



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 9/11/2018
TO: 3RD District Legislative Assistant, Building Division, Cal Fire/County Fire, County Assessor, Agricultural Commissioner, Environmental Health, Airport (SLO), Public Works, Sheriff, City of San Luis Obispo, California Fish and Wildlife, US Fish and Wildlife, RWQCB, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00150 AYRES_DAVIS

PROJECT DESCRIPTION: Proposed Minor Use Permit for 22,000 sq/ft indoor cannabis cultivation to be located at 4977 Jespersen Rd. San Luis Obispo, CA

APN(s): 076-131-007

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

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

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

Department Use Only
Do Not Mark
(Staff Apply Label Here)

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Orin Davis Daytime Phone 805-550-0447
Mailing Address 4977 Jespersen Road Zip Code 93401
Email Address: _____

☐ Applicant Name Nasareno "Larry" Montenegro Delgado Daytime Phone 805-423-8479
Mailing Address HCR 69 Box 3047, Santa Margarita, CA Zip Code 93453
Email Address: mrsmontenegro102308@gmail.com

☐ Agent Name Tony Keith/Greenroad Daytime Phone 805-423-8479
Mailing Address 788 Arlington Street Zip Code 93428
Email Address: cayucos1958@gmail.com

PROPERTY INFORMATION

Total Size of Site: 12.2 Acres Assessor Parcel Number(s): 076-131-010
Legal Description: _____
Address of the project (if known): 4977 Jespersen Road
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Nearest cross street is Buckley Road and Jespersen Rd.
Describe current uses, existing structures, and other improvements and vegetation on the property:
Dryfarmed vacant land.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 22,000 SF Indoor cannabis cultivation in greenhouses.

LEGAL DECLARATION

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

Property owner signature _____ Date _____

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): None

Describe existing and future access to the proposed project site: Easement road from Jespersen

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? 12.2 Acres

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

North: AG use + Residence South: AG use
East: AG use + Residence West: Ag use + Residence

For all projects, answer the following:

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

Buildings: 22,000 sq. feet _____% Landscaping: 8,129 sq. feet _____%
Paving: 22,383 sq. feet _____% Other (specify) Farmland 473,420
Total area of all paving and structures: 44,383 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 44,383 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 4 Height of tallest structure: see plan
Number of trees to be removed: None Type: _____
Setbacks: Front 50' Right 30' Left 30' Back 30'

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 / County Fire

For commercial/industrial projects answer the following:

Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

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



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 12.2 acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: creek along property line
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: Farming, tilling, tractor work , Residential pad
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain Cannabis
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 4,327.4 gallons per day average
4. How many service connections will be required? Existing
5. Do operable water facilities exist on the site?
☐ Yes ☐ No If yes, please describe: _____
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 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? unknown 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 & Cleanup
3. Where is the waste disposal storage in relation to 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: San Luis Coastal Unified School District
2. Location of nearest police station: San Luis Obispo Police Department - 1042 Walnut St, SLO, CA
3. Location of nearest fire station: San Luis Obispo Fire Department - 2160 Santa Barbara Ave, SLO, CA
4. Location of nearest public transit stop: Higuera St and Vachell Lane
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 (barley/oats)
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: 24
2. How many people will this project employ? 3
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 2 employees 7am-3pm
1 employees 3pm-7am
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: odor during flowering periods
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: Intermittent noise from tractors, equipment, and employees.
(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: Cannabis waste material
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No
If yes, please describe in detail: Pesticides, Fertilizer, Rodenticides, as allowed by D.P.R.
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. 5 Between 4:00 to 6:00 p.m. 5

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 restrictions

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: Greenhouse may be built in phases.
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: Expand site operations as state law and local ordinance allow.
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

- 10 Describe any special energy conservation measures or building materials that will be incorporated into your project *: Drip irrigation

*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:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes ☒ No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): SLO County Minor Use Permit

(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

State Cannabis Licensing

CDFA

2 - Small Mixed-Light Indoor License (10,000 sf ea)

1 - Specialty Cottage License (2500 sf ea)

Total Canopy not to exceed 22,000 sf



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: CCM2016-000331

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: Compassion Cannabis Collective - Nasareno Delgado *mark George Ayres*

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

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

22,000 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
PG&E	11,000
Solar	11,000
Total Annual kWh:	22,000

