



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

THIS IS A NEW PROJECT REFERRAL

DATE: 1/25/2018

TO: 1st District Legislative Assistant, Agricultural Commissioner, Building Division, Cal Fire / CAL FIRE*, Environmental Health*, Public Works*, SLO County Sheriff's Office, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, San Miguel Advisory Council, AB 52

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

PROJECT NUMBER & NAME: DRC2017-00106 MONDO / TRUE FARMA

PROJECT DESCRIPTION: Proposed Conditional Use Permit for Cannabis cultivation in existing ag processing barn and a new subterranean facility located at 3260 Nacimiento Lake Drive in Paso Robles.

APN(S): 026-041-022

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

DRC2017-00106

MONDO WINE ES

CONDITIONAL USE PERMIT/

CANNABIS ACTIVITIES - VERTICAL
 INTEGRATION - CULTIVATION (OUTDOOR - 1
 NCADEL/ NCADEL BNC
 AG

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Doug Mondo Daytime Phone (805) 226-2925

Mailing Address 3260 Nacimiento Lake Drive, Paso Robles, CA Zip Code 93446

Email Address: cdmondo@truefarma.com

☐ Applicant Name Doug Mondo-True Farma Daytime Phone (805)226-2925

Mailing Address 3260 Nacimiento Lake Drive, Paso Robles, CA Zip Code 93446

Email Address: cdmondo@truefarma.com

☒ Agent Name Kirk Consulting / Lisa Bugrova Daytime Phone 805-461-5765

Mailing Address 8830 Morro Rd, Atascadero, CA Zip Code 93422

Email Address: Lisa@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: +/- 82.24 Acres Assessor Parcel Number(s): 026-041-022

Legal Description: Lot 1 of PM 59/58, BK026, page 04 of County of SLO (T26S, R11E, P1n E 1/2 sec.11)

Address of the project (if known): 3260 Nacimiento Lake Drive, Paso Robles, CA 93446

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 46 East, left onto 24th St, continue onto Naci. Lake Dr. Site on right.

Describe current uses, existing structures, and other improvements and vegetation on the property:

SFR/Bed & Breakfast, Ag processing building, Approved cannabis cultivation,

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See Project Description

LEGAL DECLARATION

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

Property owner signature [Signature] Date 1/12/18

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): N/a

Describe existing and future access to the proposed project site: Existing private access road

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? _____

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

North: Agriculture South: Agriculture
East: Agriculture West: Agriculture

For all projects, answer the following:

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

Buildings: 126,369 sq. feet 4 % Landscaping: 0 sq. feet _____ %
Paving: 0 sq. feet _____ % Other (specify) Cannabis Cultivation -130,680 sf (4%)

Total area of all paving and structures: 83,169 ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 17.4 ☒ sq. feet ☒ acres

Number of parking spaces proposed: 80 Height of tallest structure: 33' 6"

Number of trees to be removed: 42 Type: Almond (non-irrigated)

Setbacks: Front 1000' Right 100' Left 100' Back 400'

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

For commercial/industrial projects answer the following:

Total outdoor use area: 3 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 126,369 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: 20 acres
Moderate slopes - 10-20%: 42 acres
20-30%: 20 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- 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: Registered Cannabis Cultivation
- 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 cultivation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 3.4 acre feet per year
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: onsite wells
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? _____ 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: Country Disposal
3. Where is the waste disposal storage in relation to buildings? adjacent
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: Paso Robles Joint Unified
2. Location of nearest police station: Paso Police Dept 900 Park St, Paso Robles
3. Location of nearest fire station: Paso Robles Fire Dept 900 Park St, Paso Robles
4. Location of nearest public transit stop: SLO RTA - Intersection of Spring and 5th St in Paso Robles
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: Cannabis cultivation, bed & breakfast - winery, tasting room, almond orchard
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 Hours of Operation: 8 am - 6 pm
2. How many people will this project employ? 40
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 15 - am start at 6am. 35 - start at 10am
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: N/A
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No
If yes, please specify what you are proposing: _____
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: _____

Special Project Information

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

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Solar power

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

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): ED 07-012

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): CDFA, CCB, MCSB

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

- | | | |
|-------------------------------------------------|------------------------------------------------|------------------------------------------------------------|
| <input checked="" type="checkbox"/> Cultivation | <input checked="" type="checkbox"/> Nursery | <input checked="" type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input checked="" type="checkbox"/> Dispensary | <input checked="" 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- 00333

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: True Farma Holding

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

- ☒ Yes ☐ No

What type of State cultivation license are you seeking?

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

152,500

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
PGE	
Solar	
Total Annual kWh:	

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	Onsite Well / AF		
Month and Year			
1	0.13		
2	0.13		
3	0.13		
4	0.13		
5	0.13		
6	0.13		
7	0.30		
8	0.45		
9	0.45		
10	0.55		
11	0.45		
12	0.41		
Totals	3.41 AFY		



TRUE FARMA HOLDING COMPANY
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS PHASED CONDITIONAL USE PERMIT
3260 NACIMIENTO LAKE DRIVE, PASO ROBLES, CA 93446
APN 026-041-022

PROJECT DESCRIPTION

Parcel Size:	82.24 Acres
APN:	APN 026-041-022
Address:	3260 Nacimiento Lake Dr. Paso Robles, CA 93446
Land Use Designation:	Agriculture
Williamson Act:	No
Water:	On-Site Well
PRCWB:	Yes but not in LOS 3
Domestic Sewer:	On-Site Leach field
Existing Uses:	Cannabis Cultivation, Bed and Breakfast, Single Family Dwelling, Ag Processing Building
Access:	Private access road from Nacimiento Lake Drive

The Mondo property is an 82.24 acre parcel located at 3260 Nacimiento Lake Drive in Paso Robles (APN 026-041-022), approximately 0.5 mile west of Oak Flat Road, west of the City of Paso Robles in the Adelaida planning area and zoned Agriculture. Existing uses on the site include a single-family dwelling/bed and breakfast (ZON2016-00695) and an agricultural accessory building with bathrooms (PMT2006-02638). The site also holds an approved Cannabis Cultivation Registration for Doug Mondo / True Farma Collective for 7,200 plants (47,925 sq. ft.) of cannabis cultivation consisting of outdoor, hoop houses, and a nursery facility.

Background:

The existing agricultural storage building is in the construction plan review process for conversion to a commercial cultivation and processing facility under PMT2016-05574. A portion of the property is planted with cannabis in compliance SLO County Urgency Ordinance 3334 via authorization certification CCM 2016-00333 (attached).

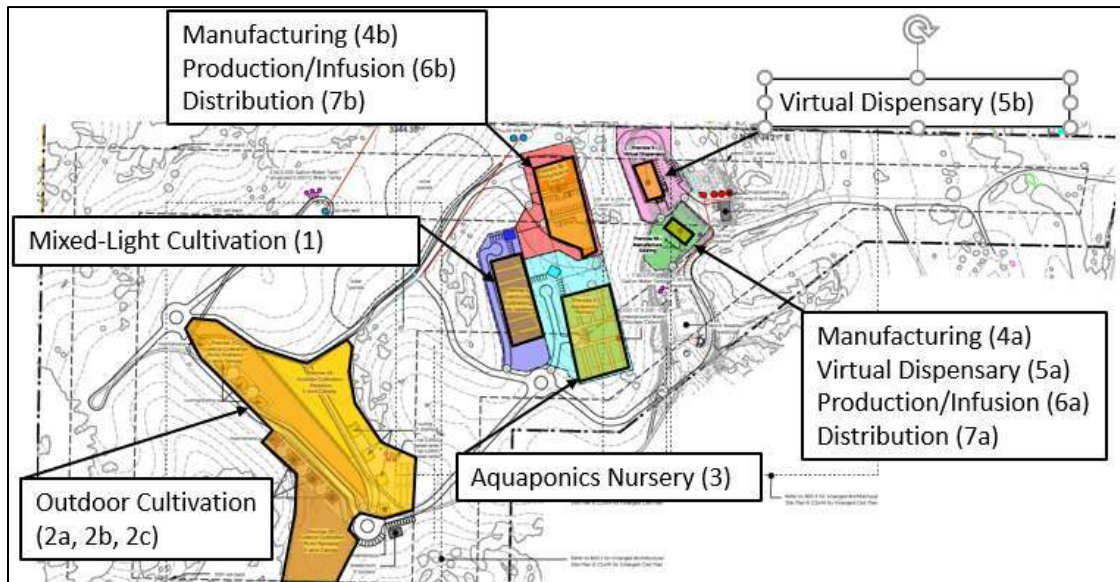
Exhibit 1: Overall Site



Proposed Project: Phased Cannabis Conditional Use Permit

True Farma, LLC proposes to serve its strictly medical client base by growing cannabis both outdoors and in nursery greenhouses, operating an aquaponics nursery, processing cannabis grown on site to create value-added product (non-volatile manufacturing) inside the existing ag processing barn and in a new subterranean facility. The products will be supplied to their clients through either their on-site virtual cannabis dispensary, or through a delivery service. The project is also proposing to incorporate an education component for patients and caregivers which would include limited tours and seminars. The proposed project has been designed in full compliance with LUO Section 4, Chapter 22.40 – Cannabis Activities as approved by the Board of Supervisors on November 27, 2017.

Exhibit 2- Premise Plan



Mixed-Light Cultivation/Greenhouses

Premise 1- Porto Levanzo

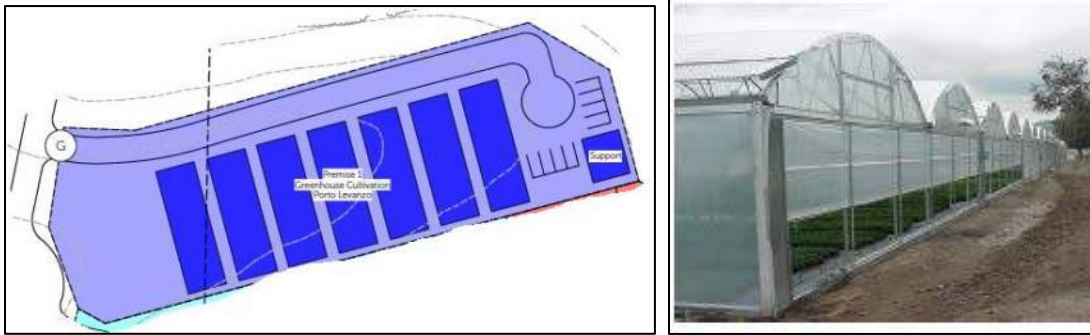
Premise 1 will consist of an indoor nursery or cultivation operation contained within an approximately 58,320 sq. ft. area consisting of seven greenhouses. Upon attainment of additional cultivation registrations or further amendment / clarification regarding the existing Ordinance allowances, these greenhouses will be converted from nursery to cultivation in compliance with the State license for Medium-Mixed Light Cultivation, and a total canopy of 22,000 sq. ft.

The greenhouses, designed by NorthSlope, will be connected via a gutter system. The premise will be surrounded by a 7' tall perimeter fence with an estate-style keypad activated automatic entry gate. Offsite visibility from any direction is extremely limited.

This location will have seven 30' x 96'x 12' arch greenhouses

- AG Storage - One 1,000 sq. ft. building with an ADA compliant restroom.
- Power – 350 amp Solar Array located along well road.

Exhibit 3- Greenhouse Plan



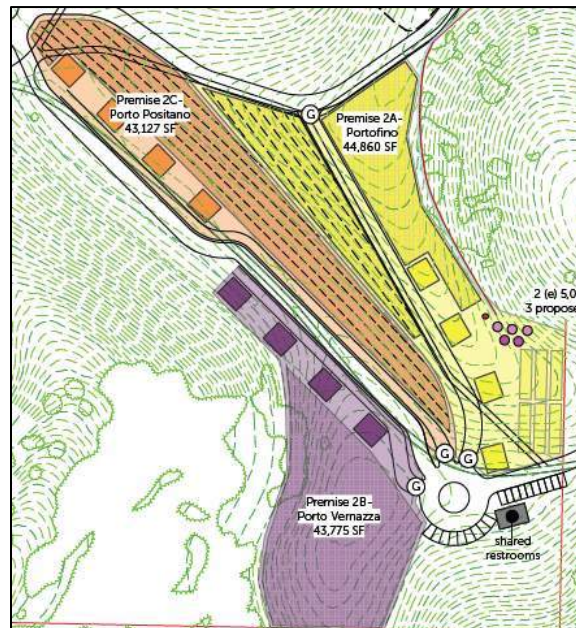
Outdoor Cultivation

Premise 2A (Portofino), 2B (Porto Vernazza), and 2C (Porto Positano)

The property is approved for 3,500 plants in hoop houses (outdoor) up to 6,394 sq. ft. and 200 plants with 42,525 sq. ft. of canopy in accordance with the Cannabis Cultivation Supplement provided for existing authorization certification CCM 2016-00333.

The outdoor cultivation area will initially operate within the existing approved outdoor cultivation areas and operate under a State Medium Outdoor Type 3 License in compliance with authorization certification CCM 2016-00333. Upon buildout, three 1-acre cultivation premises will each be separated and surrounded by a 7' tall perimeter fence system with an estate-style keypad activated automatic entry gate. The site is setback at least 300' from any property line, over 1,100 feet from the nearest residence and offsite visibility of the cultivation area from any direction is extremely limited.

Exhibit 4- Outdoor Cultivation Plan

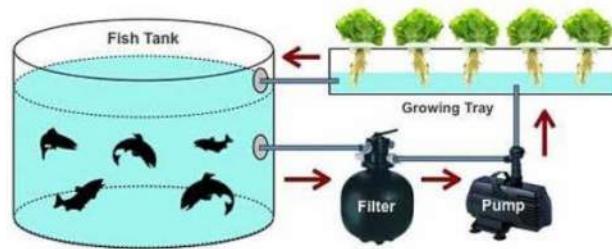


The currently approved outdoor cultivation area consisting of hoop houses and outdoor canopy and is served by two existing 5,000 gallon water tanks. Upon attainment of additional cultivation registrations or further amendment/ clarification regarding the existing Ordinance allowances, the overall outdoor cultivation area will encompass 130,500 sq. ft. of canopy and include three additional 5,000-gallon water tanks for a total water storage capacity of 25,000 gallons.

- Cultivation - 130,500 sq. ft. canopy (three separate 1-acre operations) in three outdoor fenced areas located within an approximately 4 acre envelope.
- Drying/Curing - Nine 1,000 sq. ft. rooms (three at each location) for multi-stage curing processes
- AG Storage - Three 1,000 sq. ft. general Ag storage building (one at each location).
- Common Space- One 1,000 sq. ft. common area building for employee lockers, break room, ADA-compliant restrooms and a shower facility.
- Power – 300 amp Solar Array located along well road

Nursery

Premise 3 (Aquaponics)



The nursery premise will consist of a 100% closed system aquaponics operation combining aquaculture (growing fish in a tank) with hydroponics (growing plants in water) to grow starter plants. Aquaponics is a chemical-free operation that produces all of the system's needs internally, uses up to 98% less water and up to 75% less energy than conventional farming, while able to produce up to ten times more crop. The aquaponics operation will be located over a proposed subterranean manufacturing space in a terraced valley located near the center of the property, constructed in three phases over three years. Each phase will consist of six 3,000 sq. ft. greenhouses for cannabis, one 5,000 sq. ft. fish house for fertilizer support, and one 2,500 sq. ft. Ag storage building. Upon full buildout, the nursery will support 54,000 sq. ft. of cannabis nursery plants.

In addition to providing starter plants for both onsite and offsite licensed cannabis cultivation facilities in California, the aquaponics premise will provide an opportunity to continue research on the medical benefits of the over 480 natural components found within the cannabis plant and propagate specialized cannabis genetic varieties. True Farma will also create a comprehensive certification training course covering all aspects of permaculture aquaponics including certification training.

Manufacturing/Distribution

The Quality Management Manual (attached) prepared for the project describes in detail the project's manufacturing processes, quality control policies, and continuous improvement of those systems.

Premise 4A (Existing Building)

Certification CCM 2016-00333 approved an indoor nursery environment for 3,500 clones housed inside an existing building on the site. While the project is going through the land use process, the building will continue to be used for growing the approved nursery plants. Following land use approval, non-volatile manufacturing operations, production, and virtual dispensary/distribution operations of value-added product created from cannabis grown on site will occur in this existing 3,200 sq. ft. building. The facility will be used to store raw materials, extract cannabis oils, manufacture medically-labeled cannabis products, package and store finished product for distribution to the True Farma client base. The facility is designed to comply with State standards for non-volatile manufacturing License Type 6. A Fire Protection Summary Report has been prepared by Collings & Associates (December 19, 2017) for this building in consideration of its intended use for cannabis operations and will be revised to address the proposed manufacturing use. This plan, included herein, is being separately reviewed under PMT2016-05574.

