



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

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**THIS IS A \*\*REVISED\*\* PROJECT REFERRAL**

**DATE:** 6/28/2018  
**TO:** 4<sup>th</sup> District Legislative Assistant, Building Division, County Fire / CAL FIRE,  
Public Works, RWQCB, South County Advisory Council, Sheriff, AB52  
**FROM:** Brandi Cummings, (805-781-1006 or bcummings@co.slo.ca.us)  
Development Review Team / Current & Environmental Planning

**PROJECT NUMBER & NAME:** DRC2017-00118 SLO CULTIVATION

**PROJECT DESCRIPTION:** Proposed Conditional Use Permit for Cannabis activity to include cultivation, nursery, and retail delivery service: located at 1808 and 1810 Willow Road as well 520 Albert Way in Arroyo Grande.

**APN(S):** 091-181-045, -046, & -019

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

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

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

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

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

**PART III:** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

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**Date**

**Name**

**Phone**



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

## APPLICATION TYPE - CHECK ALL THAT APPLY

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

DRC2017-00118

SLO CULTIVATIO

CONDITIONAL USE PERMIT/

CANNABIS ACTIVITIES - CULTIVATION

INDOOR (22,000SQ)/ OUTDOOR (44,000SQ),

SCSC/ SCSC

BNC

AG RR

## APPLICANT INFORMATION Check box for contact

person assigned to this project Ivor and Brooks Van Wingerden Trust;

☒ Landowner Name Rene and June Van Wingerden Trust. Daytime Phone 805-708-4872

Mailing Address 775 Willow Road, Nipomo, CA Zip Code 93444

Email Address: Ivorvw@gmail.com

☒ Applicant Name SLO Cultivation, Inc. Daytime Phone 805-403-1033

Mailing Address P.O. Box 801, Nipomo, CA Zip Code 93444

Email Address: Kyle@slocultivation.com

☒ Agent Name Kyle Hardy Daytime Phone 805-403-1033

Mailing Address P.O. Box 801, Nipomo, CA Zip Code 93444

Email Address: Kyle@slocultivation.com

## PROPERTY INFORMATION

Total Size of Site: 80 acres Assessor Parcel Number(s): 091-081-046; 045; 019

Legal Description: Legal Description attached hereto as Exhibit "A"

Address of the project (if known): 1808 and 1810 Willow Road, Arroyo Grande, CA; 520 Albert Road, Arroyo Grande, CA

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Albert Way; HWY 101 to Willow Road, West to Albert Way

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

Greenhouse Cucumbers and Avocado Orchard

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See cannabis application herewith

## 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 June B. Van Wingerden Date 2/4/2018

Date 2/4/2018

## FOR STAFF USE ONLY

LAND USE PERMIT APPLICATION PACKAGE  
SAN LUIS OBISPO COUNTY PLANNING & BUILDING  
<http://www.slocounty.ca.gov/planning.htm>

PAGE 4 OF 16  
JULY 28, 2016  
PLANNING@CO.SLO.CA.US



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): \_\_\_\_\_

Describe existing and future access to the proposed project site: Gate at 1810 Willow Road, Arroyo Grande CA

**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: Rural Residential South: Rural Residential  
East: Agriculture West: Rural Residential

**For all projects, answer the following:** \*\*\*See Cannabis Application herewith for clarification  
Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 230,000 sq. feet 7 % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 5 Acres ☐ sq. feet ☒ acres

Total area of grading or removal of ground cover: See Application ☐ sq. feet ☐ acres

Number of parking spaces proposed: 25+ existing spaces Height of tallest structure: 25 feet existing

Number of trees to be removed: See Application Type: Avocado

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

\*\*See Site Plan herewith

**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 Portable Restrooms

☐ 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 and San Luis Obispo County