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			
Month and Year			
1	.03		
2	.03		
3	.03		
4	.048		
5	.048		
6	.048		
7	.056		
8	.056		
9	.056		
10	.045		
11	.045		
12	.045		
Totals	.548		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Refer to application Pesticide Use Legal/Illegal for response

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

PROJECT DESCRIPTION

Compassion Cannabis Collective

4977 Jespersen Road

Project Description

Address: 4977 Jespersen Road, San Luis Obispo, CA 93401

APN: 076-131-008

Size: 12.6 Acres

Supervisor District: 3

Zone: Agriculture

Planning Area Standard: SLO Planning Area – San Luis Obispo Sub Area

Combining Designations:

Airport Review Area

Flood Hazzard Area

Historic Use of Property

The property in question is being lease on a 20-year contract. The property has been continuously farmed (barley) for the past 30 years.

Proposed Use of Property

In August 2017, the County of San Luis Obispo enacted Emergency Ordinance 3334, the applicant applied for and was granted approval CCM2106-00026 for 600 plants, 30,000 sf. The applicant ceased operating on the property where the CCM Registration was located due to improper zoning and is relocating the Registration to the subject site.

Adjacent Property

The subject property is adjacent to the following properties:

APN 076-141-010 is an adjacent property to the West, comprised of approximately 40.3 acres. The property is Agricultural use with a residence.

APN 076-141-002 is an adjacent property to the South, comprised of approximately 449.6 acres. The property is Agricultural use with a residence.

APN 076-141-018 is an adjacent property to the East comprised of approximately 11.8 acres. The property is Agricultural use with a residence and barn.

APN 076-061-072 is an adjacent property to the North, comprised of approximately 39.2 acres. The property is Agricultural use with a residence and barn.

Sensitive Receptor Declaration

PROJECT DESCRIPTION

Compassion Cannabis Collective

4977 Jespersen Road

There are no identified sensitive receptors of public record; i.e. pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility within 1000' from the subject property lines.

Cannabis Ordinance Compliance

The applicant is relocating CCM2016-000331 and is submitting this Minor Use Permit for a proposed cannabis operation under the San Luis Obispo County Code - Ordinance 22.40.040. As permitted by ordinance section 22.40.040.A.2.b, parcels zoned AG that are greater than 25 acres are allowed a maximum of 3 cannabis operations per site. As permitted by ordinance section 22.40.040.A.2.a, the maximum Indoor Mixed-Light Indoor cultivation allowed by the ordinance is being requested, 22,000 SF. The applicant seeks to obtain approval for a Greenhouse of approximately 24,000 SF.

The applicant has been issued the following Cannabis Cultivation Registrations under San Luis Obispo County Urgency Ordinance #3334:

- CCM2016-000331

As permitted under San Luis Obispo County Code Ordinance 22.40.040.B.1, the applicant is included within the identified 141 registrants approved as collective/cooperative. As such, the applicants approved registration must be relocated from its' current non-conforming locations within the California Valley URL and vacate the cannabis use on that site. The applicant is undertaking such action to meet requirements and complies with the required findings of 22.40.040.B.3

- a. The applicant has submitted a Minor Use Permit to relocate non-conforming cannabis cultivation registration CCM2016-000331 to the receiver site.
- b. The applicant is leasing the site from the property owner of the receiver site (copy of lease enclosed).
- c. The applicant agrees to vacate all cannabis operations on the non-conforming property.
- d. The applicant will obtain all State licenses and County permits and pay applicable taxes.

State Cannabis Licenses to be Obtained

The following State licenses to operate the property (premises) 4919 Jespersen Road as a cannabis operation shall be obtained:

From CDFA:

Two (2) Small Mixed-Light Indoor Cultivation License 10,000 SF (Maximum canopy 20,000 SF)

One (1) Specialty Cottage Mixed-Light Indoor Cultivation License 2,500 SF (Maximum canopy 2,000 SF)

San Luis Obispo County and State Agency Permits to be Obtained

The applicant shall obtain a Minor Use Permit as required per Chapter 22.40.040.B.

Building permits for any structure, building, or site improvements shall be obtained from the County of San Luis Obispo Planning and Building Department.

PROJECT DESCRIPTION

Compassion Cannabis Collective

4977 Jespersen Road

The applicant shall obtain necessary permits from Central Coast Regional Water Quality Control Board (CCRWQCB).

