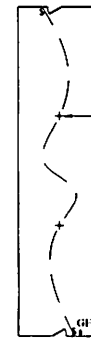
Sheet No.

3/16" = 1'-0"



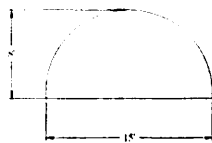
EXISTING 15'-10" X 60' GREENHOUSE FLOOR PLAN

3/32" = 1'-0" 1

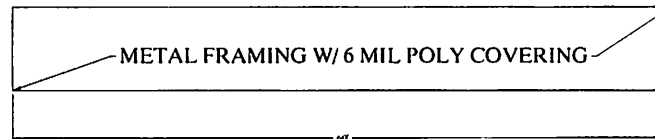


EXISTING 15'-10" X 60' GREENHOUSE ELECTRICAL PLAN

3/32" = 1'-0" 2



END WALL



SIDE WALL

EXISTING 15'-10" X 60' GREENHOUSE ELEVATION

3/16" = 1'-0" 3



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APN 080-041-036

Date:	
Revision No.:	

Date: 5/21/18

Project #: 17006

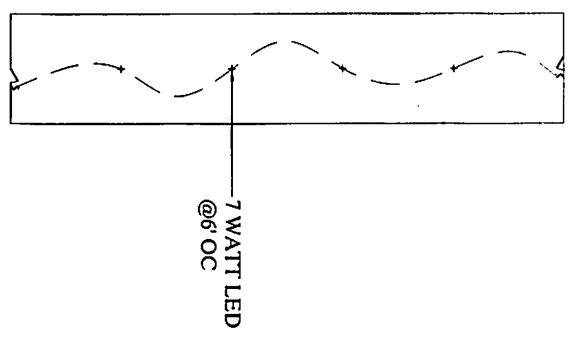
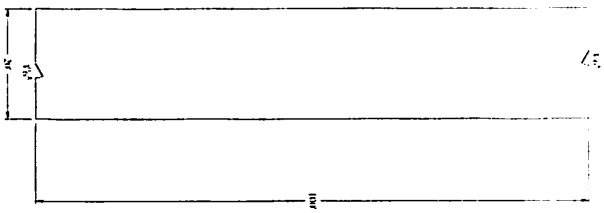
Drawn by: KCB

Scale: 1/2" = 1'-0"

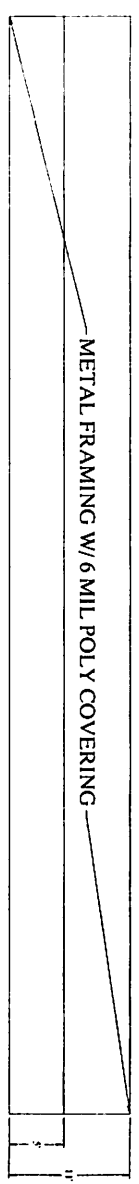
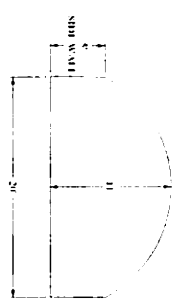
Sheet No.

**A4.2**



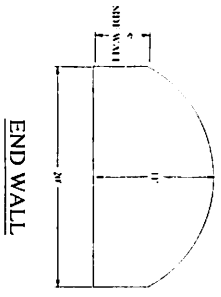
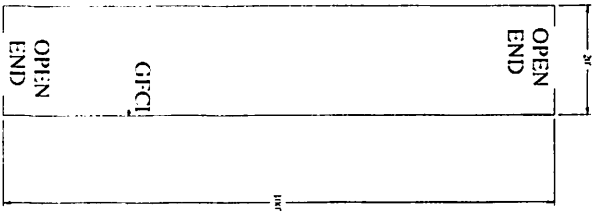


N1:W 20' X 100' MIXED-LIGHT GREENHOUSE FLOOR PLAN 3/32" = 1'-0" 1 NEW 20' X 100' MIXED-LIGHT GREENHOUSE ELECTRICAL PLAN 3/32" = 1'-0" 2