Fire Department

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

Total outdoor use area: 1(2) ☐ sq. feet ☒ acres -

Total floor area of all structures including upper stories: 230,000 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: 80 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: \_\_\_\_\_
- 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? **\*\*Previous Construction** ☒ 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: Previous construction of greenhouse on site.
- 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? \*\*See Water Analysis herewith
4. How many service connections will be required? NONE
5. Do operable water facilities exist on the site? \*\*See Water Analysis herewith  
☐ 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. See CEQA Analysis herewith; *previous test on file*
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. \*\*See Water Analysis herewith  
☐ 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? herewith  
☐ 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? Cannabis
2. Name of Solid Waste Disposal Company: \*\*See Waste Management Plan herewith
3. Where is the waste disposal storage in relation to buildings? \*\*See Waste Management Plan herewith
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: Lucia Mar
2. Location of nearest police station: 1681 Front St, Oceano, CA 93445
3. Location of nearest fire station: 2391 Willow Rd, Arroyo Grande, CA 93420
4. Location of nearest public transit stop: \_\_\_\_\_
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: Agriculture
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. \*\*See Archaeology

Report

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

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

1. Days of Operation: \*\*See Cannabis Application herewith Hours of Operation: \_\_\_\_\_
2. How many people will this project employ? less than 20
3. Will employees work in shifts? ☐ Yes ☒ No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
☒ Yes ☐ No If yes, please explain: \*\*Odors; See Odor Management Plan herewith
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: \_\_\_\_\_
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No  
If yes, please describe in detail: Agricultural Pesticides; See Cannabis Application herewith
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. less than 20 Between 4:00 to 6:00 p.m. less than 20

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 If yes, please describe: See Traffic Study

### **Agricultural Information**

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

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

### **Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): NONE
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? ☒ 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 \*: \_\_\_\_\_

\*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:  
\*\*See Water Analysis herewith relating to water conservation
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): Local Conditional Use Permit for Cannabis Activities, local business license.

Associated CA State Cannabis Licenses

(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**

- ☒ Cultivation      ☒ Nursery      ☐ Manufacturing Facility  
☐ Testing Facility      ☒ Dispensary      ☐ 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- 00363

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: SLO Cultivation, Inc. (Kyle Hardy, Pres.)

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?

- ☐ Type 1      ☐ Type 2      ☒ Type 3      ☐ Type 4  
☐ Type 5      ☐ Microbusiness      ☐ Indoor      ☒ Outdoor  
☒ 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.

1) 22,000 sq. ft. of greenhouse, mixed-light cultivation canopy , 87,000 sq. ft. Outdoor Cultivation

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
Pacific Gas and Electric	30,000
<b>Total Annual kWh:</b>	<b>30,000</b>

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

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

Source			
Month and Year			
1	*See SCS Engineers Water Analysis herewith*		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
<b>Totals</b>			



**CANNABIS APPLICATION SUPPLEMENT**

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: 55 Double Nickel Biofungicide; Pyganics; Cease Biofungicide; Regalia (Marrone Bio)

**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?

☐ Other \_\_\_\_\_

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

☐ No

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

☐ Butane ☐ Propane ☐ Hexane  
☐ 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

## INTRODUCTION

The following is an application (the “Application”) by Slo Cultivation, Inc. (“Slo Cultivation”) to obtain conditional land use approval for cannabis activities under County of San Luis Obispo Ordinance 3358 (the “Ordinance”) and Slo Cultivation is sometimes referred to herein as “Applicant” and “We”.

## IDENTIFICATION OF APPLICANT AND PROJECT SITE OWNERSHIP

- a. Applicant: Kyle Hardy, President Slo Cultivation, Inc.
- b. Project Site: (1) 1808 and 1810 Willow Road, Arroyo Grande, CA 93420; Assessor Parcel Numbers 091-181-046 and 091-181-045, respectively; (2) 520 Albert Way, Arroyo Grande, CA 93420; Assessor Parcel Number APN - 091-181-019. All parcels are contiguous.
- c. Zoning of Project Site: Residential Rural as to 091-181-046 and 091-181-045; Agriculture as to 091-181-019.
- d. Size of Proposed New Site: 80 Acres (60 Residential Rural; 20 Agriculture).
- e. Project Site Owner: Rene T. Van Wingerden and June B. Van Wingerden, Trustees U/D/T dated November 28, 1995 F/B/O the R. & J. Van Wingerden Family Trust AND Ivor Van Wingerden and Brooks Van Wingerden, Trustees of the Ivor and Brooks Van Wingerden Trust dated u/d/t November 2, 2012.