The applicant will meet and confer with State of California Fish & Wildlife, if required, the applicant shall apply and obtain necessary permits.

The applicant shall register with Central Coast Regional Water Quality Control Board under the Cannabis General Order.

Cannabis Operation Design Standards

The applicant is proposing a Cannabis Cultivation Facility, the cultivation will occur indoors and will use a greenhouse(s). Drip fertigation will ensure precise delivery of water and organic nutrients to the root zone. The cannabis cultivation has been designed to meet industry standard and both state and local requirements.

Minimum Site Area - The subject property is not located within one thousand feet (1,000) from any sensitive receptor. The minimum site area for outdoor cultivation on AG zoned land is 10 acres. The subject property is approximately 12.acres, exceeding the minimum acreage required by the ordinance.

Setbacks - indoor cannabis shall be setback a minimum of 30' from the property line. The subject property has sufficient area on property to accommodate up to 22,000 SF of indoor cannabis cultivation.

Air quality – the subject property by an all-weather easement road recorded with the County of San Luis Obispo. Access is existing and is anticipated to continue indefinitely. On-site roads are all-weather and shall be maintained for dust control.

Water – the subject property is not located in a groundwater basin that is in overdraft. A well report to determine output and recovery time is underway and shall be submitted under separate cover as documentation of adequate water source to serve the intended use. Application of irrigation water shall be via drip irrigation and with automatic controller and shut-off valve, as appropriate to the growth of the plants. A Water Management Plan is included in this MUP application.

The Central Coast Regional Water Quality Control Board has adopted a Cannabis General Order for cannabis cultivators. The applicant will comply as necessary, the following minimum environmental measures will apply:

- Only divert surface waters in compliance with state laws and regulations.
- Protect surface waters from erosion impacts due to site development, maintenance, and cultivation.
- Install and maintain stream crossings only in compliance with Department of Fish and Wildlife laws and regulations.
- Protect surface waters, wetlands, and riparian areas by maintaining natural inflows and keeping nutrients, pesticides, and herbicides from entering them.
- Implement irrigation and nutrient management practices to prevent discharges of nutrients to surface waters and groundwater.

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Compassion Cannabis Collective

4977 Jespersen Road

- Use pesticides, herbicides, and other chemicals only in compliance with all local, state, and federal laws and in a manner protective of human health and the environment.
- Keep petroleum products and other chemicals contained.
- Properly manage cultivation-related waste, refuse, and human waste.

Screening/Fencing – the outdoor cultivation located on-site shall be fully enclosed with fence 6 feet in height with lockable gate(s). The materials shall be both solid and durable. Said fence shall not violate any other ordinance, code section, or provision of law.

Nuisance odors – all cannabis cultivation shall be sited and/or operated in a manner that prevents nuisance odors from being detected offsite.

Pesticides – use of pesticide and fertilizer on cannabis shall be compliant with governing agencies standards for use, storage, labeling, and application. The applicant shall avoid contamination, leakage, and inadvertent damage to rodents, pests, or wildlife. Reference attached documents in the MUP application from California Environmental Protection Agency – Department of Pesticide Regulation

Monitoring program – the applicant anticipates participation in the County-run monitoring program upon the County having the program established with operational guidelines and procedures in place.



Parcel Information

APN: 076-131-007

Assessee:

Care Of:

Address:

Description:

Site Address:

Tax Rate Area Code:

Estimated Acres: 10.74

Community Code: SLOSLO

Supervisor District: Supdist 3

Avg Percent Slope: 10



Selected Parcel

Land Use Information

Land Uses

Combining Designations

AG	Flood Hazard Area
	Airport Review Area



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00150	Land Use	8/27/2018 2:55:14 PM

Clerk Recorder Documents

Clerk Document	Date	Document Type
1995-I-000188	01/24/1995	C



Parcel Summary Report

APN: 076-131-007

1994-R-067254

11/21/1994






O



Interactive Data Viewer



Legend

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

-752.33 0 376.17 752.33 Feet 1: 4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of San Luis Obispo Planning and Building Department