Exhibit 5- Existing Building

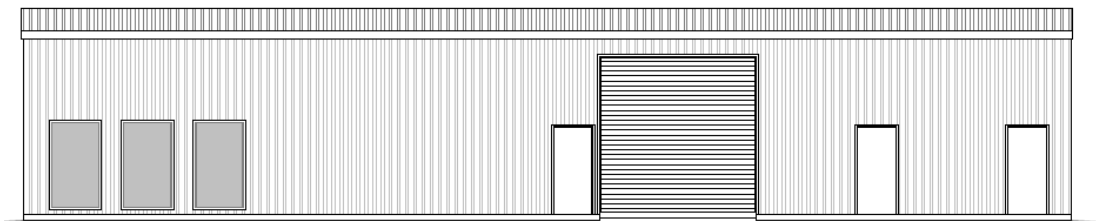
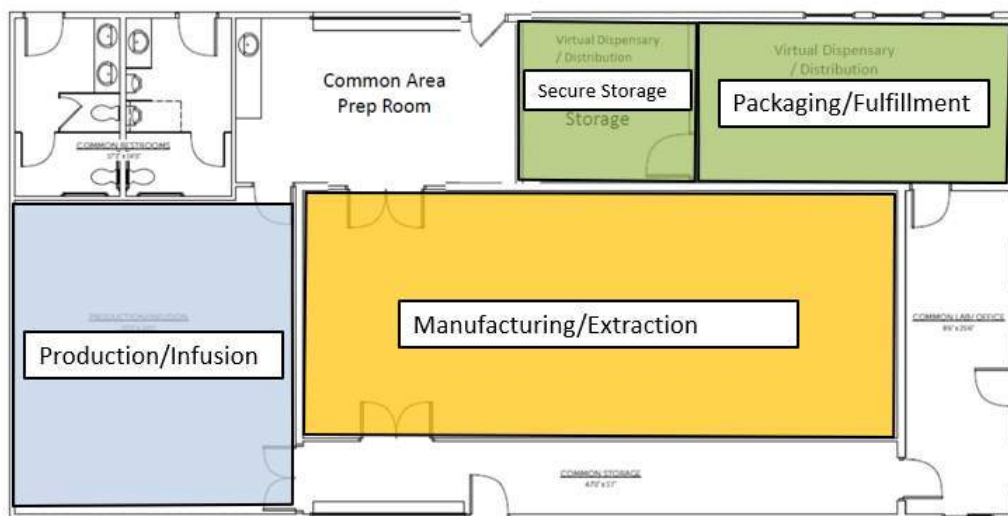


Exhibit 6- Existing Building Interior Site Plan



Premise 4B (Cavern)

Premise 4B consists of a non-volatile manufacturing lab and multi-room production facility located in a subterranean cavern. The building consists of a two-level partially subterranean cavern consisting of a 49,375 sq. ft. lower floor, a 3,750 sq. ft. viewing platform, 2,500 sq. ft. in office space, shipping/receiving, and a product chute. A 6,650 sq. ft. oil production room and an approximately 1,780 sq. ft. research and development lab will be located on the lower level along with processing/infusion facilities consisting of six distinct rooms ranging in size from approximately 1,700 sq. ft. to 2,500 sq. ft. Secure storage, a security room, mechanical room, shipping/receiving facilities, locker/bathroom facilities and a breakroom are included in the concept design.

Exhibit 6- Cavern Side Elevation

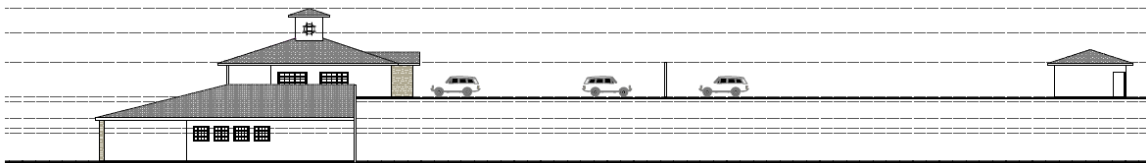


Exhibit 7- Cavern Entry Elevation



Exhibit 8- Subterranean-Lower Cavern Floor

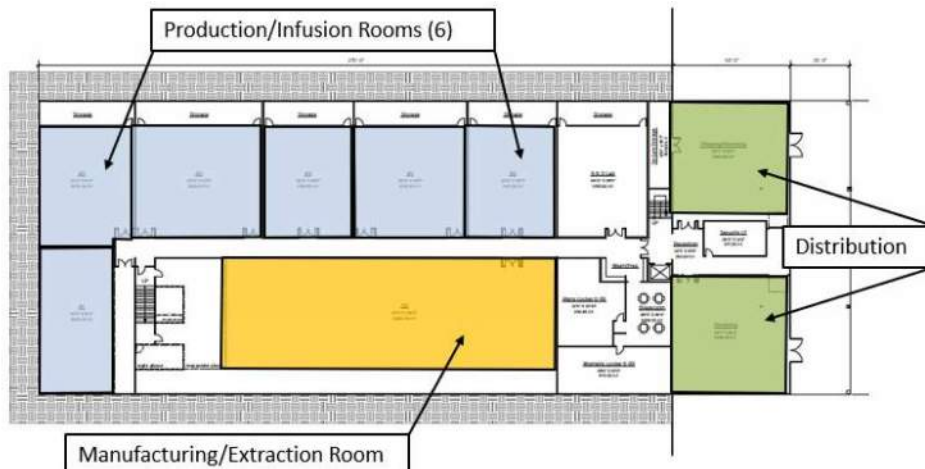
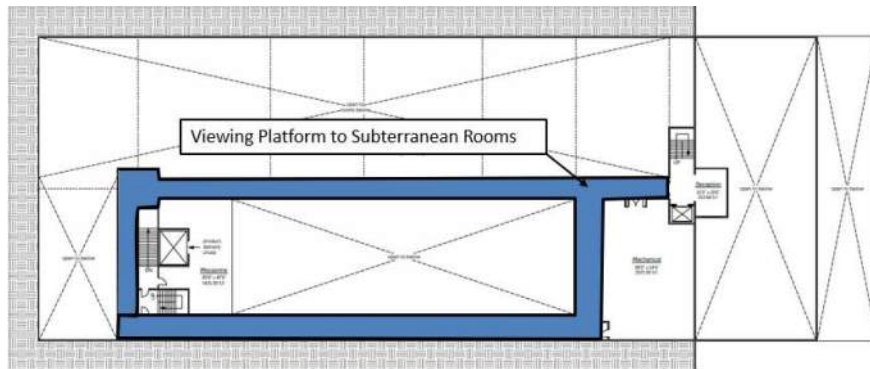


Exhibit 9- Subterranean-Middle Cavern Floor



Dispensary/Distribution

Premise 5 (True Farma Virtual Dispensary)

True Farma will operate a non-store front dispensary consisting of a direct-to-patient online virtual service and delivery designed to serve members of the True Farma California patient collective with a State Type 9 Non-Storefront Retailer License. Products consist of professional packaged, lab tested, dose-verified, focused medicinal cannabis including capsules, suppositories, tinctures, lozenges, chews, edibles, vaporizers and topicals in compliance with State standards. No recreational cannabis products are sold and the dispensary is limited to patients directly subscribed to the True Farma Collective who will order online for direct deliveries. Mobile deliveries to subscribed patients will occur from this location once constructed. The virtual dispensary building will also serve as the Corporate Headquarters for True Farma and will include administration, conference, and training facilities.

Exhibit 10- Virtual Dispensary / Administration Building



Site Operations Plan

Security

OSS Security has prepared a site-wide security plan covering every aspect of the proposed operations on the site. See attached OSS Security Plan.

Odor Management

Cannabis has been legally cultivated outdoors on this property since 2015 without complaint or incident. Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 1,100 feet away. Other adjacent residences range in distance from 850' to over 1,800'. The outdoor cultivation areas are located at elevations approximately 100' higher than the nearest neighbor, located over 1,100' away.

The proposed aquaponics nursery operation is not anticipated to create any odor issues.

Manufacturing operations will be entirely within enclosed structures and are not anticipated to create any odor issues. Both the existing building and proposed subterranean manufacturing suites will have odor control devices and techniques including sufficient odor absorbing ventilation, an exhaust filtration system, and a negative air-pressure system so that odor generated inside the facility that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way.

Signage

No exterior signage distinctive to the operation is proposed. Directional signage may be provided on site as needed.

Parking/Access

The property site provides ample parking areas for all proposed uses and are not in conflict with any adjacent properties or uses. The preliminary grading and drainage plan (attached) includes construction of an onsite road network with roundabouts to facilitate movement on the site.

Employee Safety and Training

The Training and Safety Plan (attached) prepared for the project provides system controls and processes for all aspects of the proposed cannabis operations on the site.

Neighborhood Compatibility

Cannabis has been legally cultivated outdoors on this property since 2015 without complaint or incident. The large parcel is conducive to the proposed uses without being incompatible with adjacent neighbor uses. The proposed buildings are configured in currently developed areas or concentrated near the center of the parcel. In addition, the proposed outdoor cultivation areas are located at least 300' from any adjacent parcel and more than 1,100' from the nearest residence.

Stormwater Control, Wastewater, and Green Waste

Stormwater controls will be implemented during road construction and grading activities associated with the proposed greenhouse facility, cavern, and virtual dispensary. Outdoor cultivation, greenhouse cultivation and nursery operations will not produce any wastewater. Any wastewater associated with the manufacturing operations will be minimal and contained within the existing septic system on the site.

All greenwaste not used in the manufacturing processing on site is composted in an onsite permaculture garden.

Pesticide and Fertilizer Usage

True Farma deploys all organic farming practices. No pesticides or hazardous materials are used in any True Farma cultivation or nursery sites. Nutrients used for fertilization contain natural ingredients only such as bat guano, sea kelp, sugar, vitamin B, iron, and wide spectrum protein. Pest management is restricted to food-grade organic beneficial bacteria only. True Farma cultivated cannabis passes all aspects of the required 3rd party lab tests, certifying the crops are pesticide-free.

Storage and Hazard Response

A Fire Protection Engineering Master Plan prepared by Collings & Associates (attached) addresses the necessary controls to establish an indoor

cultivation facility within the existing agricultural building. Collings & Associates has prepared a proposal for a full site Master Plan (attached) that covers the entire operation, including the use of the existing building for manufacturing and production uses.

Transportation/Distribution

Distribution will occur onsite via coordination from the virtual dispensary to provide medical cannabis products to True Farma customers. All appropriate security and safety controls described in the OSS Security Plan will be established and adhered to for all handling, storage, transportation and distribution activities.

Setbacks

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are in the City of Paso Robles approximately 5 miles east of the project site located well outside the 1000 foot setback required by 22.40.D.1. The Agriculture-zoned parcel size of over 80 acres meets the size requirement of 10 acres. All outdoor cannabis uses are set back at least 300' from the property line and proposed mixed-light and nursery uses are over 100' from the property line and any offsite residences. No riparian vegetation or watercourses are located on the property.

Air Quality

The proposed project includes grading of additional access improvements within the property. Construction mitigation measures including reduced speed limits, ongoing road maintenance, and other dust control measures will be addressed in Standard Operating Procedures for the operation as well as the Grading and Drainage plans for the project.

Access, Screening and Fencing

Access to the site is provided from an existing private driveway located entirely on the subject property. The project site's topography and proposed use locations provide adequate screening from offsite locations making the ordinance fencing and screening requirements unnecessary. Fencing for security purposes will be provided.

Water Management Plan

The project site is located in the Paso Robles Groundwater Basin, and therefore requires a 1:1 offset for water use. A water demand analysis was prepared for the project by Wallace Group (attached) to evaluate the water use associated with the various existing and proposed cannabis uses on the site.

Proposed Annual Offset

Use	Rate	Gross Demand (AFY)
Greenhouse Grow Operation (1)	20,160 sf canopy x 0.1 gal/sf/day x 260 days	1.61
Outdoor Grow Operation (2A – 2C)	130,500 sf canopy x 0.03 gal/sf/day x 150 days	1.80
Total New Water Demand		3.41
Offset credit: Previous ornamental landscape irrigation	13,900 sf manicured sod irrigated at 3 AFY/acre	-0.96
Offset credit: Baseline Water Use	(47,925 sf outdoor canopy area x 0.03 gal/sf/day x 150) + (1.4 sf canopy per nursery plant x 3,500 plants x 0.1 gal/sf/day x 260)	-1.05
Net Increase in Water Demand		1.40

The property has been approved for a baseline water use associated with the 47,925 square feet of outdoor canopy plus 3,500 nursery plants in addition to 13,900 square feet of manicured sod. This existing baseline water use will reduce the total net increase in water demand for the proposed project, as described in the table above. The Monthly estimated water demand analyzed the baseline cultivation combined with new proposed cultivation areas and is provided below as well as in the demand analysis and the Cannabis Application Supplement. The project anticipates participating in the Paso Robles Ground Water Off-Set program and will pay water off-set fees upon issuance of building permits for the greenhouse and manufacturing operations. Water off-set fee for outdoor cultivation will be provided once the operations exceed approved cultivation/nursery area of 47,925 sq. ft. and 7200 plants.

Estimated Monthly Water Demand for True Farma

Month	ETo (in)**	Outdoor ETo (%)	Outdoor water use/month (AF)	Indoor Water Use/Month (AF)	Total Water Use/Month (AF)
October	3.33	-	-	0.13	0.13
November	2.19	-	-	0.13	0.13
December	1.36	-	-	0.13	0.13
January	1.44	-	-	0.13	0.13
February	1.78	-	-	0.13	0.13
March	2.78	-	-	0.13	0.13
April	3.35	9.5%	0.17	0.13	0.30
May	6.13	17.3%	0.31	0.13	0.45
June	6.15	17.4%	0.31	0.13	0.45
July	8.15	23.0%	0.41	0.13	0.55
August	6.15	17.4%	0.31	0.13	0.45
September	5.47	15.5%	0.28	0.13	0.41
Total	48.27	100%	1.80	1.61	3.41

Energy Use

A preliminary power use analysis (attached) has been prepared for the project that includes provision of solar power combined with existing PG&E power to meet the demand for the mixed-light greenhouse, manufacturing, and nursery environments.

Resources Requiring Special Consideration

San Joaquin Kit Fox:

Although the site is mapped as within the range of the San Joaquin kit fox, a study completed by Mike McGovern, County-certified biologist in 2007 (attached) determined that the property is near the suggested boundary of kit fox range but not within appropriate habitat for the species. As the property is within 10 miles from a kit fox sighting at Camp Roberts as stated in 2007, a standard evaluation was completed. An initial study (ED07-012) prepared for a 2007 Minor Use Permit on the property (DRC 2004-00087) determined a total score for this previous project of 46, below the threshold warranting habitat mitigation. A revised checklist for the new project has been prepared, and in consideration of the proposed development activities, a score of 56 was determined.



Parcel Summary Report For Parcel # 026-041-022

1/25/2018
2:29:11PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN MONDO WINE ESTATE LLC
3260 NACIMIENTO LAKE DR PASO ROBLES CA 93446-9773

Address Information

Status Address

P 03230 NACIMIENTO LAKE DR NCADEL
P 03260 NACIMIENTO LAKE DR NCADEL

Lot Information:

<u>Tract /</u> <u>Twtnshp</u>	<u>Block /</u> <u>Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL02-	110	0001	North Cty. Plan	North County P	AG			Y		

Parcel Information

Status Description

Active PM 59/58-59 PAR 1

Notes

PROPOSED GREENHOUSE OPERATION WITH FISH HOUSES (AQUA PONICS) IS CONSIDERED NURSERY SPECIALTIES - ZONING CLEARANCE
NEEDED OK WITH BPS KNALL 11/23/15

Tax Districts

PASO ROBLES JT(27,40) (SB1537)

SAN LUIS OBISPO JT(27,40)

PASO ROBLES PUBLIC

NO. 01

AREA NO. 21

PASO ROBLES UNION (SB1537 BLO)

Case Information

Case Number:

Case Status:



Parcel Summary Report For Parcel # 026-041-022

1/25/2018
2:29:11PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CCM2016-00333 MON Primary Parcel

Description:

APPROVED PENDING COD2016-00103 [UNPERMITTED STRUCTURE IMPROVEMENTS] CCM USED FOR DRC2017-00106

COD2016-00103 REC Primary Parcel

Description:

OCC RV - UNPERMITTED GROW IN PERMITTED BARREL ROOM, UNPERMITTED IMPROVEMENTS MADE TO BARREL ROOM.
(PMT2016-05574)

DRC2004-00087 EXP Primary Parcel

Description:

WINERY IN AS-BUILT AS BUILDING AND TASTING IN AS-BUILT BED AND BREAKFAST (PROJECT IS PHASED 5 YEARS 2013 - TO 10 YEARS 2018)

DRC2017-00106 REC Primary Parcel

Description:

CANNABIS ACTIVITIES - VERTICAL INTEGRATION - CULTIVATION (OUTDOOR - 1 ACRE), NURSERY (58,320 SF, 7 GREENHOUSES), MANUFACTURING (64,055 SF), AND DISPENSARY (6,210 SF). 1 APPROVED CCM REGISTRATION (CCM2016-00333). ENFORCEMENT (COD2016-00103) WILL BE RESOLVED WITH THIS PROJECT.

DRC2017-00107 REC Primary Parcel

Description:

CREATED IN ERROR - DUPLICATE

PMT2003-00741 WIT Primary Parcel

Description:

MOBILE HOME WITH PERMANENT FOUNDATION - SECOND PRIMARY (PARCEL 1 OF COAL 02-0110)

PMT2003-01381 CMP Primary Parcel

Description:

AG EXEMPT BUILDING

PMT2003-01382 FNL Primary Parcel

Description:

ELECTRICAL AND PLUMBING FOR AG EXEMPT BARN (3,000 SQ. FEET)/200 AMP PANEL

PMT2004-01166 FNL Primary Parcel

Description:

CONVERT 4,320 SQFT AG EXEMPT BARN TO SECOND PRIMARY DWELLING

PMT2006-02638 FNL Primary Parcel

Description:

AGRICULTURE BARN FOR STORAGE OF TRACTORS ETC. ELECTRICAL AND 1/2 BATHROOM EXISTING SEPTIC SYSTEM; REVISION 2/21/2008:ADD 2ND BATHROOM

PMT2007-01800 EXP Primary Parcel

Description:

EXPIRED - RELOCATE 200 AMP ELECTRIC SERVICE FOR EXISTING AG WELL



Parcel Summary Report For Parcel # 026-041-022

1/25/2018
2:29:11PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2007-01814 EXP Primary Parcel

Description:

EXPIRED - DEMO 1300 SF MOBILE HOME (PERMIT NO. 23478)

PMT2007-03040 EXP Primary Parcel

Description:

EXPIRED 4/7/2011 - BY OWNER -CONVERSION OF AG EXEMPT BUILDING (PERMITTED) 2006-02638 TO WINERY

PMT2016-05574 HLD Primary Parcel

Description:

AS BUILT CONVERT BARN (PMT2006-02638) TO AGRICULTURAL PLANTING AND PROCESSING FACILITY (3200 SF) - COD2016-00103 **REAL TIME BILLING**

PRE2004-00015 REC Primary Parcel

Description:

AG REZONING PRE-APP - 3280 NACIMIENTO LAKE DR. FEES-\$181.00 REQUESTING AG. LOCATED ON 82 ACRES. 1 MOBILE HOME & BARN EXISTING ON SITE. AG ON SITE. CONCERNS: WATER, ACCESS.