## PROJECT DESCRIPTION AND GENERAL SITE INFORMATION

This Application requests land use approval for various cannabis activity on the Site.

The following is a summary of proposed cannabis activities on the Site (for a more detailed description of these activities please see *Operations Plan, Nature of Operations* section below):

- 1) Slo Cultivation proposed cannabis activities:
  - a) 22,000 sq. ft. Indoor Cannabis Cultivation (California Type 3B, Tier 2, Cultivation License)(sometimes referred to herein as the “Indoor Cultivation”);
  - b) 35,000 sq. ft. Indoor Cannabis Nursery (California Type 4 License)(sometimes referred to herein as the “Indoor Nursery”);
  - c) Non-Storefront Retailer (California Type 9 License)(sometimes referred to herein as the “Retail Delivery Service” or “Non-Storefront Retailer”;
  - d) 87,000 sq. ft. Outdoor Cannabis Cultivation (California Type 3 License)(sometimes referred to herein as “Outdoor Cultivation”).

GENERAL DESCRIPTION OF SITE: The Site is located in the unincorporated area of South San Luis Obispo County on the Nipomo mesa approximately 4 miles from the coast. The Site is inland (East) of Highway 1, and is therefore located in the “Inland Zone” subject to Title 22 of the County Code. The Site has three common addresses: 1808 Willow Road, Arroyo Grande, CA 93420, 1810 Willow Road, Arroyo Grande, CA 93420, and 520 Albert Way, Arroyo Grande, CA 93420. See assessor parcel map attached hereto as **Attachment #5**.

The real property at 1808 and 1810 Willow Road, Arroyo Grande, CA (sometimes the “RR Parcels” or “RR Parcel”) is a two parcel, 60-acre property with 40 acres of farmed avocado trees and an approximate 230,000 sq. ft. greenhouse located on Assessor’s Parcel Number 091-181-046. The greenhouse has a partition wall with locking door in the North/South direction which divides the greenhouse into two discrete halves of about two and one-half (2 ½) acres each. Included in the total square footage of the greenhouse is an approximate 12,000 sq. ft. agricultural/commercial processing bay located (sometimes, “processing bay” or “greenhouse processing bay”) on the easternmost side of the structure.

The greenhouse is currently leased from the Site owners by Ocean Breeze International, Inc. for the purpose of cultivating cucumbers. As proposed herein, Slo Cultivation would occupy the East one-half (½) of the greenhouse (approximately 110,000 sq. ft.) and one-half (½) of the processing bay (approximately 6,000 sq. ft.) for Indoor Nursery, Indoor Cultivation, and Non-Storefront Retailer activities,<sup>1</sup> while Ocean Breeze International would exclusively occupy the West one-half (½) of the greenhouse and the remainder of the processing bay for cucumber processing and cooling. No physical spaces will be shared by and between the two companies save and except the break area, locker area, and employee parking. See “Nature of Ocean Breeze International Cucumber Operations On Site” section below for more information re Ocean Breeze farming operations.

520 Albert Way, Arroyo Grande, CA (sometimes the “AG Parcel”) is a 20-acre agriculture zoned parcel with farmed avocado trees, a 1,200 sq. ft. residential dwelling, and a small garage. The AG Parcel is secluded and naturally screened by eucalyptus trees on the East, North, and West sides of the property and additionally screened on the South side by mature avocado trees on the RR Parcels.

EXISTING AND PROPOSED SITE STRUCTURES: RR Parcels: Approximate 230,000 sq. ft. commercial greenhouse inclusive of a 12,000 sq. ft. agricultural/commercial processing bay. No new structures are proposed on the RR Parcels. New Modular units are proposed to support cannabis activities inside the existing processing bay (please see Floor Plan in **Attachment #12**)

SITE OWNERSHIP: Pursuant to Section 22.80.030 of the San Luis Obispo County Code, Ownership is in the name of Rene T. Van Wingerden and June B. Van Wingerden, Trustees U/D/T dated November 28, 1995 F/B/O the R. & J. Van Wingerden Family Trust AND Ivor Van Wingerden and Brooks Van Wingerden, Trustees of the Ivor and Brooks Van Wingerden Trust dated u/d/t November 2, 2012. The vesting deeds evidencing present ownership are attached hereto as **Attachment #6**. Please see “Tenant in Common Agreement” attached hereto as **Attachment #7** for information on unified ownership/control of Site.