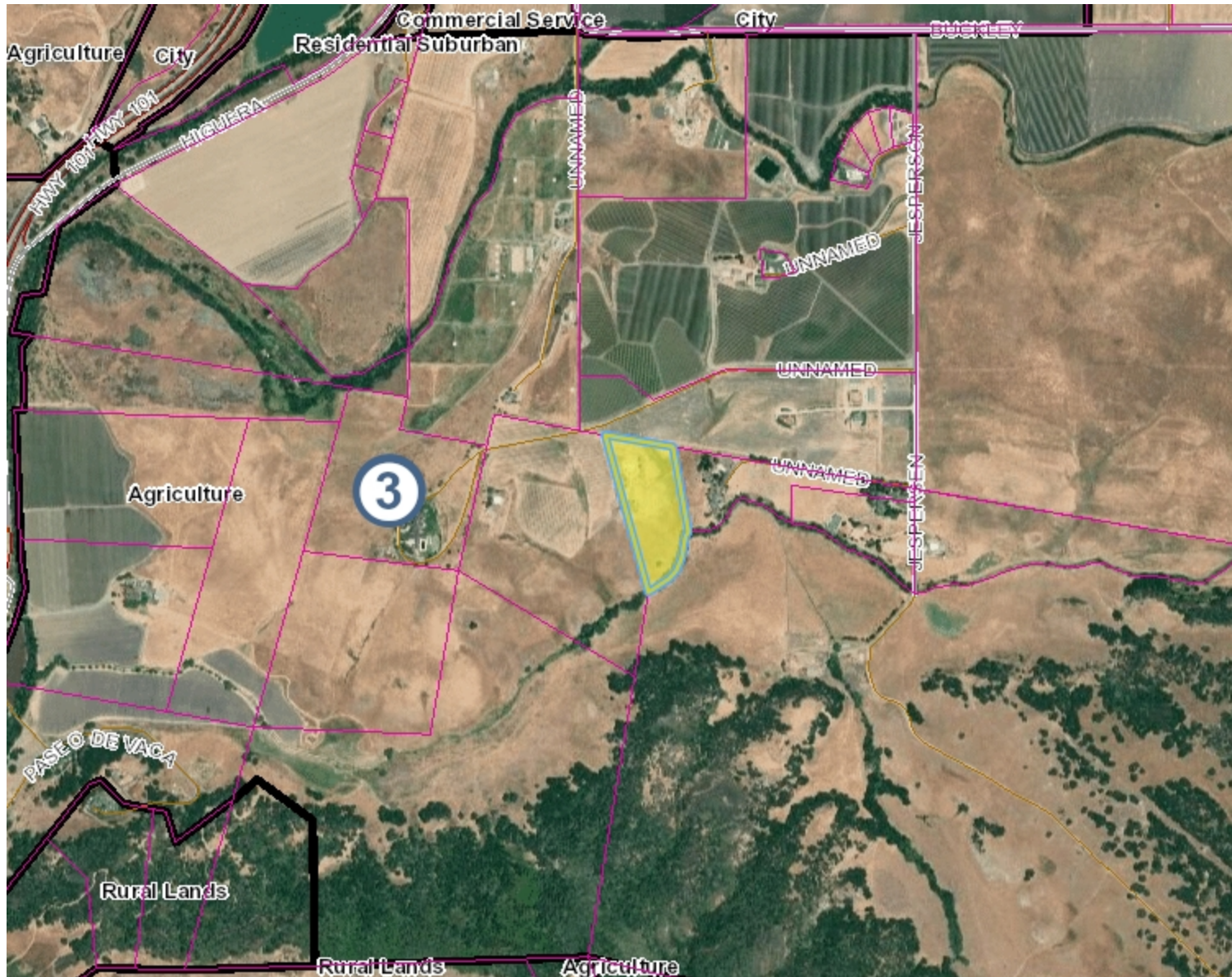


The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



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

-3,009.33 0 1,504.66 3,009.33 Feet 1: 18,056



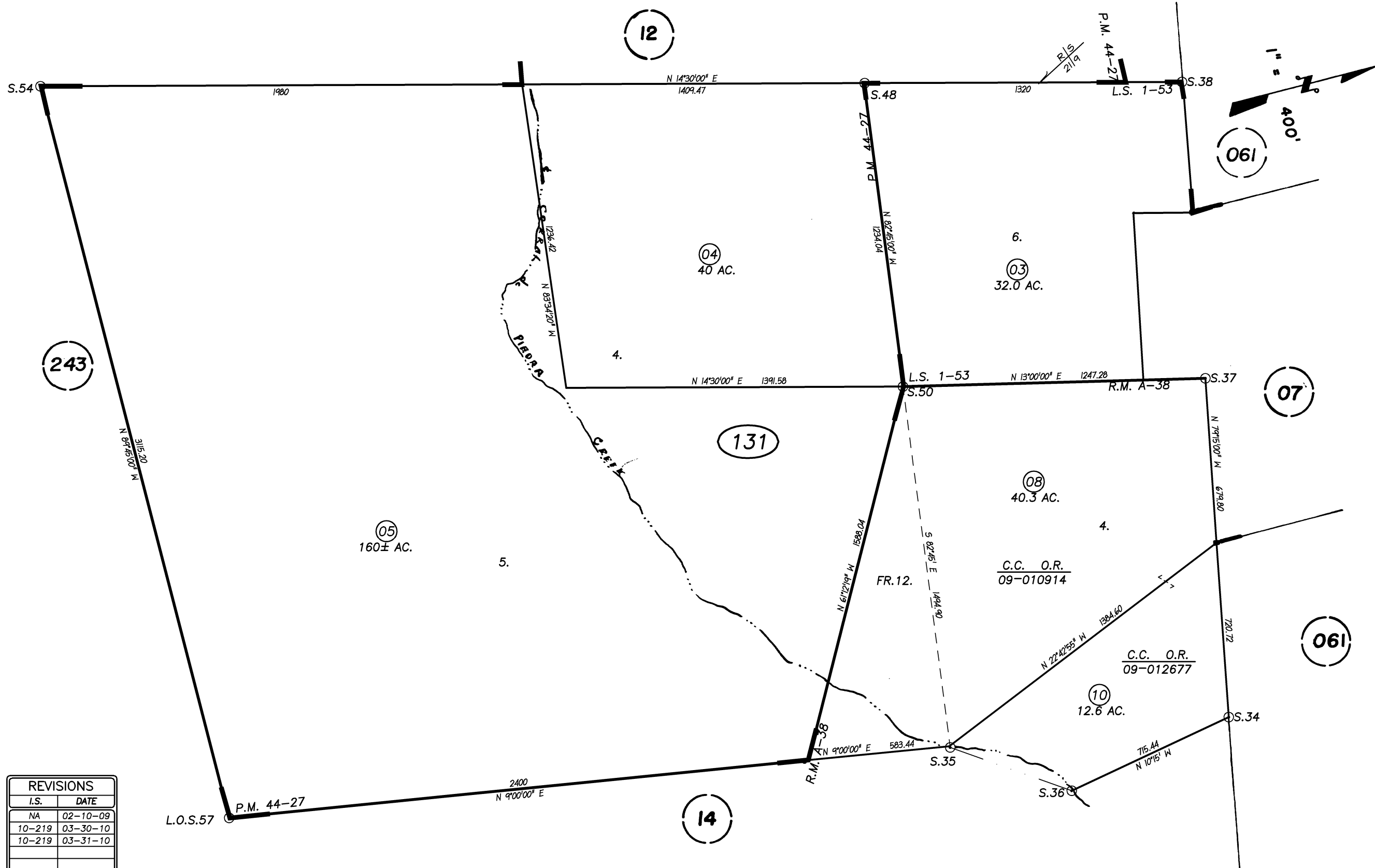
WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only



REFERRAL -- Page 20 of 27



REVISIONS	
I.S.	DATE
NA	02-10-09
10-219	03-30-10
10-219	03-31-10

2000

0

400

800

GB

02-10-09

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

SEE TRACT ----- L.S. BK. I, PG. 53
RHO. SAN MIGUELITO -- BK. A, PG. 38



Interactive Data Viewer



Legend

- SLO County Parcels
- SLO County Boundary

-1,504.66 0 752.33 1,504.66 Feet 1: 9,028

WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of San Luis Obispo Planning and Building Department