PRE2006-00085 REC Primary Parcel

Description:

AG LAND

S020037L RDD Primary Parcel

Description:

ZON2006-00597 APV Primary Parcel

Description:

BED & BREAKFAST

ZON2016-00695 APV Primary Parcel

Description:

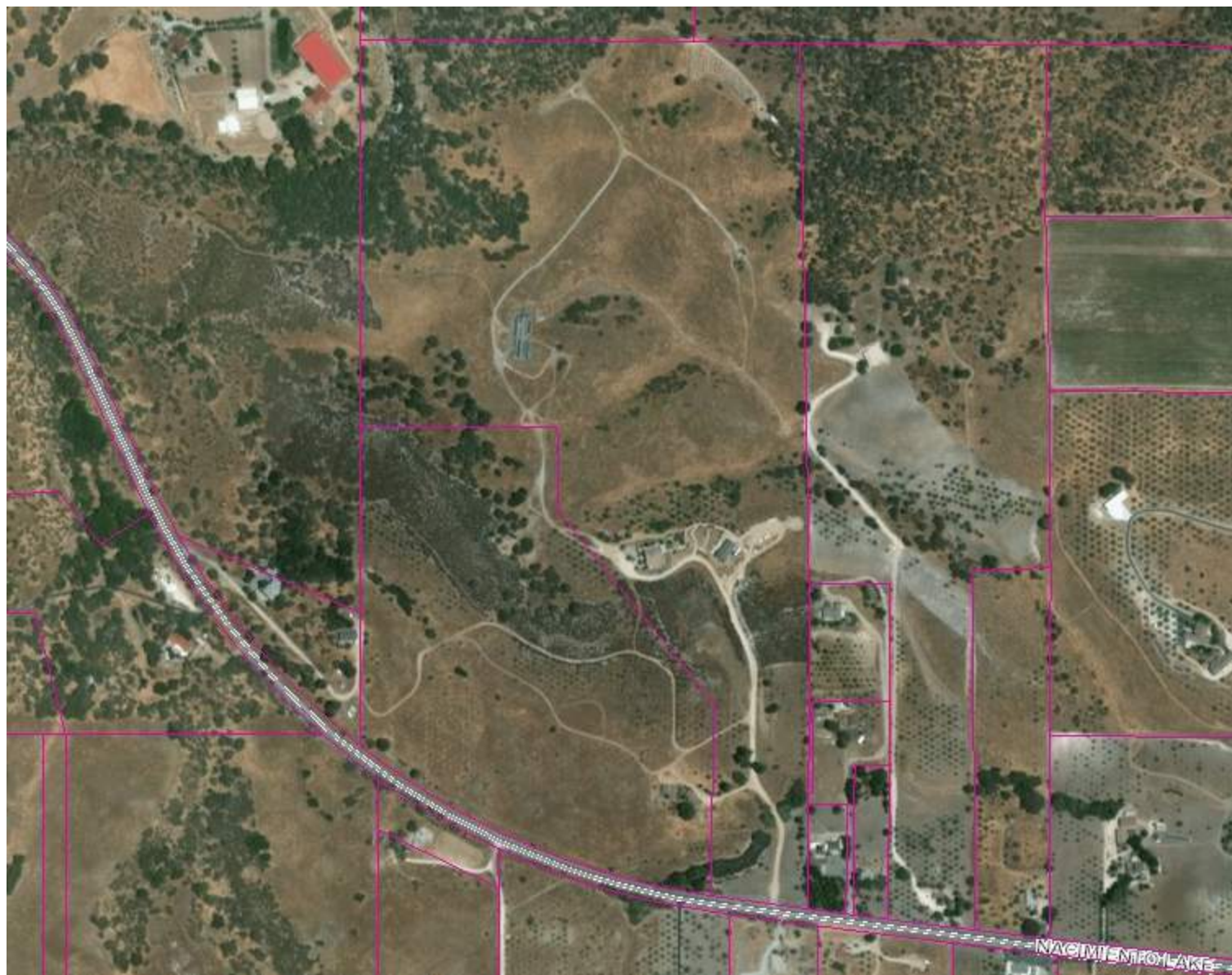
BED & BREAKFAST - PREVIOUS ZON2006-00597

PMT2003-00742 CAN Related Parcel

Description:

DEMO SFD 894 SF (11/14/03 CANCEL-HOUSE BURNED 1986)

Interactive Data Viewer



Legend

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

-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

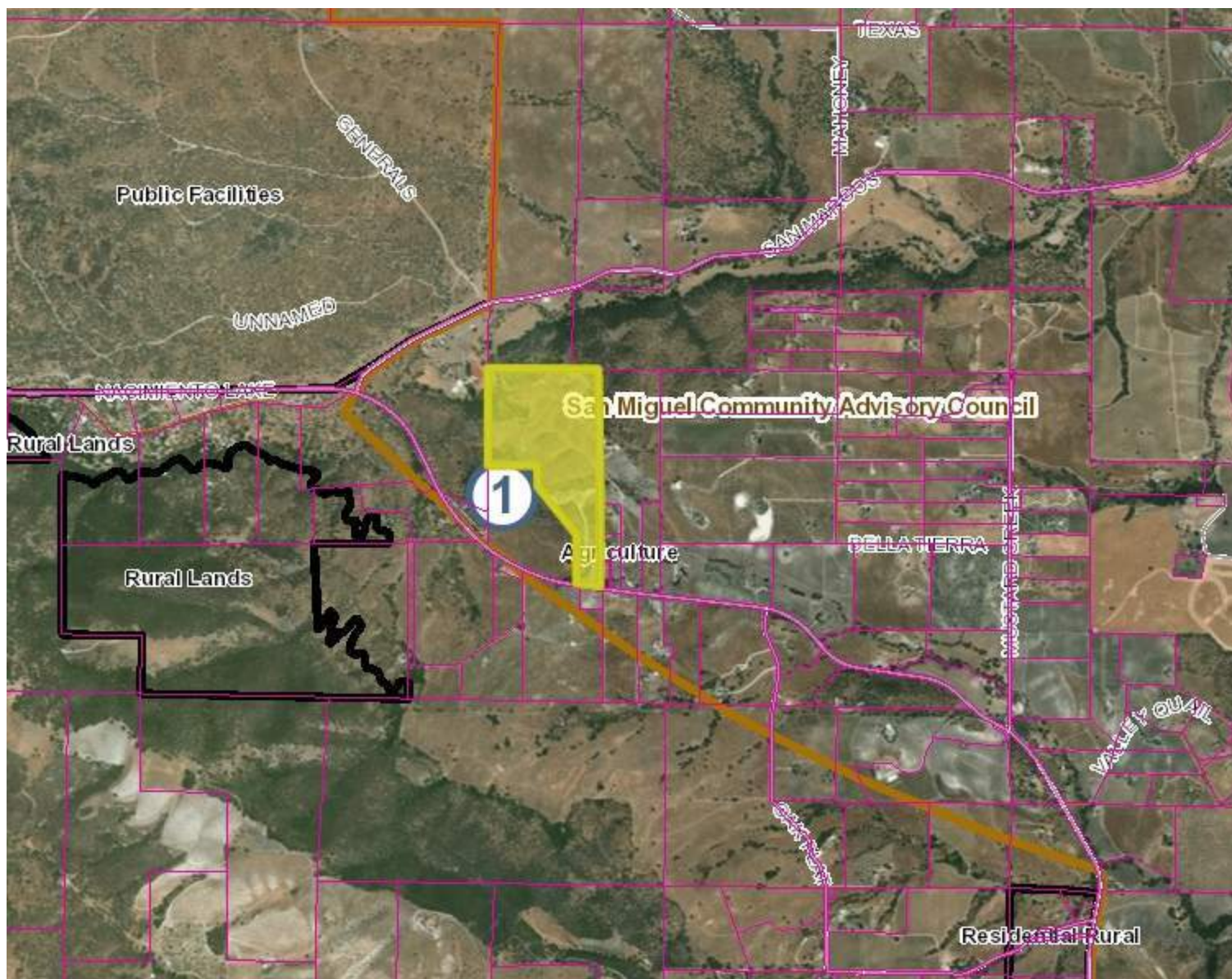


The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.











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

-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112

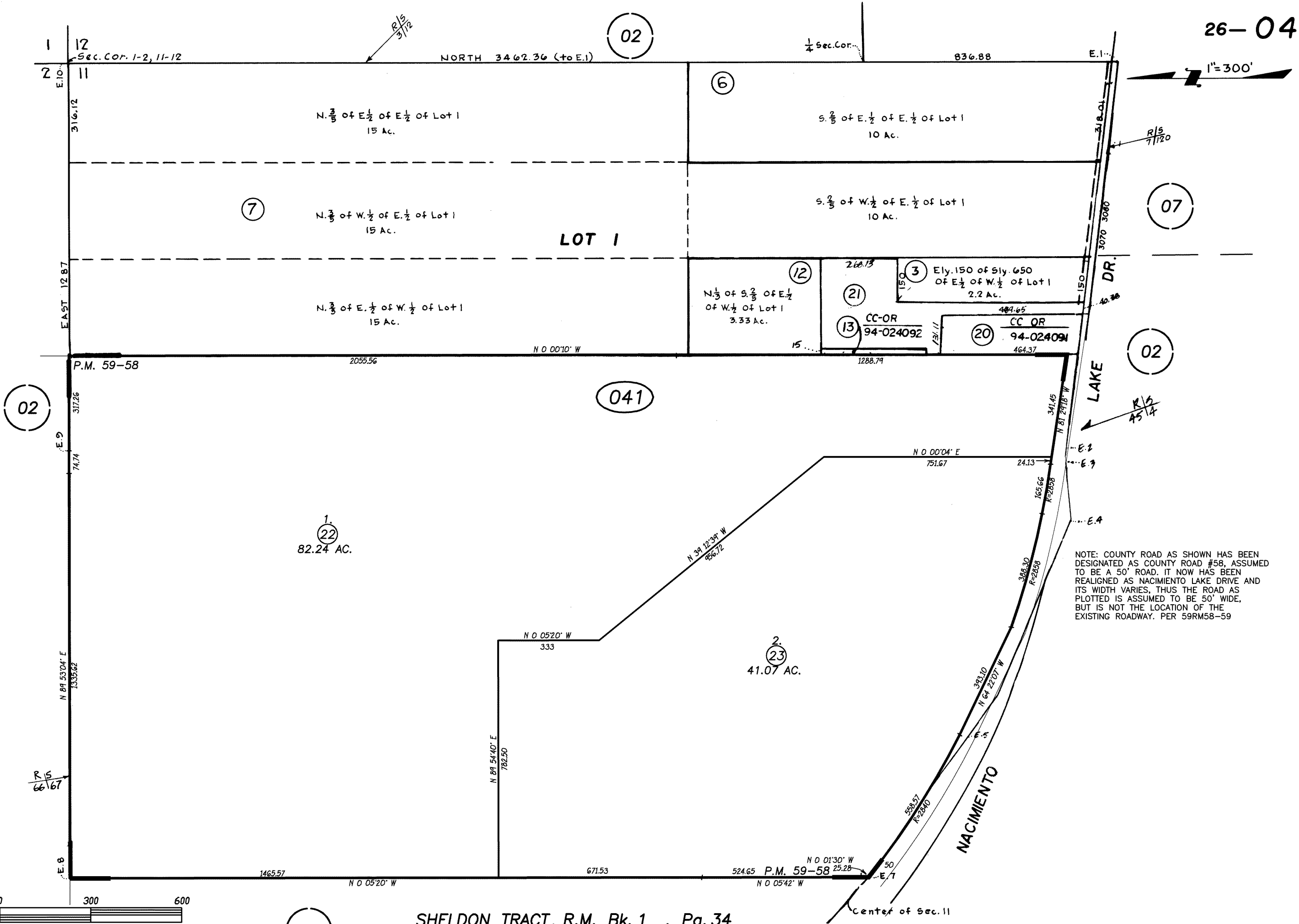
WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only





REVISIONS	
I.S.	DATE
04-303	03-26-04

150 0 300 600

GB 03-26-04 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

02

SHELDON TRACT, R.M. Bk. 1 , Pg. 34
T. 26 S., R. 11 E., M.D.M. PTN. OF E. 1/2 SEC. 11,

Vertically Integrated Medical Cannabis CUP

TRUE FARMA

3260 Nacimiento Lake Drive Paso Robles, CA 93446



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PROJECT:
Vertically Integrated Medical Cannabis CUP

TRUE FARMA

3260 Nacimiento Lake Drive
Paso Robles, CA 93446

CLIENT:
Doug Mondo

3260 Nacimiento Lake Drive
Paso Robles, CA 93446

(805) 801-1274

/MEET CONTENT/:

TITLE SHEET

COM/ULT/MT:



DATE:
January 11, 2018
REV/10/1/:

JOB NUMBER:
1731

/HEET:
T1.0

DIRECTORY

Owner. Doug Mondo
3260 Nacimiento Lake Drive
Paso Robles, CA 93446
(805) 801-1274
cdmondo@truefarma.com

Architect of Record. REISS DESIGN STUDIO
Shana Reiss, C-32912
P.O. Box 1636
Paso Robles, CA 93447
Phone: (805) 706-0645
Email: shana@reissdesignstudio.com

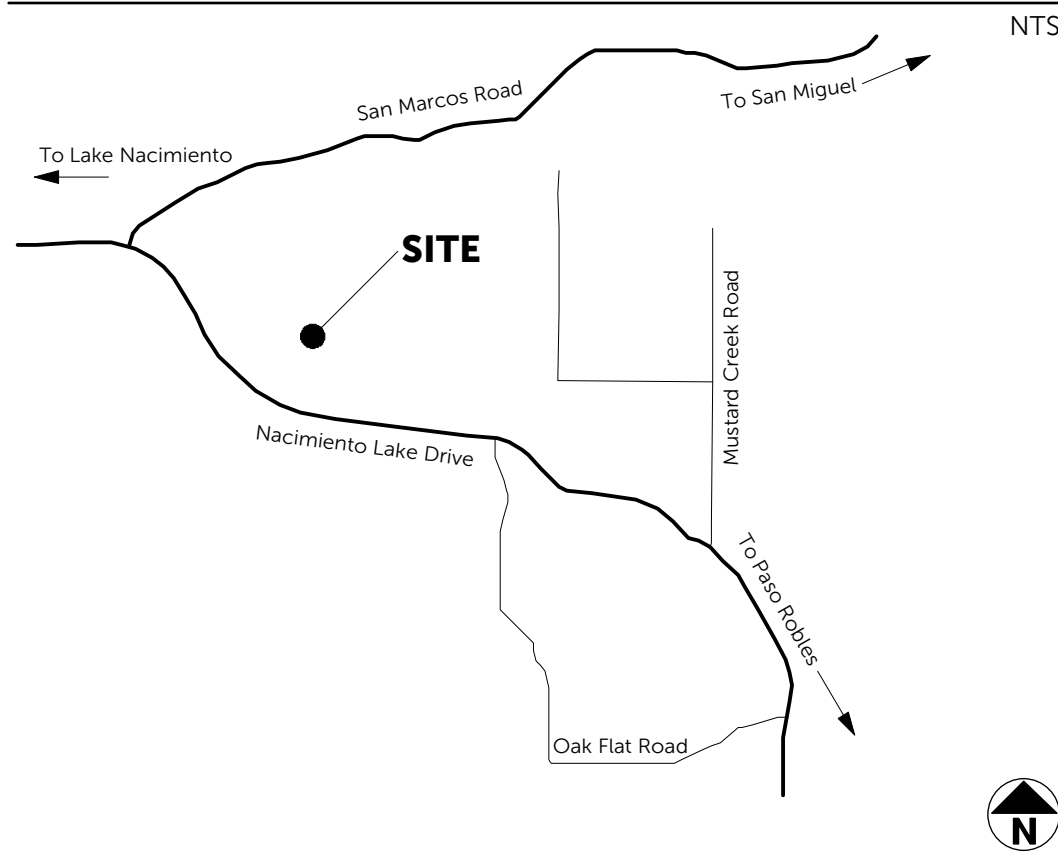
Planning Consultant. KIRK CONSULTING
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Atascadero, CA 93422
Phone: (805) 461-5765
Email: jamie@kirk-consulting.net

Surveyor of Record. TWIN CITIES SURVEYING INC.
William E. Touchon, License #4845
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Phone: (805) 434-1834
email: stouchon@twincitiesurvey.com

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Email: tim@robertsenginc.com

Fire Protection. Collings and Associates
Jack Collings
260 Maple Court, Suite 241
Ventura, CA 93003
Phone: (805) 658-0003
Email: jcollings@collingsandassociates.com

VICINITY MAP



PLANNING DATA BY PREMISE

COMMON USE AREAS

One breakroom and parking area will serve Premises 2A, 2B, 2C.

SETBACKS/YARDS	100'0"	
BUILDING AREAS	Breakroom	986 S.F.
	Maintenance	1,800 S.F.
PARKING		
PROPOSED	Vehicle	19 Spaces

PREMISE 2B- OUTDOOR CULTIVATION

NAME	Porto Vernazza		
SETBACKS/YARDS	300'0"		
BUILDING AREAS	Curring & Drying	2,958 S.F.	
	Maintenance	986 S.F.	
SITE AREAS	Premise (inside of fence)	64,520 S.F.	
	Cannabis Canopy	1 acre	
PARKING	*Refer to "Common Use Areas" section for parking calcs		

PREMISE 4A- MANUFACTURE EXISTING (Premise 6A & 7A within)

SETBACKS/YARDS	100'0"	
BUILDING AREAS	<div><div></div> Premise 4A</div> <div><div></div> Premise 6A</div> <div><div></div> Premise 7A</div>	2,050 S.F. 554 S.F. 536 S.F.
*Refer to Sheet A4A.1-A4A.2 for Premise 6A & 7A		
SITE AREAS	Premise (inside of fence)	24,510 S.F.