SITE ZONING: The Site has two land uses zonings: two (2) residential rural zoned parcels (60 acres total) at 1808 and 1810 Willow Road, Arroyo Grande, CA, and one (1) agriculture zoned parcel (20 acres) at 520 Albert Way, Arroyo Grande, CA. All parcels are contiguous and under same ownership per definition of “Site” for cannabis activities. The cannabis activities proposed herein are eligible for land use approval through a Conditional Use Permit. See **Attachment #9** for Zoning Map of the area surrounding the Site.

**AUTHORITY TO OCCUPY SITE:** See “Cannabis Consent and Conditional Lease Agreement” executed by Site owners Rene T. Van Wingerden and June B. Van Wingerden, Trustees U/D/T dated November 28, 1995 F/B/O the R. & J. Van Wingerden Family Trust, and Ivor Van Wingerden and Brooks Van Wingerden, Trustees of the Ivor and Brooks Van Wingerden Trust dated u/d/t November 2, 2012 (**Attachment #8**).

## **SITE PLAN**

Attached hereto and incorporated herewith as **Attachment #10** is the site plan for the proposed *Project* (the “Site Plan”) The Site Plan includes but is not limited to:

- 1) SITE LOCATION AND DIMENSIONS;
- 2) ROAD ACCESS FROM ALBERT WAY;
- 3) BUILDINGS AND STRUCTURES ON THE SITE;
- 4) EASEMENTS ON THE SITE;
- 5) UTILITY INFORMATION (INCLUDING WATER SOURCE, BYERS SYSTEM ODOR CONTROL UNITS AND PIPING);
- 6) PARKING AREAS
- 7) TOPOGRAPHIC CONTOUR LINES

## **PROOF OF LEGAL ACCESS**

The Site has two legal access points from Albert Way, also known as Alberta Way, which is a paved public road. One allows gated access to the residential rural portion of the Site at 1808 and 1810 Willow Road, Arroyo Grande, CA 93420, and the other allows gated access to the agriculture portion of the Site at 520 Albert Way, Arroyo Grande, CA 93420. The *Project* will only utilize access to the site at 1810 Willow Road. See attached Site Plan for further details.

## **VICINITY MAP**

Attached hereto and incorporated herewith as **Attachment #11** is a “Vicinity Map” showing the requisite surrounding area. SLO Cultivation alleges that there are no pre-schools, elementary schools, junior high schools, high schools, libraries, parks, playgrounds, recreation or youth centers, licensed drug or alcohol recovery facilities, or licensed sober living facilities within 1,000 feet of the Site property line as of the time of submittal of this Application. Land uses immediately surrounding the area consist of single family residential dwellings on agricultural and large residential rural parcels.

Attachment #11 includes distances to neighboring residential uses, including but not limited to the Callender-Garrett VRL, Palo Mesa VRL, Woodlands VRL, and Blacklake VRL. For ready reference, the Site is approximately:

- 1) 650 feet from the nearest border of the Callender-Garrett VRL; 1300 feet from the nearest dwelling site of the Callender-Garrett VRL;
- 2) 2,500 feet from Palo Mesa VRL;
- 3) 2,500 feet from the Woodlands VRL; and
- 4) 2,500 from the Blacklake VRL.

## **PRELIMINARY FLOOR PLANS**

See floor plans for Indoor Cultivation and Indoor Nursery (“Preliminary Indoor Cultivation, Nursery, and Processing Floor Plans”) attached hereto as **Attachment #12** Indoor Cultivation, Nursery,



processing, holding, storing, packaging, and labeling shall take place in the greenhouse or processing bay, as applicable. See site plan for the Outdoor Cultivation Area included in **Attachment #10**,

## **STORM WATER CONTROL PLAN (SWCP) APPLICATION**

A Storm Water Control Plan Application was completed for the existing greenhouse on the Site when it was constructed on or about the year 2003.

## **GRADING PLAN**

No grading is proposed for the *Project*

## **DRAINAGE, EROSION, AND SEDIMENTATION CONTROL PLAN**

A drainage, erosion, and sedimentation control plan is not required for this *Project*.