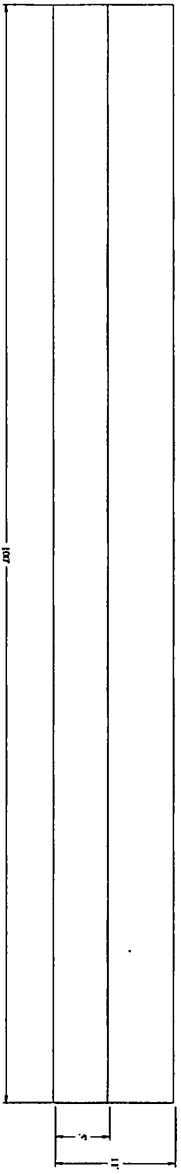
N1:W 20' X 100' MIXED-LIGHT GREENHOUSE ELEVATION 3/16" = 1'-0" 3

<b>ATLAS ENGINEERING</b> <small>2010 14th Street, Suite 100, San Francisco, CA 94103</small>		<b>CULTIVATION PERMITTING</b> SANDERS NACIMIENTO LAKE DR. PASO ROBLES, CA 93446 APN 080-041-036		NEW 20' X 100' MIXED-LIGHT GREENHOUSE FLOOR & ELECTRICAL PLAN	
Revision No.: Date:		Date: 5/21/18 Project #: 17006 Drawn by: KCB Scale: 1/2" = 1'-0"		<b>A4.4</b> Sheet No.	



NI:W 20' X 100' OUTDOOR HOOP HOUSE FLOOR & ELECTRICAL PLAN	3/32" = 1'-0"	1	NOT USED	2
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NOTE:  
- NO LIGHTS/SWITCHES  
- OPEN ENDS

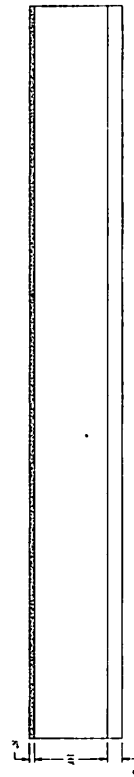
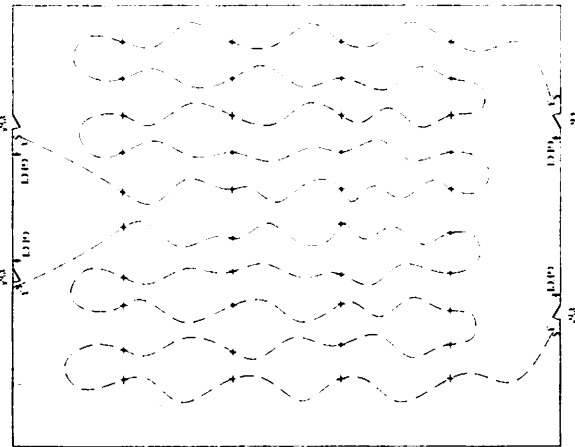


NI:W 20' X 100' OUTDOOR HOOP HOUSE FLOOR PLAN	3/16" = 1'-0"	3
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NEW 20' X 100' OUTDOOR HOOP HOUSE FLOOR PLAN  
CULTIVATION PERMITTING  
SANDERS NACIMIENTO LAKE DR. PASO ROBLES, CA 93446  
APN 080-041-036

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Drawn by: KCB  
Project #: 1706  
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**A4.5**



NEW 80' X 100' PROPAGATION BLDG. FLOOR & ELECTRICAL PLAN

3/32" = 1'-0"

1

NEW 80' X 100' PROPAGATION BLDG. SIDE ELEVATION

1/8" = 1'-0"

2

GUTTER-CONNECT  
GREENHOUSES  
(AGRATEK OR EQUIV.)

CONCRETE  
SLAB

NEW 80' X 100' PROPAGATION BLDG. FRONT ELEVATION

3/8" = 1'-0"

3

NEW PROPAGATION BUILDING

CULTIVATION PERMITTING

SANDERS NACIMIENTO LAKE DR. PASO ROBLES, CA 93446

APN 080-041-036

ATLAS  
INSURANCE



Revision No.:

Date:

Date: 5/21/18

Project #: 17006

Drawn by: KCB

Scale: 1/2" = 1'-0"

Sheet No.

A4.6