PREMISE 1- GREENHOUSE CULTIVATION

NAME	Porto Levanzo	
SETBACKS/YARDS	100'0"	
BUILDING AREAS	Greenhouse	20,160 S.F.
	Maintenance	986 S.F.
SITE AREAS	Premise (inside of fence)	58,320 S.F.
PARKING		
	PROPOSED	Vehicle

PREMISE 2C- OUTDOOR CULTIVATION

NAME	Porto Positano		
SETBACKS/YARDS	300'0"		
BUILDING AREAS	Curing & Drying	2,958 S.F.	
	Maintenance	986 S.F.	
SITE AREAS	Premise (inside of fence)	74,950 S.F.	
	Cannabis Canopy	1 acre	
PARKING	*Refer to "Common Use Areas" section for parking calcs		

PREMISE 4B- MANUFACTURE CAVERN (Premise 6B & 7B within)

SETBACKS/YARDS	100'0"	
BUILDING AREAS	<div><div></div> Premise 4B</div> <div><div></div> Premise 6B</div> <div><div></div> Premise 7B</div>	30,394 S.F. 15,518 S.F. 6,617 S.F.
*Refer to Sheet A4B.1-A4B.4 for Premise 6B & 7B		
SITE AREAS	Premise (inside of fence)	67,340 S.F.
PARKING		
PROPOSED	Vehicle	27 Spaces

PREMISE 2A- OUTDOOR CULTIVATION

NAME	Portofino		
SETBACKS/YARDS	300'0"		
BUILDING AREAS	Curing & Drying	2,958 S.F.	
	Maintenance	986 S.F.	
SITE AREAS	Premise (inside of fence)	87,080 S.F.	
	Cannabis Canopy	1 acre	
PARKING	*Refer to "Common Use Areas" section for parking calcs		

PREMISE 3- AQUAPONICS NURSERY

SETBACKS/YARDS	100'0"	
BUILDING AREAS	Greenhouse	23,040 S.F.
	Fish house	5,000 S.F.
	Maintenance	986 S.F.
SITE AREAS	Premise (inside of fence)	91,500 S.F.
PARKING		
PROPOSED	Vehicle	15 Spaces

PREMISE 5- VIRTUAL DISPENSARY

SETBACKS/YARDS	100'0"	
BUILDING AREAS	Lower Floor	3,265 S.F.
	Upper Floor	2,945 S.F.
SITE AREAS	Premise (inside of fence)	46,320 S.F.
PARKING		
PROPOSED	Vehicle	15 Spaces

SHEET INDEX

T1.0	TITLE SHEET
AS1.1	OVERALL ARCHITECTURAL SITE PLAN A
AS1.2	ENLARGED ARCHITECTURAL SITE PLAN A
AS1.3	ENLARGED ARCHITECTURAL SITE PLAN B
AS1.4	ENLARGED ARCHITECTURAL SITE PLAN C
1 OF 3	TOPOGRAPHICAL SURVEY
2 OF 3	TOPOGRAPHICAL SURVEY
3 OF 3	TOPOGRAPHICAL SURVEY
C1 OF 4	PRELIMINARY GRADING PLAN
C2 OF 4	PRELIMINARY GRADING PLAN
C3 OF 4	PRELIMINARY GRADING PLAN
C4 OF 4	PROFILES AND SECTIONS
A0.1	BREAKROOM and CURING/DRYING or MAINTENANCE PLANS
A0.2	BREAKROOM and CURING/DRYING or MAINTENANCE ELEVATIONS
PREMISE 4A - MANUFACTURE EXISTING	
A4A.1	FLOOR PLAN
A4A.2	ELEVATIONS
PREMISE 4B - MANUFACTURE CAVERN	
A4B.1	LOWER FLOOR PLAN
A4B.2	MIDDLE FLOOR PLAN
A4B.3	LOWER FLOOR PLAN
A4B.4	EXTERIOR ELEVATION
PREMISE 5 - VIRTUAL DISPENSARY	
A5.1	LOWER FLOOR PLAN
A5.2	UPPER FLOOR PLAN
A5.3	ROOF PLAN
A5.4	EXTERIOR ELEVATION
A5.5	EXTERIOR ELEVATION
A11.1	PRECEDENT/EXISTING MATERIALS
26 TOTAL SHEETS	

PROJECT INFORMATION

SCOPE OF WORK
A proposal for a Vertically Integrated Medical Cannabis CUP. The property currently has two existing permitted structures (a 4,400 s.f. Bed & Breakfast to remain unchanged and a 3,200 s.f. processing building to be converted to a cannabis manufacturing premise). An existing temporary use permit is in place for existing cannabis operations.

PROJECT ADDRESS 3260 Nacimiento Lake Drive, Paso Robles, CA 93446

APN 026-041-022

LEGAL DESCRIPTION PM 59/58-59 PAR1 COAL02-110-0001

LOT SIZE 82.24 Acres

TOTAL BUILDING SF 83,469 S.F.

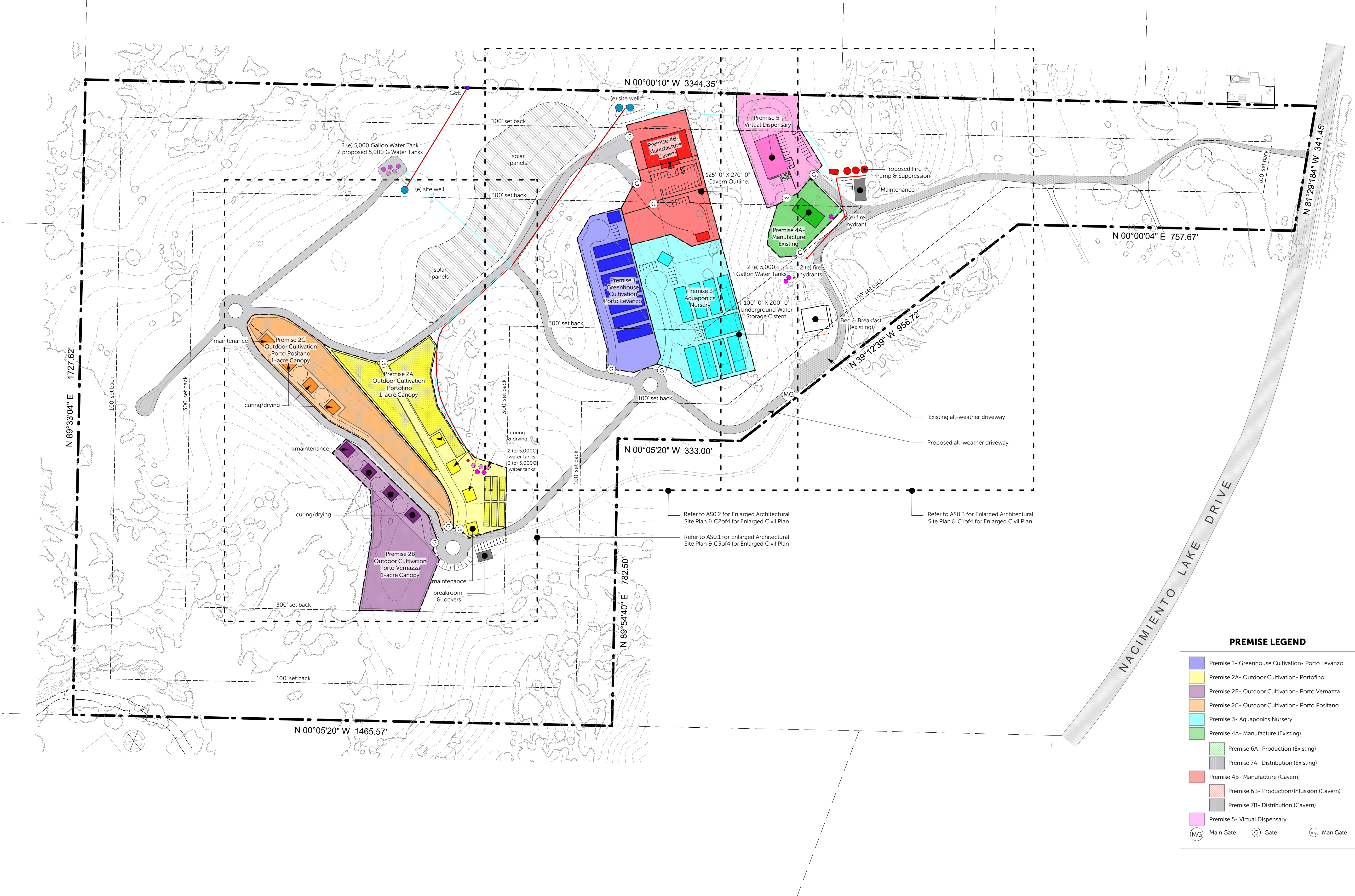
TOTAL GREENHOUSE SF 43,200 S.F.

UTILITIES	Electricity	PG&E
	Propane	Private Tank
	Water Service	Private Well
	Sewer Service	Private Septic

ZONING
PLANNING AREA AG
SUB AREA North San Luis Obispo County
ADELAIDA

FIRE INFORMATION
JURISDICTION CAL Fire
HAZARD ZONE High Fire Hazard Severity Zone

1 OVERALL ARCHITECTURAL SITE PLAN



PREMISE LEGEND

- Premise 1- Greenhouse Cultivation- Porto Levanzo
- Premise 2A- Outdoor Cultivation- Portofino
- Premise 2B- Outdoor Cultivation- Porto Vernazza
- Premise 2C- Outdoor Cultivation- Porto Positano
- Premise 3- Aquaponics Nursery
- Premise 4A- Manufacture (Existing)
- Premise 6A- Production (Existing)
- Premise 7A- Distribution (Existing)
- Premise 4B- Manufacture (Cavern)
- Premise 6B- Production/Infusion (Cavern)
- Premise 7B- Distribution (Cavern)
- Premise 5- Virtual Dispensary

(MC) Main Gate (G) Gate (mg) Man Gate



All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by REISS DESIGN STUDIO as instruments of service shall remain the property of REISS DESIGN STUDIO. REISS DESIGN STUDIO shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

PROJECT:
Vertically Integrated Medical Cannabis CUP

TRUE FARMA
3260 Nacimiento Lake Drive
Paso Robles, CA 93446

CLIENT:
Doug Mondo

3260 Nacimiento Lake Drive
Paso Robles, CA 93446

(805) 801-1274

MEET CONTENTS:

OVERALL ARCHITECTURAL SITE

CONSULTANT:



DATE:
January 11, 2018

REV/NO/DATE:

JOB NUMBER:
1731
















REVISION:
AS1.1

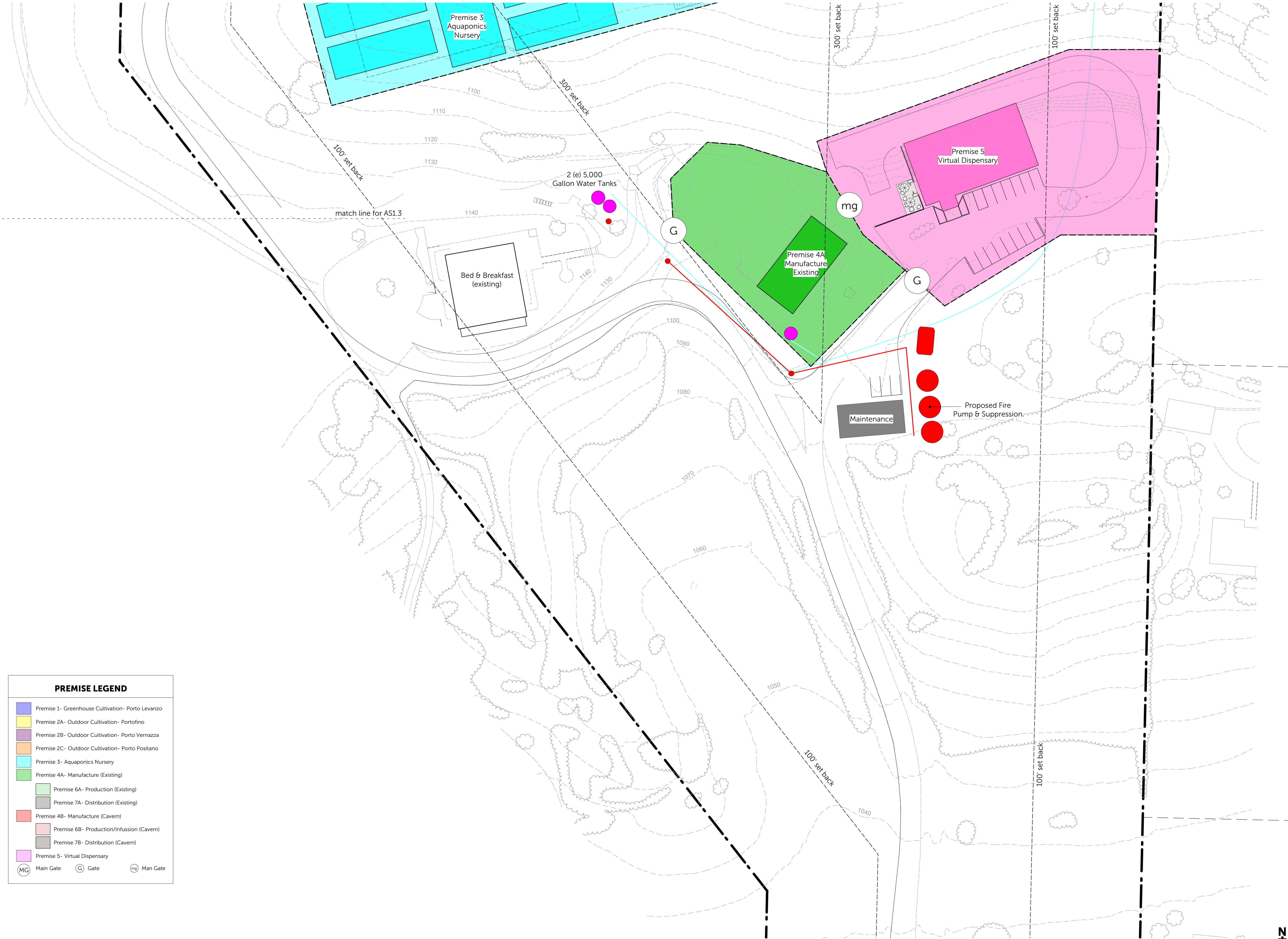
Date: January 11, 2018 Time: 5:24:28 PM File: 000001 True Farma_SD.dwg User: reissdesignstudio.com

1

ENLARGED ARCHITECTURAL SITE PLAN A

Scale: 1" = 40 ft

PREMISE LEGEND	
	Premise 1- Greenhouse Cultivation- Porto Levanzo
	Premise 2A- Outdoor Cultivation- Portofino
	Premise 2B- Outdoor Cultivation- Porto Vernazza
	Premise 2C- Outdoor Cultivation- Porto Positano
	Premise 3- Aquaponics Nursery
	Premise 4A- Manufacture (Existing)
	Premise 6A- Production (Existing)
	Premise 7A- Distribution (Existing)
	Premise 4B- Manufacture (Cavern)
	Premise 6B- Production/Infusion (Cavern)
	Premise 7B- Distribution (Cavern)
	Premise 5- Virtual Dispensary
	Main Gate
	Gate
	Man Gate



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TRUE FARMA

3260 Nacimiento Lake Drive
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CLIENT:

Doug Mondo

3260 Nacimiento Lake Drive
Paso Robles, CA 93446

(805) 801-1274

MEET CONTENTS:

ENLARGED SITE A

CONSULTANT:

TAMP:



DATE:

January 11, 2018

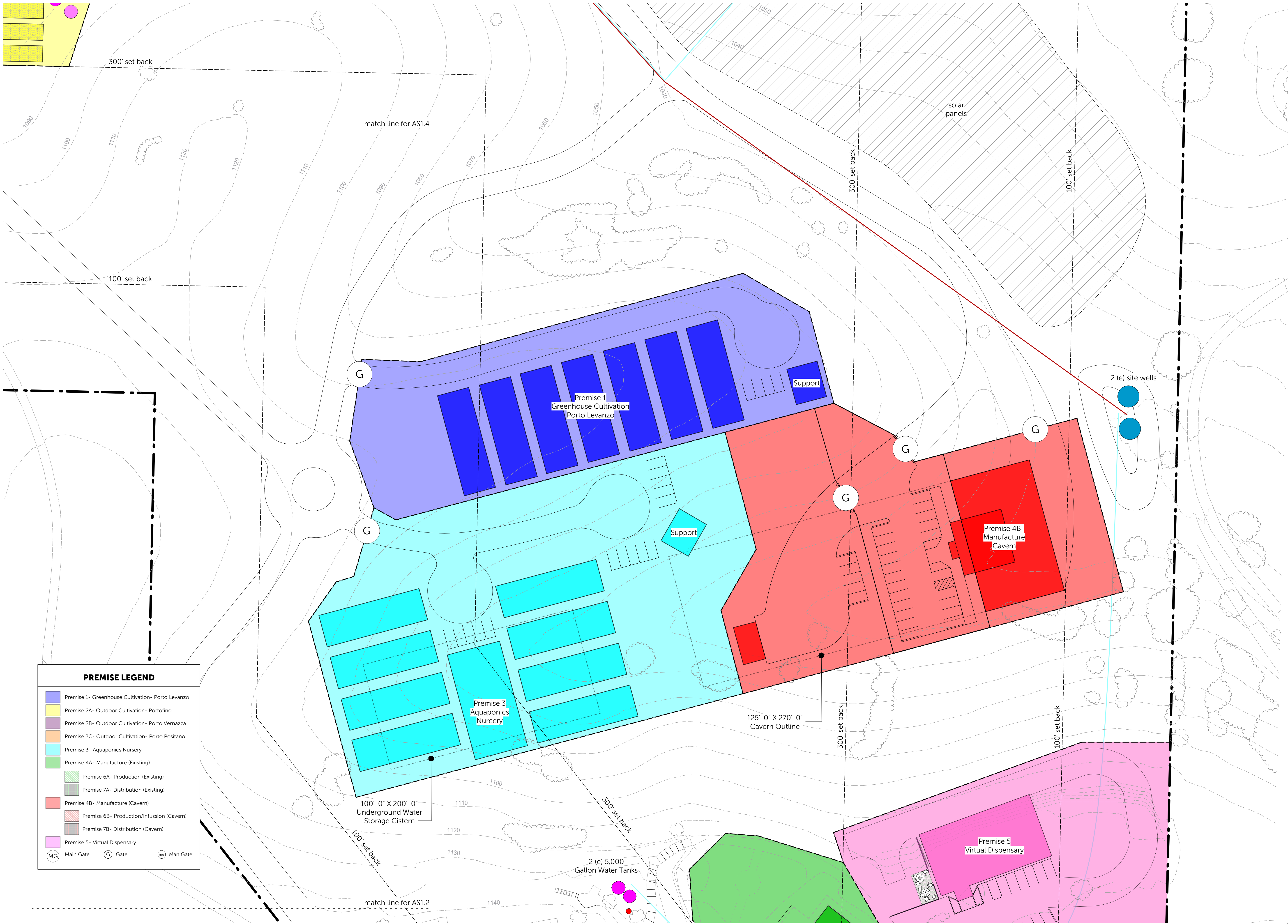
REV/NO:

JOB NUMBER:

1731

HEET:

AS1.2



PREMISE LEGEND	
	Premise 1- Greenhouse Cultivation- Porto Levanzo
	Premise 2A- Outdoor Cultivation- Portofino
	Premise 2B- Outdoor Cultivation- Porto Vernazza
	Premise 2C- Outdoor Cultivation- Porto Positano
	Premise 3- Aquaponics Nursery
	Premise 4A- Manufacture (Existing)
	Premise 6A- Production (Existing)
	Premise 7A- Distribution (Existing)
	Premise 4B- Manufacture (Cavern)
	Premise 6B- Production/Infusion (Cavern)
	Premise 7B- Distribution (Cavern)
	Premise 5- Virtual Dispensary
	Main Gate
	Gate
	Man Gate

1 ENLARGED ARCHITECTURAL SITE PLAN B

All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by REISS DESIGN STUDIO as instruments of service shall remain the property of REISS DESIGN STUDIO. REISS DESIGN STUDIO shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

PROJECT:

Vertically Integrated Medical Cannabis CUP

TRUE FARMA

3260 Nacimiento Lake Drive
Paso Robles, CA 93446

CLIENT:
Doug Mondo

3260 Nacimiento Lake Drive
Paso Robles, CA 93446

(805) 801-1274

MEET CONTENT:
ENLARGED SITE B

CONSULTANT:



DATE:
January 11, 2018

REV/NO:

JOB NUMBER:
1731

SHEET:
AS1.3



BENCH MARK

TBM = TOP OF A SET GEARSPIKE IN EXISTING DIRT PATHWAY APPROXIMATELY 73'± NORTHWEST OF AN EXISTING METAL BUILDING AS SHOWN ON MAP (TCS#76)

ELEVATION = 1109.84 FEET (WGS84 - GEIOD 99 ORTHOMETRIC HEIGHT PER GPS OBSERVATIONS)

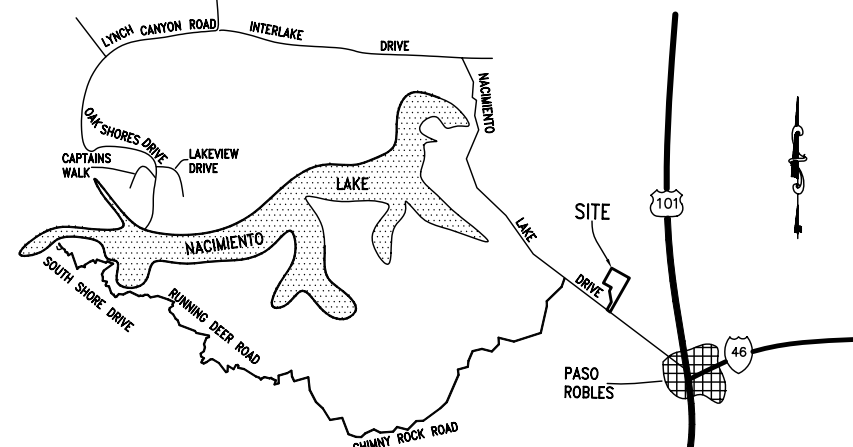
BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS 83-ZONE 5). THE MEAN CONVERGENCE ANGLE FOR THIS SITE IS -0°34'09".

MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES IN U.S. FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 0.999989331.

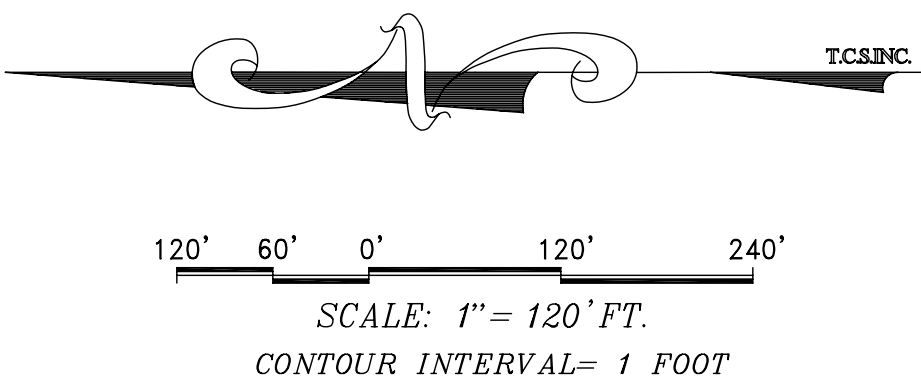
LEGAL DESCRIPTION

PARCEL 1 . OF PARCEL MAP COAL 02-0110, AS FILED IN BOOK 59, PAGES 58 & 59, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



VICINITY MAP

NO SCALE



SCALE: 1" = 120' FT.
CONTOUR INTERVAL= 1 FOOT

15' WIDE PG&E EASEMENT
2260-0R-374

N 3/5, E 1/2 OF W 1/2
OF LOT 1, 1-MB-34
ROSEMARY BLYTH
3080 NACIMIENTO LAKE DRIVE
APN 026-041-007

N 1/3, S 2/5, E 1/2,
W 1/2 OF LOT 1
1-MB-34
CHARLIE & HELEN DAVIS
3090 NACIMIENTO
LAKE DRIVE
APN 026-041-012

CC.OR. 94-024092
MIKE & RANAE GORMAN
3198 NACIMIENTO
LAKE DRIVE
APN 026-041-021&13

CC.OR. 94-024091
DAVID & CHRISAL SANDS
3110 NACIMIENTO LAKE DRIVE
APN 026-041-020

PARCEL 3
32-PM-59
MARTIN FAMILY VENTURES LLC
SAN MARCOS RD
APN 026-021-067

FOUND 1/2" REBAR
WITH CAP STAMPED
"RCE 14994"
(TCS#74)
ELEV.=1003.02'

PARCEL 5
41-PM-90
CHARLENE BARNES-CARLSON
SAN MARCOS RD
APN 026-021-072

DOUG MONDO
C/O John McCarthy
#238-9585
3230 Nacimiento Lake Dr.
APN: 028-041-022

PARCEL 1
59-PM-59

FOUND 5/8" REBAR
WITH CAP STAMPED
"LS 5693"
(TCS#73)
ELEV.=1117.78'

AERIAL TOPO BY:

GOLDEN STATE AERIAL SURVEYS, INC.
3195 McMILLAN RD. SUITE E
SAN LUIS OBISPO, CA 93401
(805) 549-0399
PHOTOGRAPHY DATED: 2-28-08
SCALE: 1" = 40'
CONTOUR INTERVAL: 2'
GS: 6470

NOTES

- TOPOGRAPHIC SURVEY AND PARTIAL BOUNDARY SURVEY WAS PERFORMED.
- ANY POSSIBLE EASEMENTS AFFECTING PROPERTY ARE UNKNOWN EXCEPT AS SHOWN. NO TITLE REPORT WAS PROVIDED.
- UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.
- ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY MAY EXIST. FOR INFORMATION REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
- FIELD SURVEY PERFORMED: 02/27&28/08
- PROPERTY OWNERS: MONDO FAMILY TRUST
APN: 026-041-022
- SITE ADDRESS: 3230 NACIMIENTO LAKE DR.
PASO ROBLES, CA. 93446
- BOUNDARY INFORMATION SHOWN IS RECORD PER 59-PM-59 (R1) AND AS MEASURED (M).

PARCEL 2
59-PM-59

PARCEL 2
45-PM-75
DAN CONNER
3570 NACIMIENTO LAKE DRIVE
APN 026-021-077

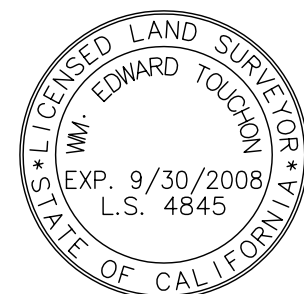
FOUND 1/2" REBAR
WITH CAP STAMPED
"RCE 14994"
(TCS#72)
ELEV.=1022.26'

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT, AT THE REQUEST OF JOHN MCCARTHY ON MAY 21, 2008.

WM. E. TOUCHON P.L.S. 4845
EXPIRES 09/30/2008

DATE



TWIN CITIES SURVEYING INC.

615-C MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93463-0777
(805) 434-1834 FAX (805) 434-3664
DRAWING: MCCARTHY- NAC. LAKE DR. TOPO
DRAWN BY: REC JN 08009
FIELD SURVEY: 02/28/2008 SHEET 1 OF 3

AERIAL TOPO BY:

GOLDEN STATE AERIAL SURVEYS, INC.
3195 McMILLAN RD. SUITE E
SAN LUIS OBISPO, CA 93401
(805) 549-0399
PHOTOGRAPHY DATED: 2-28-08
SCALE: 1" = 40'
CONTOUR INTERVAL: 2'
GS: 6470

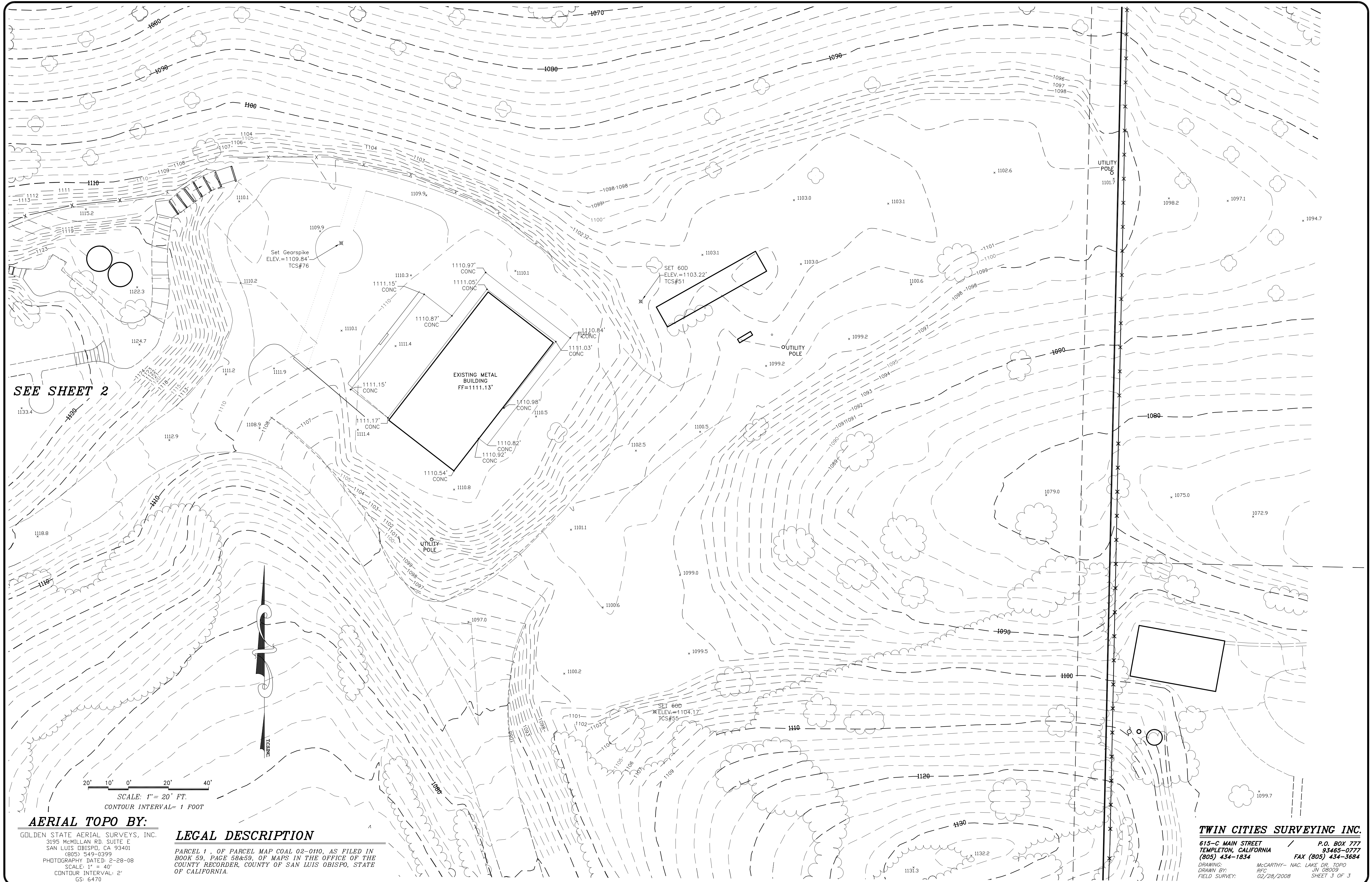
20' 10' 0' 20' 40'
SCALE: 1" = 20' FT.
CONTOUR INTERVAL= 1 FOOT

LEGAL DESCRIPTION

PARCEL 1, OF PARCEL MAP COAL 02-0110, AS FILED IN
BOOK 59, PAGE 58&59, OF MAPS IN THE OFFICE OF THE
COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE
OF CALIFORNIA.

TWIN CITIES SURVEYING INC.

615-C MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93462-0777
(805) 434-1834 / FAX (805) 434-3664
DRAWING: MCCARTHY- NAC. LAKE DR. TOPO
DRAWN BY: REC JN 08009
FIELD SURVEY: 02/28/2008 SHEET 2 OF 3



SEE SHEET 2

AERIAL TOPO BY:

GOLDEN STATE AERIAL SURVEYS, INC.
3195 McMillan Rd. Suite E
San Luis Obispo, CA 93401
(805) 549-0399
PHOTOGRAPHY DATED: 2-28-08
SCALE: 1" = 40'
CONTOUR INTERVAL: 2'
GS: 6470

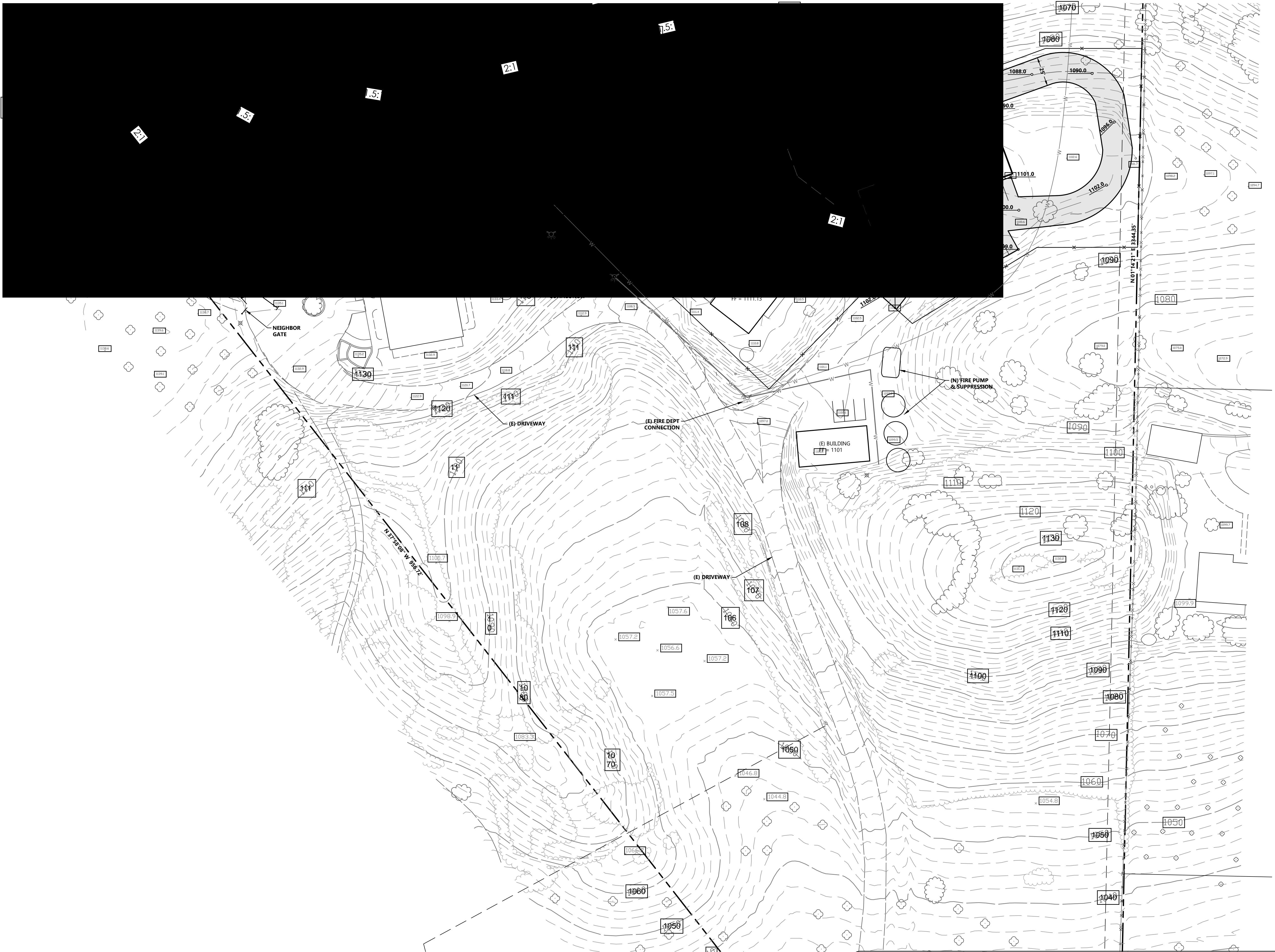
LEGAL DESCRIPTION

PARCEL 1, OF PARCEL MAP COAL 02-0110, AS FILED IN BOOK 59, PAGE 58&59, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

TWIN CITIES SURVEYING INC.