## **WATER MANAGEMENT PLAN**

The Water Management Plan is prepared by *SCS Engineers* in accordance with the Ordinance and section 19.07.040 et. sec. of the San Luis Obispo County Code. See Water Usage Study attached hereto and incorporated herewith as **Attachment #13**. In addition to Attachment #13, the following water information is offered as ready reference information:

### **PROPOSED WATER SUPPLY**

The Site is located at the corner of Willow Road and Albert Way on the Nipomo mesa in the Nipomo Mesa Water Conservation Area. The Site proposes to use an existing groundwater extraction well identified on the attached Site Plan (the "Cultivation Well"). The Well is currently used to irrigate the cucumbers in the greenhouse, and the recaptured cucumber drip water is used supplement irrigation of the avocado orchards on the Site. No water shall be transported by vehicle to the Site.

### **CONSERVATION MEASURES**

As stated in **Attachment #13**, the following conservation measures are proposed:

- 1) Removal of 2.5 acres of cucumbers in the greenhouse. As mentioned above, the greenhouse is divided into halves (2.5 acres each) by a partition wall with locking door. Cucumber vines in the East half of the greenhouse shall be removed entirely and replaced with 22,000 sq. ft. of Indoor Cultivation, and approximately 35,000 sq. ft of Indoor Nursery, for a total of 57,000 sq. ft of cannabis plant area. Thus, approximately 2.5 acres of cucumbers sq. ft. of cucumbers shall be removed, and 57,000 sq. ft of cannabis plant area shall be installed.
- 2) Removal of Avocado Trees for Outdoor Cultivation area. This Application requests land use pre-approval for one (2) acre of Outdoor Cultivation on the AG parcel. To make room for the Outdoor Cultivation area, at least two-acre of avocado trees must be removed.

### **WATER OFFSET REQUIREMENTS**

The Site is located in the Nipomo Mesa Water Conservation Area and as such is governed by Title 19 of the San Luis Obispo County Code. The offset requirements for the Site and the plan to meet them are described in **Attachment #13**.

## OTHER ENVIRONMENTAL REQUIREMENTS PER STATE LAW

Pursuant to California law, Slo Cultivation shall also comply with the following:

- 1) Compliance with section 13149 of the Water Code as implemented by the State Water Resources Control Board, Regional Water Quality Control Boards or California Department of Fish and Wildlife;
- 2) Compliance with any conditions requested by the California Department of Fish and Wildlife or the State Water Resources Control Board under section 26060.1 (b)(1) of the Business and Professions Code;
- 3) All outdoor lighting used for security purposes shall be shielded and downward facing.
- 4) Immediately halt cultivation activities and implement section 7050.5 of the Health and Safety Code if human remains are discovered;
- 5) All requirements for generators pursuant to section 8306 of this chapter. Here, the greenhouse has a backup generator but which only provides power in the event of a total power failure at the site;
- 6) Compliance with pesticide laws and regulations as enforced by the Department of Pesticide Regulation; and
- 7) Compliance with requirement that cultivation lights are shielded from sunset to sunrise to avoid nighttime glare.

## OPERATIONS PLAN

### NATURE OF OPERATIONS, DETAILED OPERATING PROCEDURES, AND GENERAL EQUIPMENT

The general nature of the operations proposed by this Application is described in this section. For detailed Operating Procedures for Nursery, Cultivation, Packaging, Labeling, Inventory Holding, Storing, and Non-Storefront Retail Delivery activities, please see **Attachment #14** herewith.

**Indoor Nursery:** Cannabis plants shall be propagated via “mother” plants (genetic stock from which plant cuttings are taken) and rooted in the Indoor Nursery area. Cuttings are kept in enclosed, high-humidity “hoops” to promote quick and healthy root growth. Once the cuttings are sufficiently rooted, they are transitioned to a new growing medium and cultivated via natural and artificial light until reaching a certain desired size. Slo Cultivation shall use these immature plants for its own cultivation and also for retail delivery to customers. The size of the proposed Indoor Nursery area is 35,000 sq. ft., and the area shall be used for the above-mentioned propagation of existing cannabis varieties and also for research and development of new cannabis varieties.