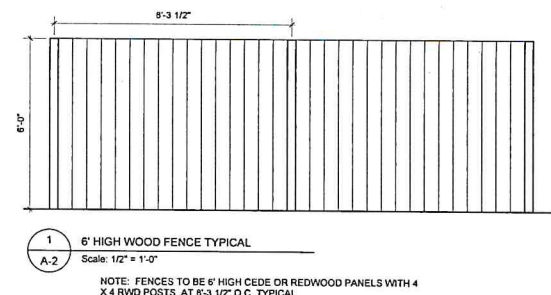
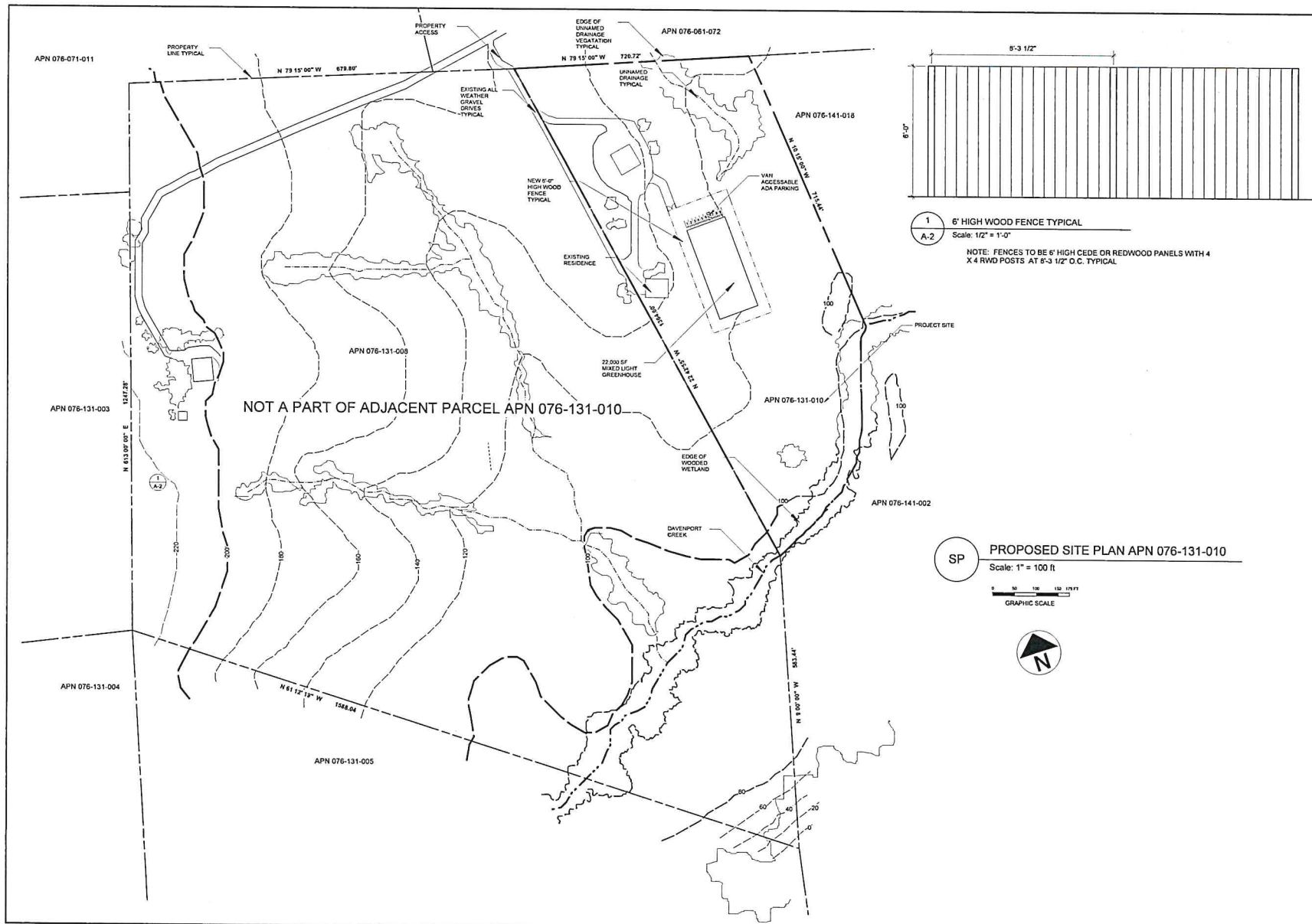


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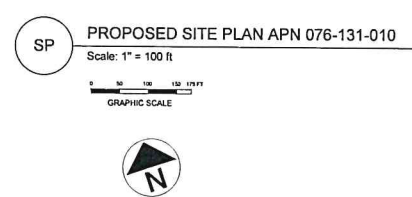
Map for Reference Purposes Only