615-C MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834 FAX (805) 434-3664
DRAWN BY: MCCARTHY- NAC, LAKE DR. TOPO
FIELD SURVEY: RFC JN 08009
02/28/2008 SHEET 3 OF 3

N:\2008\McCarthy Nadimero Lake Dr 0809\jwg\McCarthy Nadimero Lake Dr 0809_ TOPO.dwg, 5/22/2008 3:04:46 PM, Cal Civil



40 20 0 40 80
SCALE: 1" = 40'

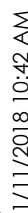


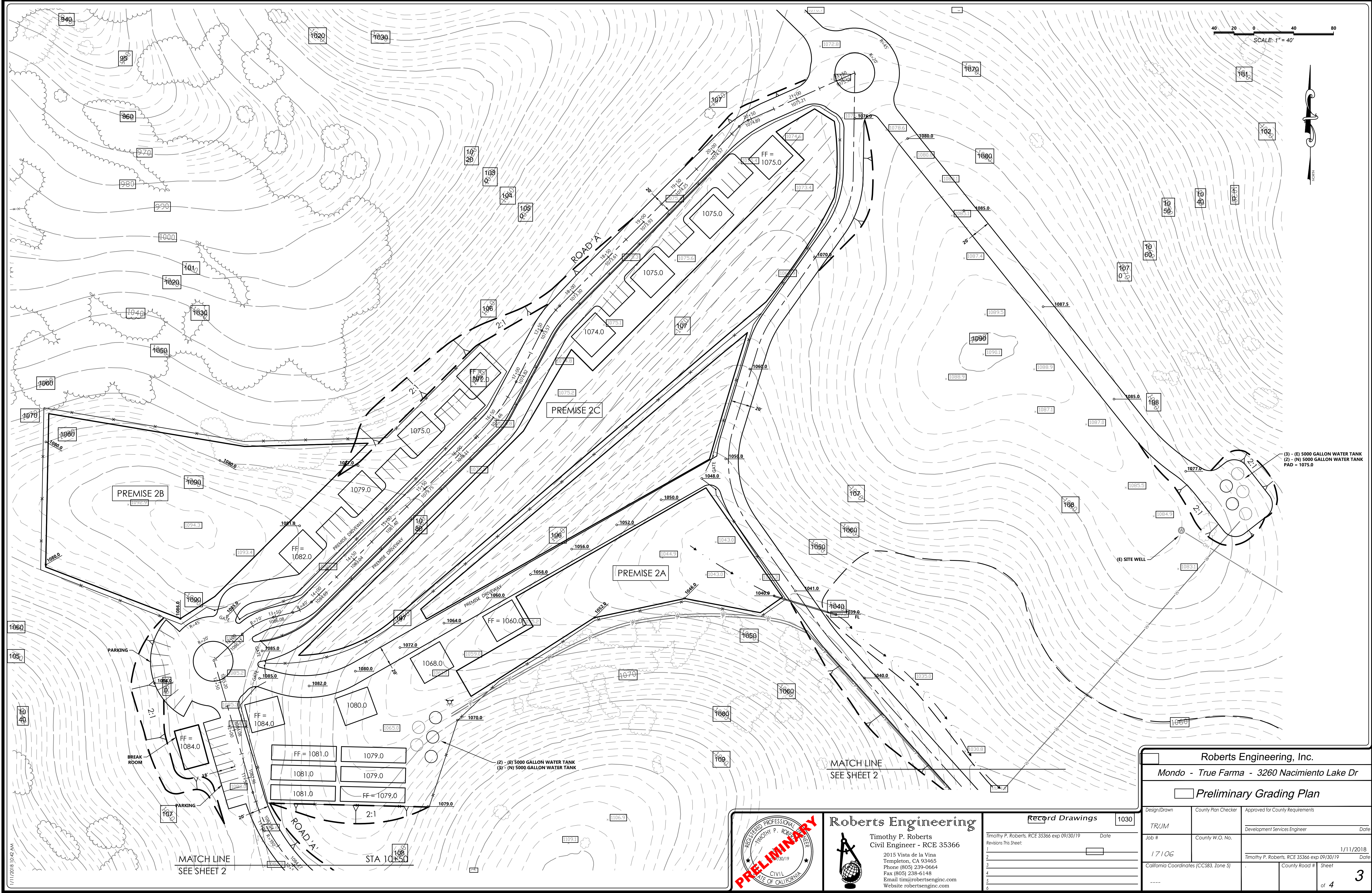
Roberts Engineering, Inc.			
Mondo - True Farma - 3260 Nacimiento Lake Dr			
Preliminary Grading Plan			
Design/Drawn	County Plan Checker	Approved for County Requirements	
TR/JM		Development Services Engineer Date	
Job #	County W.O. No.	1/11/2018	
17106		Timothy P. Roberts, RCE 35366 exp 09/30/19 Date	
California Coordinates (CCS83, Zone 5)		County Road #	Sheet
----			1



Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0654
Fax (805) 238-6148
Email tim@robertsenginc.com
Website robertsenginc.com

Record Drawings	
Timothy P. Roberts, RCE 35366 exp 09/30/19	Date
Revisions This Sheet:	
1	
2	
3	
4	
5	
6	



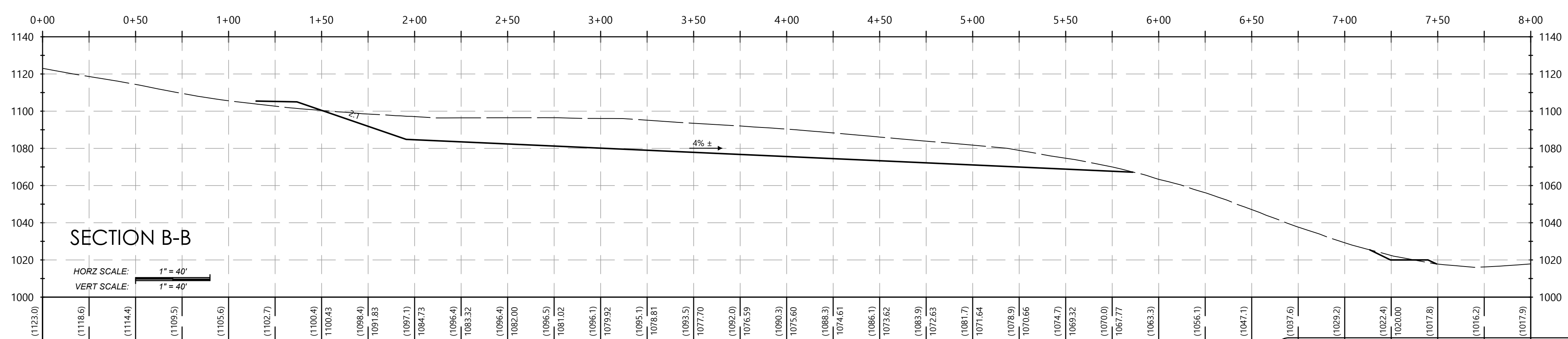
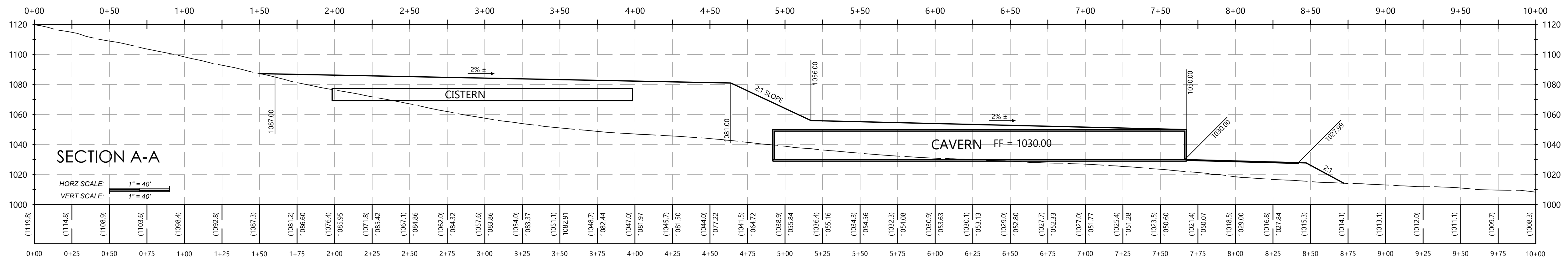
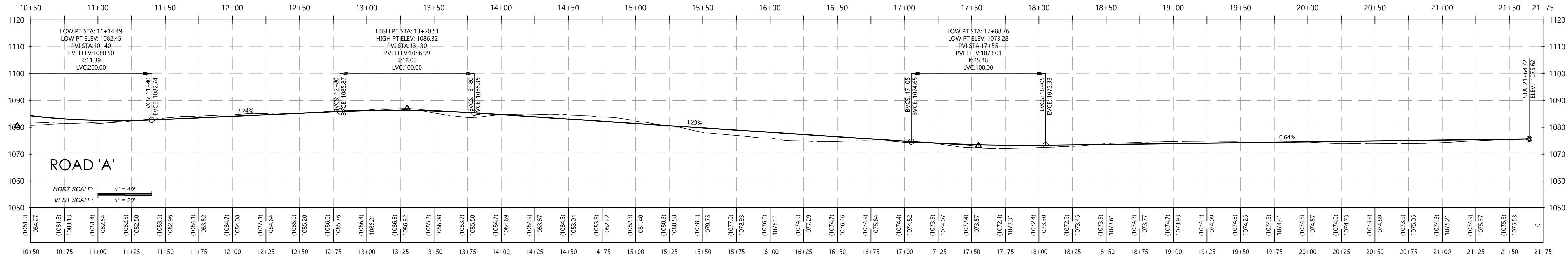
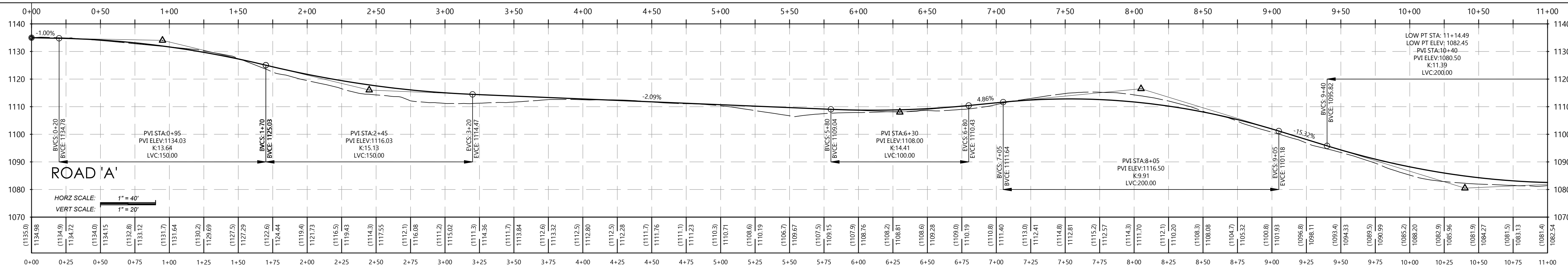


Roberts Engineering, Inc.			
Mondo - True Fama - 3260 Nacimiento Lake Dr			
<input type="checkbox"/> Preliminary Grading Plan			
Design/Drawn	County Plan Checker	Approved for County Requirements	
TR/JM		Development Services Engineer Date	
Job #	County W.O. No.	1/11/2018	
17106		Timothy P. Roberts, RCE 35366 exp 09/30/19 Date	
California Coordinates (CCS83, Zone 5)		County Road #	Sheet
			3
		of 4	



Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email tim@robertsenginc.com
Website robertsenginc.com

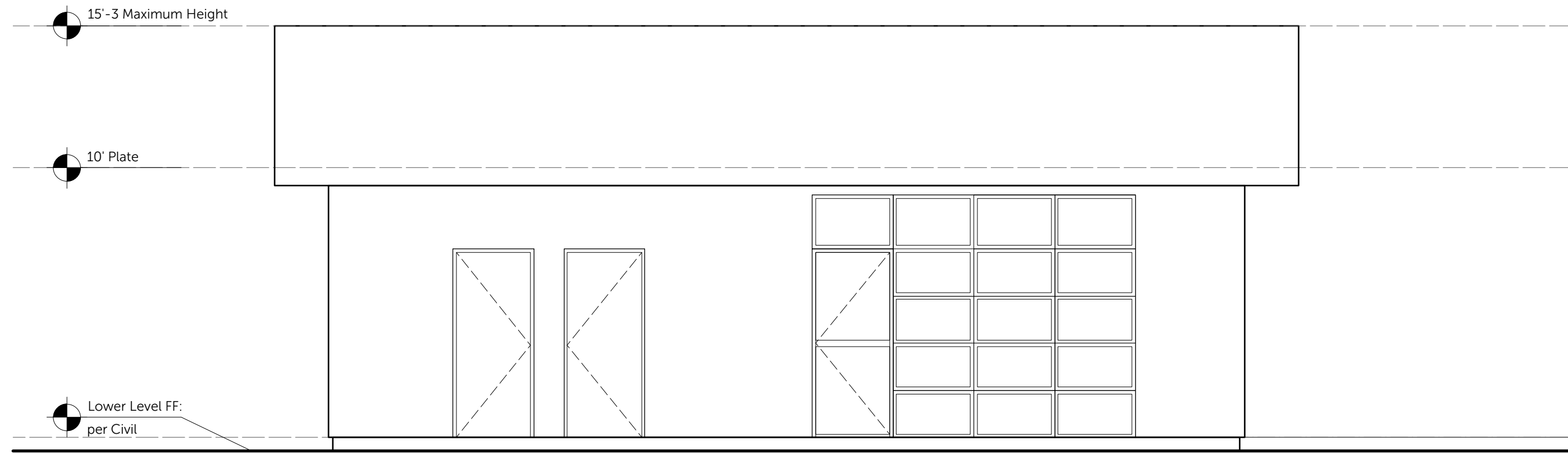
Record Drawings		1030
Timothy P. Roberts, RCE 35366 exp 09/30/19	Date	
Revisions This Sheet:		
1		
2		
3		
4		
5		
6		



Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
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Email tim@robertsenginc.com
Website robertsenginc.com

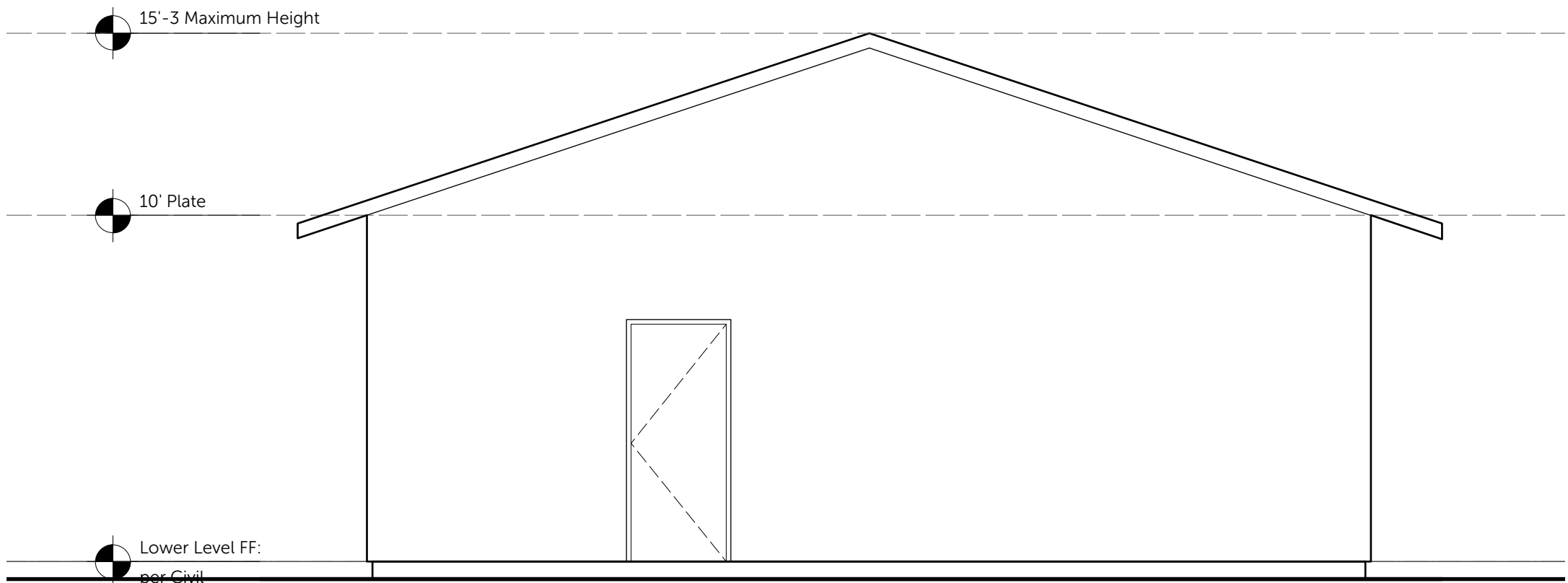
Record Drawings	
Timothy P. Roberts, RCE 35366 exp 09/30/19	Date
Revisions This Sheet:	
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Roberts Engineering, Inc.			
Mondo - True Farma - 3260 Nacimiento Lake Dr			
Profiles & Sections			
Design/Drawn	County Plan Checker	Approved for County Requirements	
TR/JM		Development Services Engineer	
Job #	County W.O. No.	Date	
17106		1/11/2018	
California Coordinates (CCS83, Zone 5)		County Road #	Sheet
----			4
		of 4	