**Indoor Cultivation:** The 22,000 sq. ft. of cultivation requested by this Application is considered “Indoor” cultivation by the Ordinance, and “mixed-light, tier 2” cultivation under State law. The term mixed-light refers to the use of sunlight as the primary source of light and artificial light as the supplemental source. “Tier 2” refers to a supplemental lighting capability of 7 to 25 watts per sq. ft. The greenhouse has existing 1000-watt High Pressure Sodium (HPS) artificial lights installed above the proposed cultivation and nursery areas (See “Artificial/Supplemental Lighting Diagram” attached as **Attachment #15**). This places Slo Cultivation squarely within Mixed-Light, Tier 2 under State law.

Artificial lights for cannabis are generally used for the following purposes:

- 1) Supplemental light during times of overcast weather;
- 2) Supplemental light during winter when days are short;
- 3) Supplemental light to boost flower quality, yield, and/or resin production; and

- 4) Holding cannabis plants in the vegetative/immature state to increase plant size, or to prevent the plants from flowering in the case of maintaining “mother” plants for propagation material.

*Growing Medium and Fertilizer:* “Cultivation” in this context is the growing of cannabis plants to maturity and eventual harvest. Plants shall be grown using a hybrid hydroponic/soil growing medium primarily consisting of recycled coco coir. Plants are fertilized via fertigation lines connected to a fertigation system that mixes clean water with synthetic salts of various forms of nitrogen, phosphorus, and potassium. Organic fertilizer inputs are also utilized.

*Light Deprivation Curtains (“Blackout Curtains”):* Plants are kept in the mature or “flowering” stage by controlling the number of light-hours the plants receive during a 24-hour period. Mature plants typically receive 12 hours of light and 12 hours of darkness. Manipulation of the photoperiod is achieved by automatic light deprivation curtains installed inside the greenhouse.

*Use of Cultivation Space:* Optimal utilization of space within the limited 22,000 sq. ft. cultivation area is important. Here, rolling benches will permit Slo Cultivation to use up to 90% of the designated cultivation area by creating one moveable pathway between the plants, rather than multiple permanent pathways.

*Integrated Pest Management:* Spraying for pests is a routine procedure. Immature and mature cannabis plants may be sprayed from week to week with CA approved organic pesticides. Beneficial and predatory insects shall also be used to control harmful insect populations.

*Harvesting:* When mature plants reach the end of their life-cycle, they are harvested (cut at the base of the stalk) and hung to dry in a designated drying room in the greenhouse processing bay. When sufficiently dry, the plants are transitioned to the processing area where the dried cannabis flowers (“buds”) are separated from the stalk, then trimmed, manicured, graded, sorted, packaged and labeled. The leafy byproduct of processing that is “shaken” from the dried flowers is called *trim*. Trim is used in Non-Volatile Manufacturing and Infusion processes to make additional cannabis products. A summary of the general equipment used in Cultivation and Nursery operations is as follows:

- 1) Artificial/Supplemental lighting system;
- 2) Desiccant dehumidifiers for dehumidification and environmental control;
- 3) Portable spray tank for pesticide application;
- 4) Automatic light deprivation curtains; and
- 5) Fertigation system that delivers water-diluted fertilizer to the plants.

**Outdoor Cultivation:** In this temperate coastal climate, outdoor cannabis plants are generally planted in mid March and are harvested in early to late November. The plants remain in the immature or “vegetative” state for many months, thus their relative large size, and begin to flower in late August. Outdoor plants are spaced far apart compared to their indoor counterpart because the plants reach a much larger size. About 550 plants would be placed in the proposed 87,000 sq. ft. Outdoor Cultivation area on the AG Parcel when an appropriate applicant is located and attached to the site.

PER STATE LAW, NO LIGHT DEPRIVATION MAY BE USED ON OUTDOOR CULTIVATION TO CAUSE MORE THAN ONE (1) HARVEST PER YEAR. Because only one harvest per year is generally possible under State law, the outdoor plants would cause an odor in the months of September thru November only. Please see Odor Management Plan section below.