REFERRAL -- Page 23 of 27



NOTE: FENCES TO BE 6' HIGH CEDE OR REDWOOD PANELS WITH 4 X 4 RWD POSTS AT 8'-3 1/2\"/>



ADS CORPORATION
ASSOCIATED DEVELOPMENT SERVICES

788 ARLINGTON ST.
CAMBRIDGE, CA 93428
PHONE: (805) 927-8138 FAX: (805) 927-5017
RICHARD D. LOW, JR., ARCHITECT
GENERAL CONTRACTOR
CALIFORNIA 118114

ARCHITECTS PLANNERS GENERAL CONTRACTORS

DRAWING NOTES:
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND SITE SHOWN HEREON. ANY REUSE OR REPRODUCTION OF THESE PLANS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ADS CORPORATION IS STRICTLY PROHIBITED. ANY REUSE OR REPRODUCTION OF THESE PLANS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ADS CORPORATION IS STRICTLY PROHIBITED. ANY REUSE OR REPRODUCTION OF THESE PLANS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ADS CORPORATION IS STRICTLY PROHIBITED.

CONTRACTOR RESPONSIBILITY:
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD SURVEYING AND FOR THE CORRECTION OF ANY ERRORS OR OMISSIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS OR OMISSIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS OR OMISSIONS.

PLAN REVIEW SET
NOT FOR CONSTRUCTION

RICHARD D. LOW, JR., ARCHITECT C-24997

COMPASSION CANNABIS COLLECTIVE, INC
DELGADO NASARENO MONTENEGRO, CEO
8380 CARRISA HWY
SANTA MARGARITA, CA 93453
805-456-3222

No.	Date	Revisions / Submissions

GREENROAD
DESIGN • BUILD • DEVELOP • THRIVE

A. D. S. CORPORATION
ASSOCIATED DEVELOPMENT SERVICES CORP.
788 ARLINGTON STREET, CAMBRIDGE, CA 93428
PHONE: (805) 927-8138 FAX: (805) 927-5017

GREENROAD / TONY KEITH
788 ARLINGTON ST. CAMBRIDGE, CA 93428
PHONE: (805) 423-8479

COMPASSION CANNABIS COLLECTIVE, INC
4977 JESPERSEN ROAD
SAN LUIS OBISPO, CA 93401

COVER AND GENERAL INFORMATION

Project Name	R. LOW, ARCHITECT	Project ID	L. MONTENEGRO APN 076-131-010
Client	RDL	Site	NONE
Drawn By	RDL / TK	Drawing No.	A-2
Date	8/24/18	Sheet	5



788 ARLINGTON ST.
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PHONE: (805) 927-8135
FAX: (805) 927-5017
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RICHARD D. LOW, JR.
ARCHITECT
CALIFORNIA C-24907
ARIZONA J-2088

GENERAL CONTRACTOR
CALIFORNIA & TEXAS

ARCHITECTS PLANNERS GENERAL CONTRACTORS

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DO NOT SCALE THESE DRAWINGS

AND ARCHITECTURAL PLANS FOR DIMENSIONS

CONTRACTOR RESPONSIBILITY:

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL

MEASUREMENTS AND SETTING CONDITIONS ON THE JOB. THE CONTRACTOR SHALL

BE RESPONSIBLE FOR THE ACCURACY AND THE COMPLETION OF ALL DIMENSIONS

AND CONDITIONS TO BE SHOWN ON THESE PLANS AND SPECIFICATIONS.

RESOLUTION FROM THE CONTRACTOR TO THE WORK IN THE FIELD.

Architect of Record

PLAN REVIEW SET

NOT FOR CONSTRUCTION

RICHARD D. LOW, JR., ARCHITECT C-24907

Owner

COMPASSION CANNABIS COLLECTIVE, INC

DELGADO NASARENO MONTENEGRO, CEO

8380 CARRISA HWY

SANTA MARGARITA, CA 93453

805-458-3222

No. Date Revisions / Submissions

1 01/15/18

2 01/15/18

3 01/15/18

4 01/15/18

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7 01/15/18

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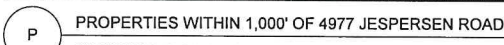
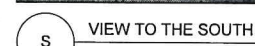
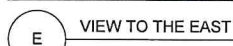
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