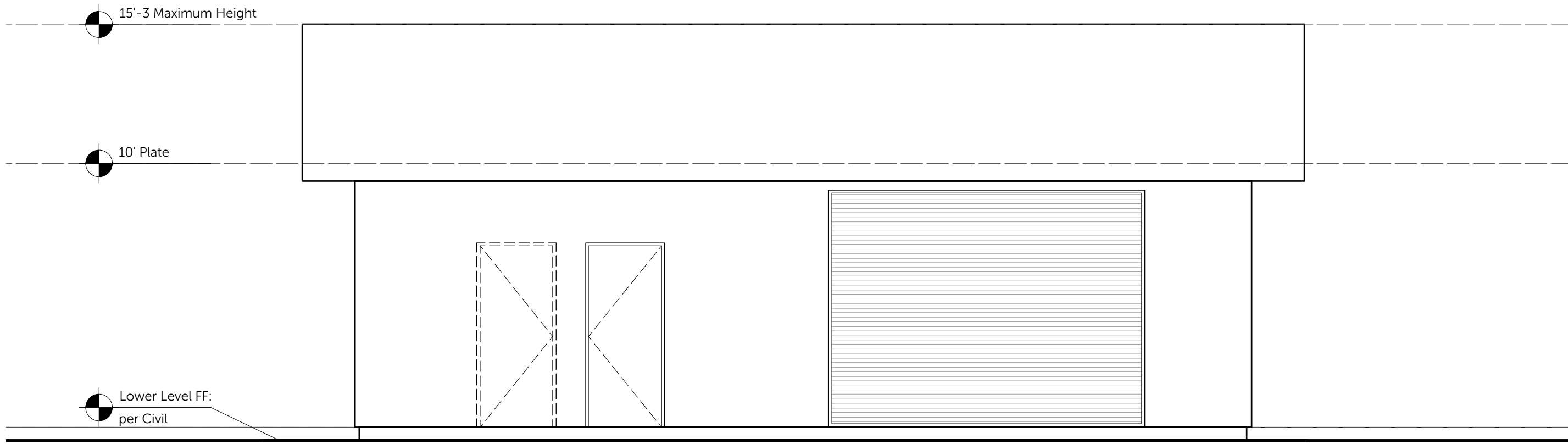
1 BREAKROOM- FRONT ELEVATION

Scale: 1/4" = 1'-0"



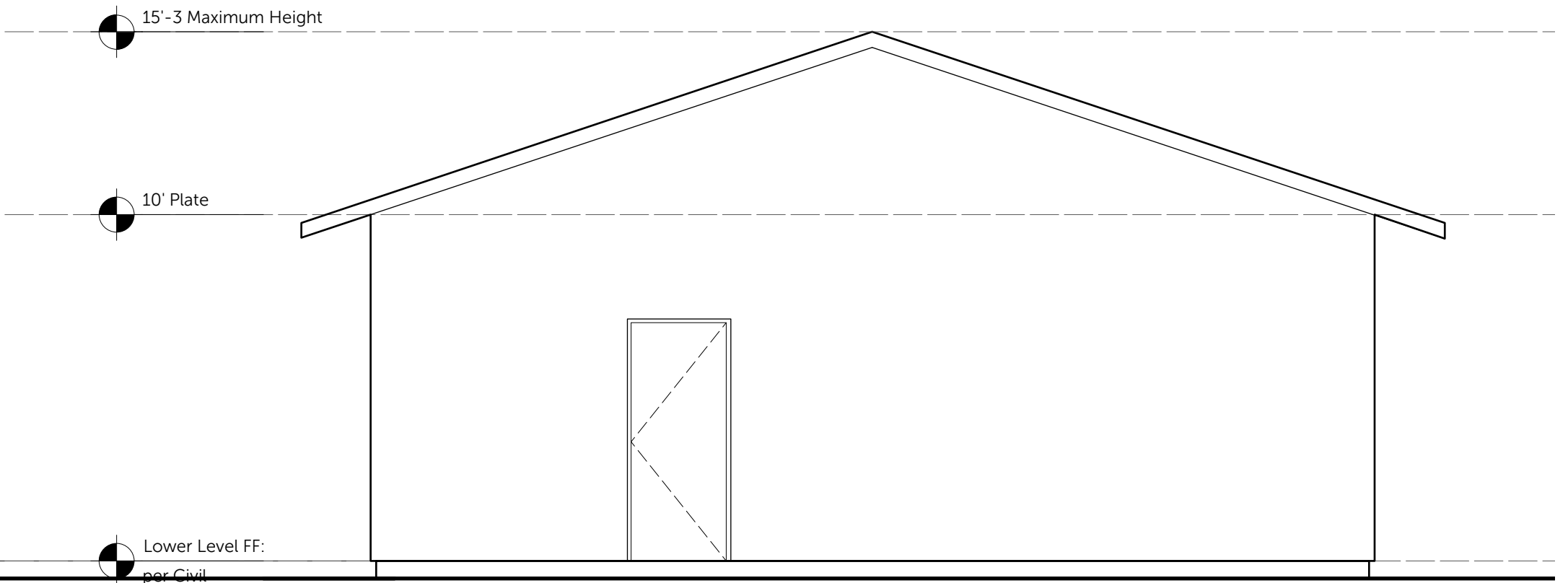
2 BREAKROOM- SIDE ELEVATION

Scale: 1/4" = 1'-0"



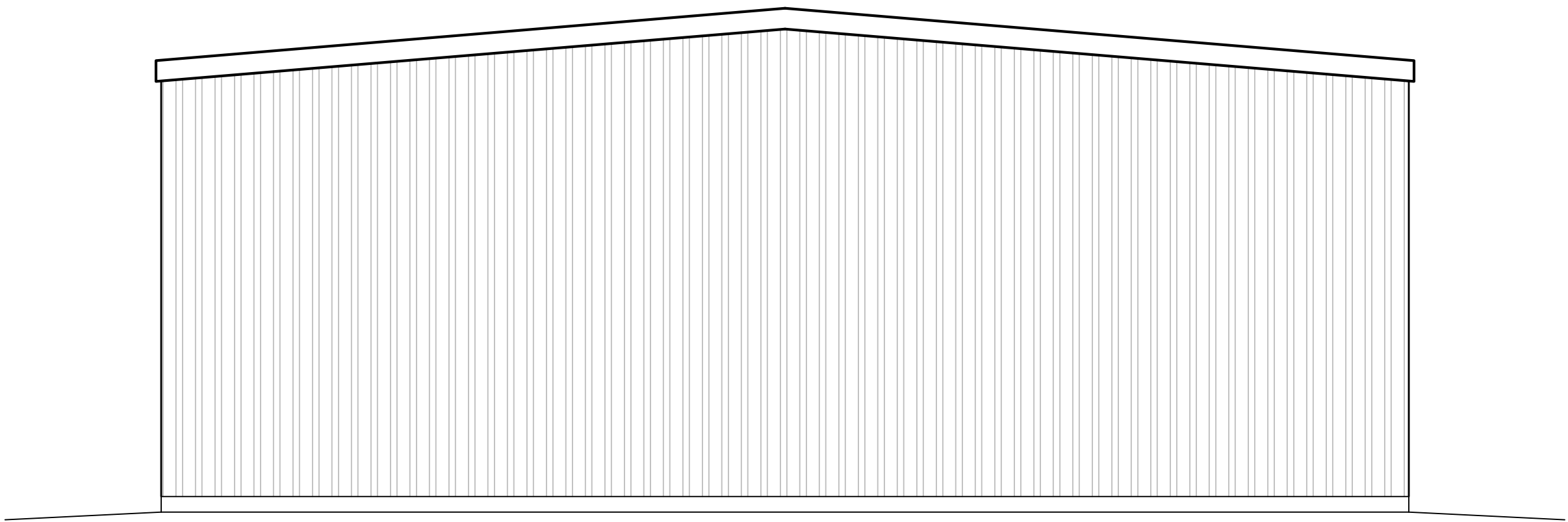
3 CURING/DRYING or MAINTENANCE- FRONT ELEVATION

Scale: 1/4" = 1'-0"

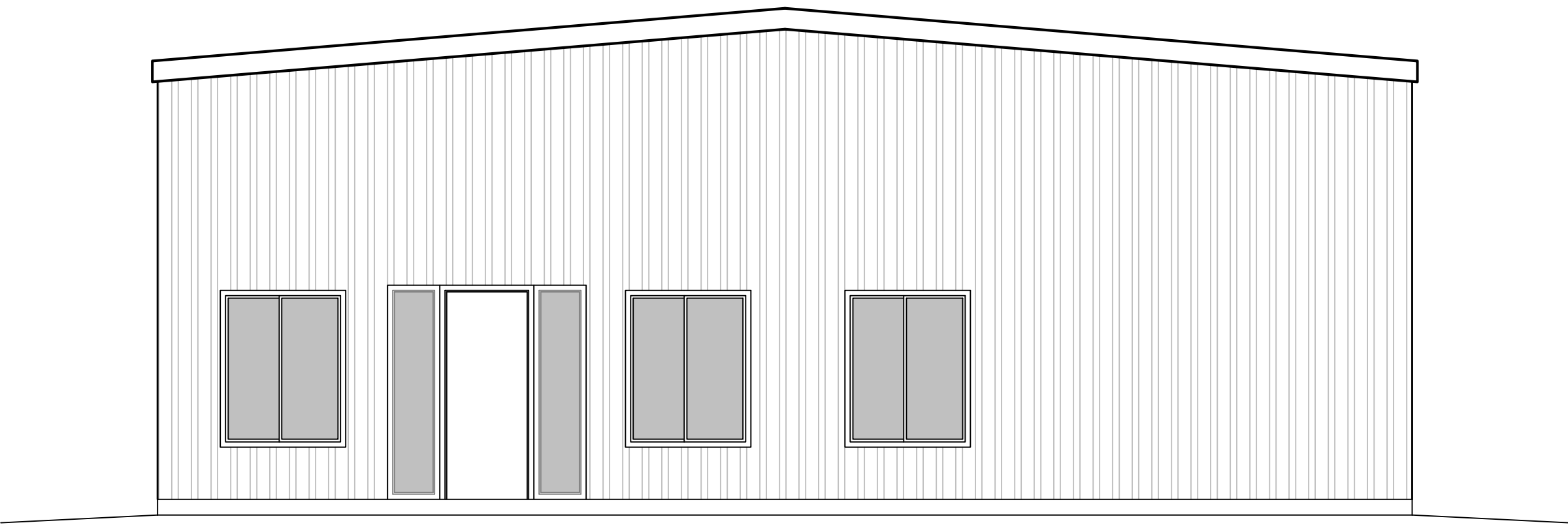


4 CURING/DRYING or MAINTENANCE- SIDE ELEVATION

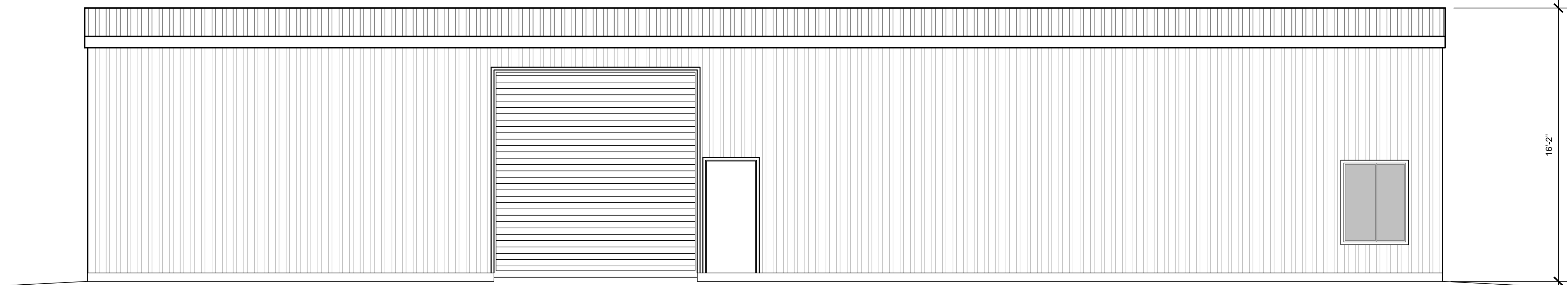
Scale: 1/4" = 1'-0"



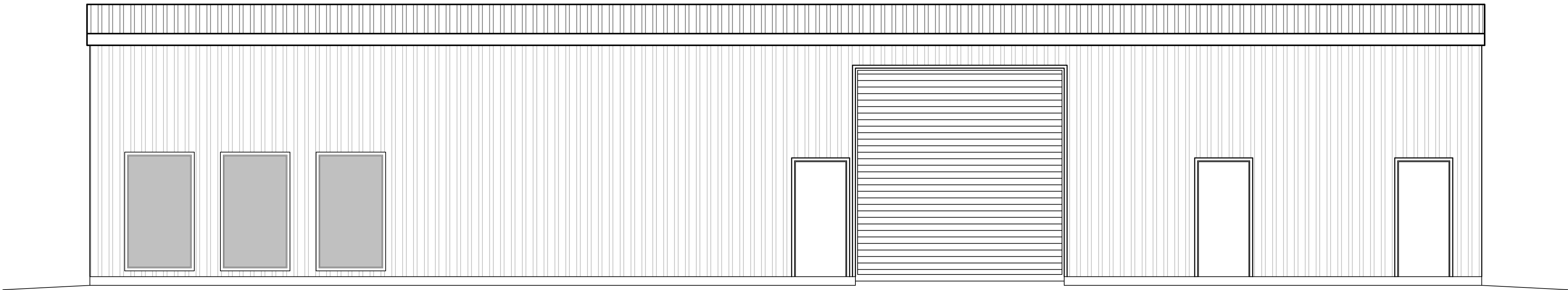
REAR ELEVATION



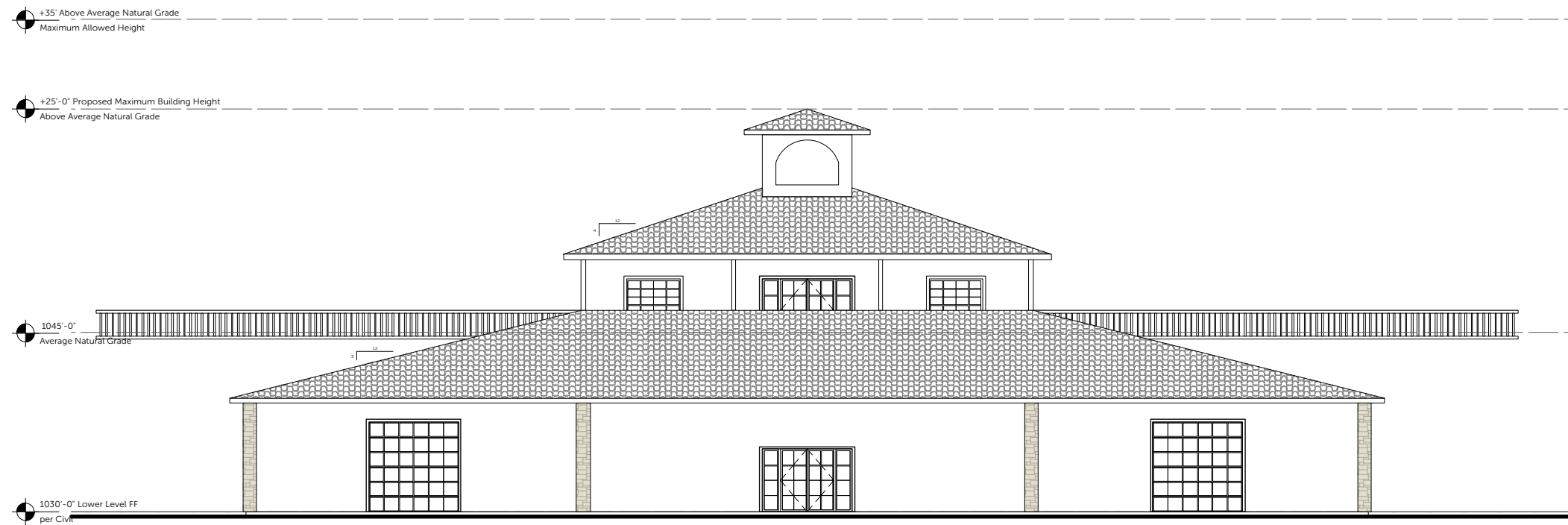
FRONT ELEVATION



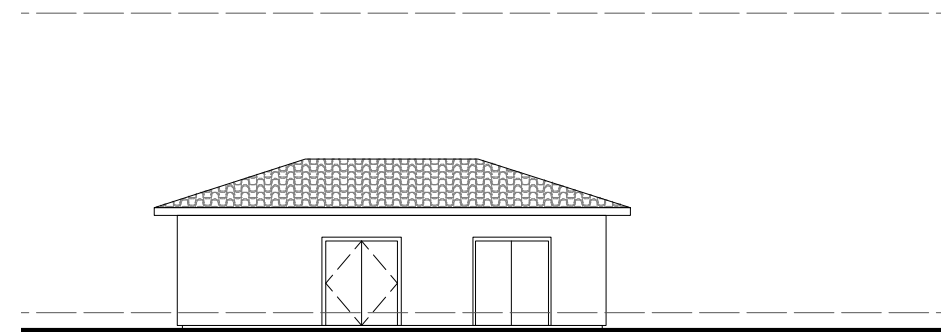
RIGHT ELEVATION



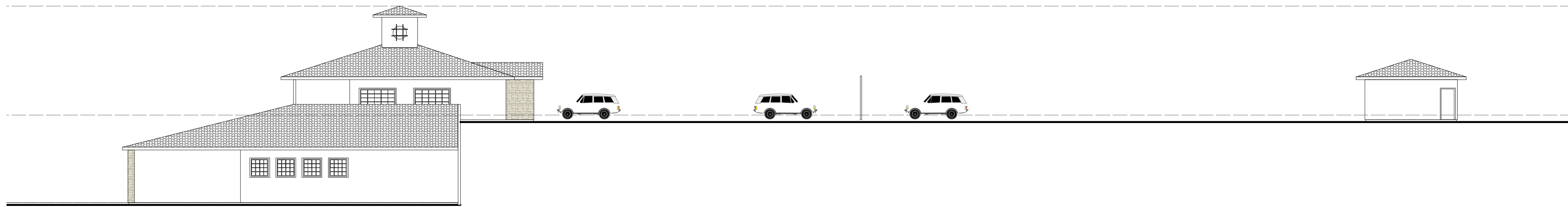
LEFT ELEVATION



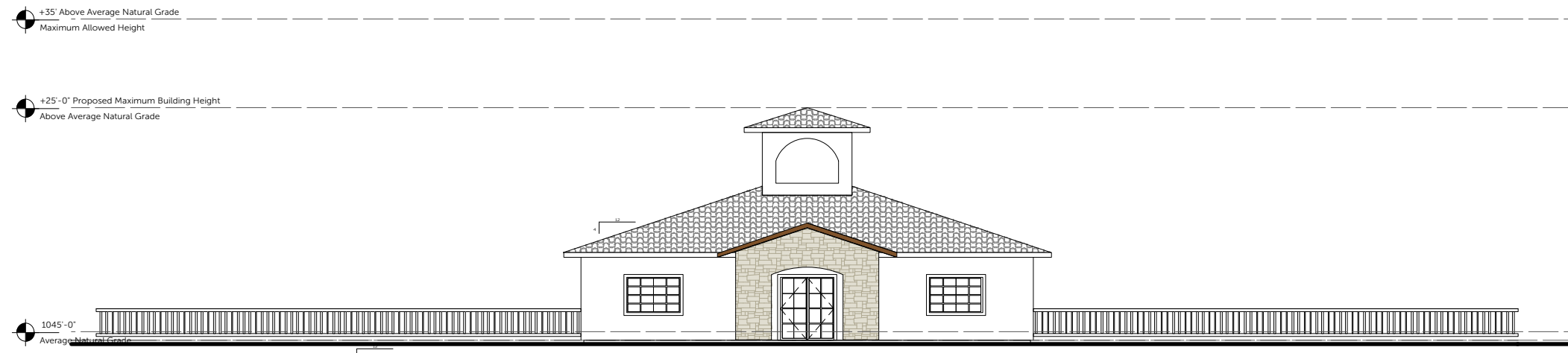
1 **PREMISE 4B- MANUFACTURE CAVERN- CAVERN ENTRY ELEVATION**
Scale: 1/16" = 1'-0"