**Non-Storefront Retail Delivery:** Non-Storefront Retail Delivery is a retail service that delivers cannabis products to customers who make orders online (through the Slo Cultivation website - *slocultivation.com*) or over the phone. Customer intake information regarding the customer's identity, age, and physical address is first obtained and then an internal customer account is created. The customer's order is filled from the inventory stored in our facility's secure retail inventory room. Upon arrival at the customer's physical address, the customer's age and identity is verified and the customer is then required to sign a receipt for the order. As required under State law, a GPS unit is affixed to the delivery vehicle so that the vehicle's exact location may be monitored in real-time.

Additional material points regarding retail delivery:

- 1) Vehicles shall be non-descript and shall not utilize any logo, company information, or other identifying marks.
- 2) Slo Cultivation intends to commence delivery operations with two dedicated delivery vehicles.
- 3) Slo Cultivation expects to make up to 6 deliveries per day. Delivery orders shall be collected throughout the day, however deliveries (departure and returns) shall occur between 9:00 AM and 4:00 PM.
- 4) While making deliveries, cannabis products are secured in a lockbox affixed (bolted) to the interior rear of the delivery vehicle.

For more detailed information on delivery operating procedures, see Attachment #13.

## **SECURITY PLAN**

The security plan incorporates security infrastructure (below) and security operating procedures. Please see General Operating Procedures, Part Q - Security, for detailed security operating procedures.

### Video Surveillance System

- 1) The Site shall have a digital video surveillance system with a minimum camera resolution of 1280 x 720 pixels.
- 2) The surveillance-system storage device or the cameras shall be transmission control protocol (TCP) capable of being accessed through the Internet.
- 3) The video surveillance system shall at all times be able to effectively and clearly record images of the area under surveillance.
- 4) Each camera shall be permanently mounted and in a fixed location. Each camera shall be placed in a location that allows the camera to clearly record all activity occurring within 20 feet of all points of entry and exit on the Site, and allows for the clear and certain identification of any person and all proposed activities in all areas on the Site.
- 5) Areas that shall be recorded on the video surveillance include the following: (1) Areas where cannabis is grown, where goods are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the premises; (2) Limited-access areas; (3) Security rooms; (4) Areas storing surveillance-system storage devices with at least one camera recording the access points to the secured surveillance recording area; and (5) Entrances and exits to the premises, which shall be recorded from both indoor and outdoor vantage points.
- 6) Cameras shall record continuously 24 hours per day and at a minimum of 15 frames per second (FPS).
- 7) The physical media or storage device on which surveillance recordings are stored shall be secured in a manner to protect the recording from tampering or theft.
- 8) Surveillance recordings shall be kept for a minimum of 90 days.

- 9) Surveillance recordings shall be kept in a manner that allows County authorities to view and obtain copies of the recordings at the Site immediately upon request.
- 10) Recorded images shall clearly and accurately display the time and date. Time is to be measured in accordance with the United States National Institute Standards and Technology standards.
- 11) The video surveillance system shall be equipped with a failure notification system that provides notification to the designated Security Manager of any interruption or failure of the video surveillance system or video surveillance-system storage device.

Locks and Doors:

- 1) Slo Cultivation shall ensure that the limited-access areas (defined below) can be securely locked using commercial-grade, nonresidential door locks.
- 2) Doors granting access to limited-access areas shall have a one-way viewing window allowing persons to view outside the limited-access area, but not inside.

Alarm System:

- 1) Slo Cultivation shall maintain an alarm system. "Alarm system" means an assembly of equipment and devices, including flood lights, arranged to signal the presence of a hazard requiring urgent attention and to which police are expected to respond.
- 2) Slo Cultivation shall ensure a licensed alarm company operator or one or more of its registered alarm agents installs, maintains, monitors, and responds to the alarm system.
- 3) Upon request, Slo Cultivation shall make available to the County Authorities all information related to the alarm system, monitoring, and alarm activity.

Security Gates:

- 1) Entry and exit at 1808 and 1810 Willow Road (the RR Parcels) shall be secured by a motorized gate that grants entry and exit only to those Slo Cultivation employees, Ocean Breeze International employees, and other authorized persons who possess a unique magnetic access card. The gate shall operate for most employees from 6:30 a.m. to 8:30 p.m., Monday through Saturday, only. Slo Cultivation officers, designated supervisors, and other cleared employees (if any) may be granted access during non-standard hours for emergency purposes or for official company business.