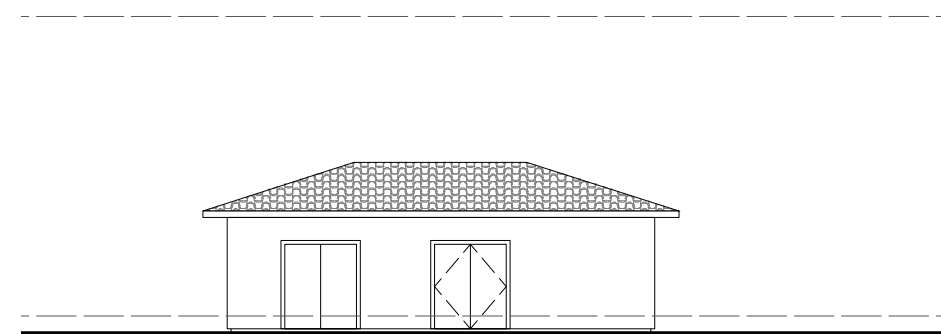
5 **PREMISE 4B- MANUFACTURE CAVERN- PRODUCT CHUTE SIDE ELEVATION**
Scale: 1/16" = 1'-0"



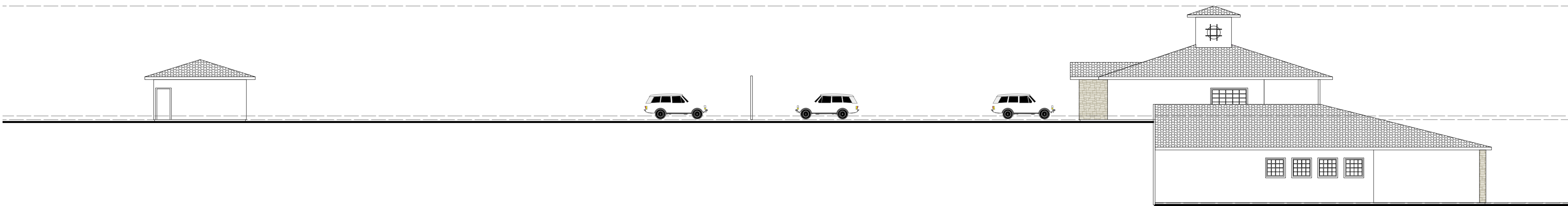
2 **PREMISE 4B- MANUFACTURE CAVERN- SIDE ELEVATION**
Scale: 1/16" = 1'-0"



3 **PREMISE 4B- MANUFACTURE CAVERN- OFFICE ENTRY ELEVATION**
Scale: 1/16" = 1'-0"



6 **PREMISE 4B- MANUFACTURE CAVERN- PRODUCT CHUTE SIDE ELEVATION**
Scale: 1/16" = 1'-0"



4 **PREMISE 4B- MANUFACTURE CAVERN- SIDE ELEVATION**
Scale: 1/16" = 1'-0"

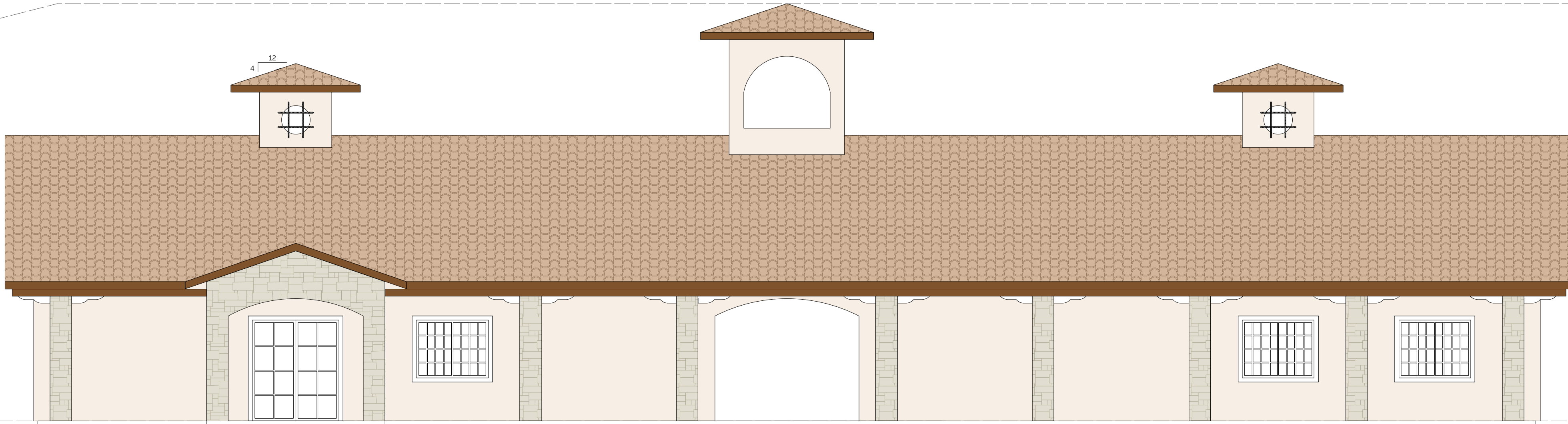
35'-0" Maximum Allowed Building Height
Above Average Natural Grade

33'-6" Maximum Allowed Building Height
Above Average Natural Grade

1101.6' Upper Level FF
per Civil

1197.0'
Average Natural Grade

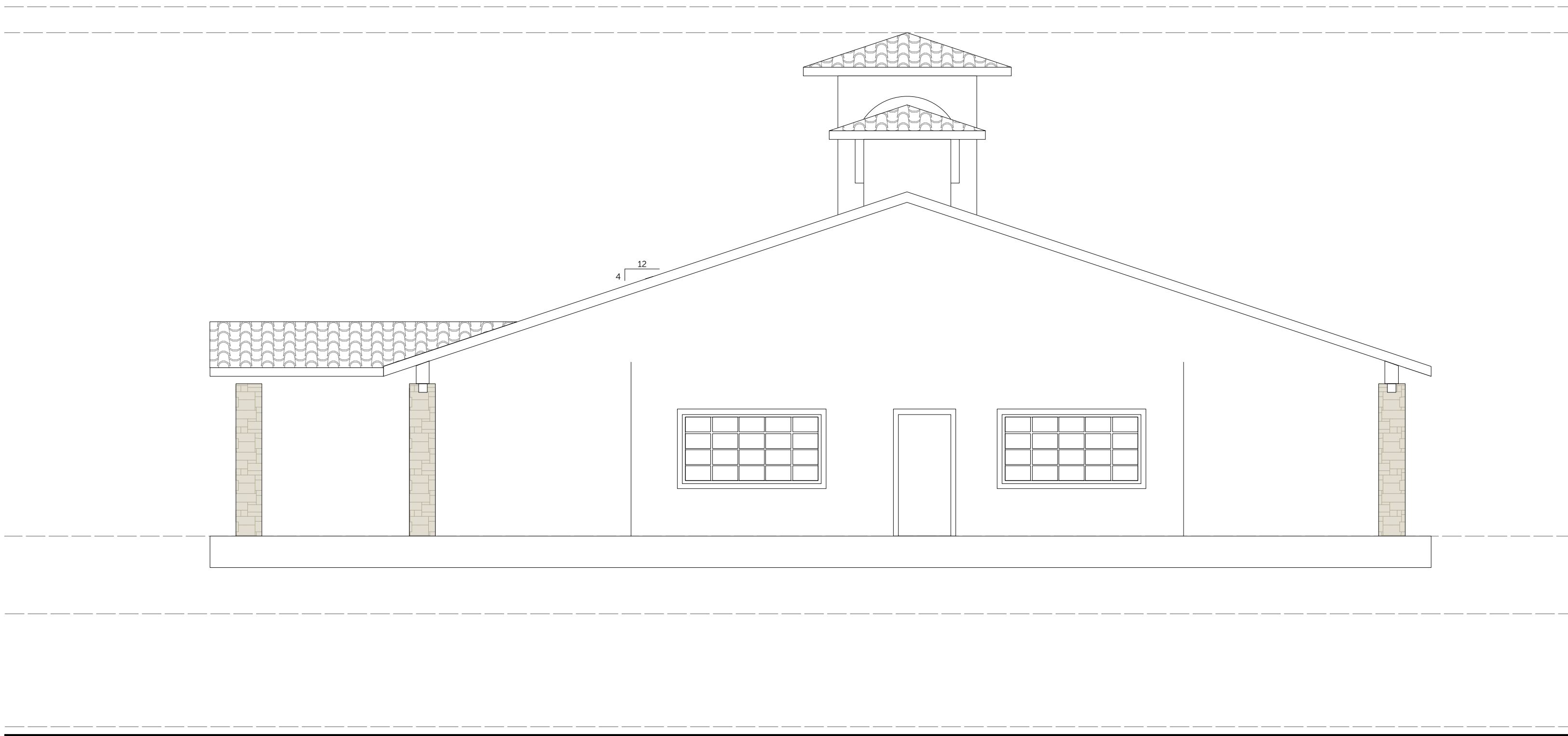
1090'-6" Lower Level FF
per Civil



1

PREMISE 5- VIRTUAL DISPENSARY- FRONT ELEVATION

Scale: 3/16" = 1'-0"



2

PREMISE 5- VIRTUAL DISPENSARY- SIDE ELEVATION

Scale: 3/16" = 1'-0"



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TRUE FARMA

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CLIENT:

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Paso Robles, CA 93446

(805) 801-1274

/MEET CONTENT/:

Premise 5
Virtual Dispensary
Elevations

CONSULTANT:

/TAMP:



DATE:

January 11, 2018

REV/NO/AY:

JOB NUMBER:

1731

/HEET:

A5.4

Date: January 11, 2018 Time: 5:26:38 PM Filename: TF 5 Virtual Dispensary.vwx

35'-0" Maximum Allowed Building Height
Above Average Natural Grade

33'-6" Maximum Allowed Building Height
Above Average Natural Grade

1101'-6" Upper Level FF
per Civil

1197'-0"
Average Natural Grade

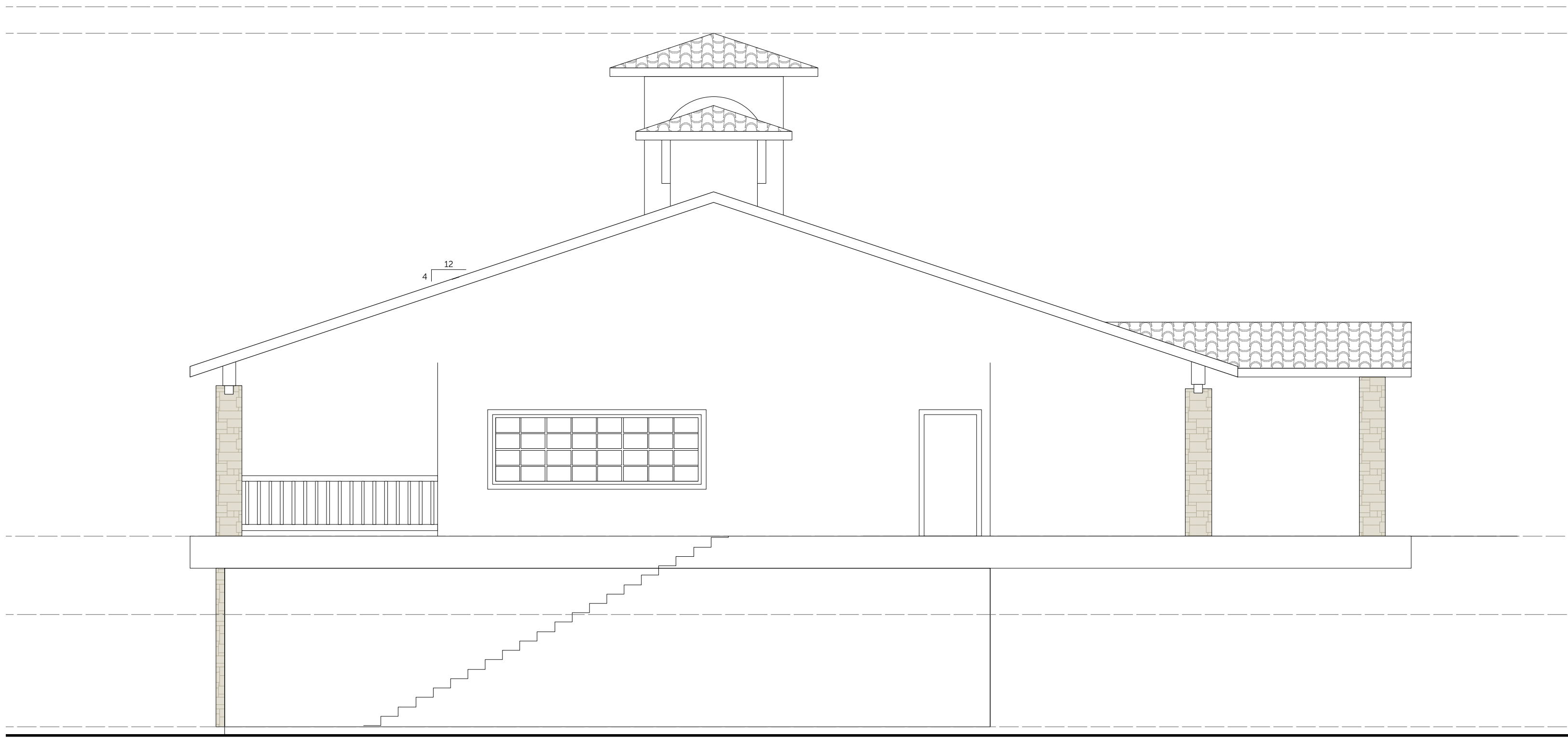
1090'-6" Lower Level FF
per Civil



1

PREMISE 5- VIRTUAL DISPENSARY- BACK ELEVATION

Scale: 3/16" = 1'-0"



2

PREMISE 5- VIRTUAL DISPENSARY- SIDE ELEVATION

Scale: 3/16" = 1'-0"



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Premise 5
Virtual Dispensary
Elevations

CONSULTANT:

TAMP:



DATE:

January 11, 2018

REV/NO:

JOB NUMBER:

1731

HEET:

A5.5

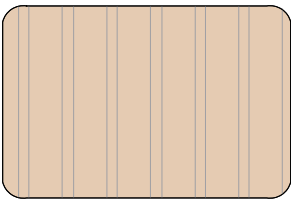
Color & Material Legend



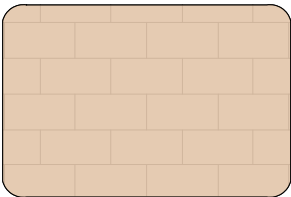
Exterior Finish 1
Color: stucco siding
match (e)



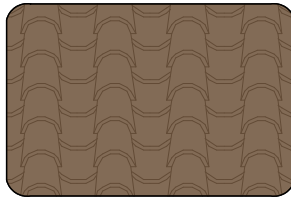
Exterior Finish 2
Color: wood paint
match (e)



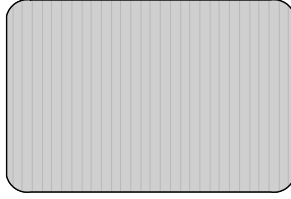
Exterior Finish 3
Color: metal siding
match (e)



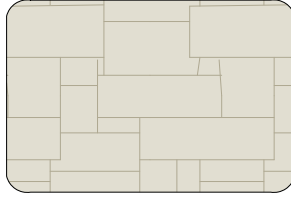
Exterior Finish 4
Color: tile siding
match (e)



Roof Material 1
Color: s-tile shingles
match (e)



Roof Material 2
Color: corrugated metal
light grey



Accent Finish 1
Color: stone siding
match (e)



Accent Finish 2
Color: type
color

Precedents

tuscan architecture
stucco with "sunset"-warm colors
crafted stone venner (limestone, sandstone, traventine, marble, etc.)
columns and arches
terra cotta roof tiles
hip or gable roof with deep overhangs
decorative tiles
iron gates or wrought iron hardware
french doors, wood with glass panels
vines on walls or columns



Existing Agriculture processing building is representative of finish materials/styles for Premises: 1, 2A, 2B, 2C, 3, 4A, common Breakroom, and Maintenance buildings.



Existing Bed & Breakfast is representative of finish materials/styles for Premises: 4B & 5.