Security Fence:

- 1) A 6-foot chain link fence shall run parallel to Albert Way and shall connect to the above-discussed security gate at 1808 Willow Road. Further, the entire site is surrounded by barbed-wire fencing to deter unauthorized access to the Site.
- 2) A 6-foot chain link fence with manual entry and exit gate shall entirely enclose the proposed Outdoor Cultivation area.

Limited-Access Areas. As a general principle, all areas conducting cannabis activities are limited-access areas. Some areas, however, are more sensitive than others for safety reasons and reasons relating to equipment tampering and product theft (e.g., security data holding area and inventory area). Each area has a security sensitivity rating of either "low," "moderate," "high" or "very high," and security protocols vary accordingly. The following areas are limited-access areas:

- 1) Indoor Cultivation and Indoor Nursery - The Cultivation and Nursery areas inside the greenhouse are where live cannabis plants are grown. Here, because the cannabis

plants are either immature nursery plants (no flowers) or mature but “wet” and undried and unfit for consumption, the area has a sensitivity rating of “low.” Nonetheless, the area is limited to cultivation and nursery employees only and no other Slo Cultivation employees may loiter or touch live plants at any time

- 2) Outdoor Cultivation - The Outdoor Cultivation area is the area where live outdoor cannabis plants are grown on the Site (specifically located on the AG Parcel). The area is naturally screened and secluded by avocado trees and further surrounded by a 6-ft chain link fence. The area is limited to supervisors and cultivation and nursery employees and has a sensitivity rating of “low.”
- 3) Cultivation Drying Room - The “Cultivation Drying Room” is the location where harvested mature plants are hung to dry by the cultivation and nursery employees. The area maintains a humidity level of 55% at all times. Access to this area is limited to supervisors and cultivation and nursery employees only. This area also has a sensitivity rating of “low.”
- 4) Cultivation Processing Room - When harvested plants are sufficiently dry, they are removed from the Cultivation Drying Room and stored in large bins in the “Cultivation Processing Room.” Processing employees process these dried plants by removing the cannabis flowers from the stalks for further processing. Further processing includes, trimming, manicuring, grading, sorting, sifting, weighing, packaging and labeling. Access to this area is limited to supervisors and processing employees. This area has a sensitivity rating of “moderate” because cannabis products are “in-process” nearing readiness for sale.
- 5) Inventory and Storage Room - The “Inventory and Storage Room” holds (1) packaged and labeled inventory ready for sale, (2) packaged and labeled inventory not ready for sale, and (3) high value “in-process” material such as extracted cannabis oil that will be used to make cannabis products. This area may only be accessed by Supervisors and select inventory and storage room employees, and has a sensitivity rating of “very high.”
  - a) Security Locker - The “Security Locker” is a locked cage/storage in the inventory and that houses computer servers and other hardware, data captured by the surveillance system, and alarm system equipment. It also contains sensitive company operating information. Only the Security Supervisor and select company officers shall have access to the Security Locker. This locker has a sensitivity rating of “very high.”

Site Guests: Slo Cultivation shall ensure that any person in the limited-access areas on the Site, except for Slo Cultivation employees and authorized contractors, are escorted at all times by one employee of Slo Cultivation. For further details see General Operating Procedures, Part Q.

Badge Requirement: All agents, officers, or other persons acting for or employed by Slo Cultivation shall display a laminated or plastic-coated identification badge issued by Slo Cultivation at all times while on the Site or while off-Site making retail deliveries. The identification badge shall, at a minimum, include the Slo Cultivation's "doing business as" name and license number, the employee's first name, an employee number exclusively assigned to that employee for identification purposes, and a color photograph of the employee that clearly shows the full front of the employee's face and that is at least 1 inch in width and, 1.5 inches in height. See General Operating Procedures, Part Q, for further details.

## **TRACK AND TRACE SYSTEM**

Track and Trace is a State mandated requirement for all cannabis activities and serves a function of security and compliance. The following includes but is not limited to Slo Cultivation's track and trace plan in accordance with State law:

1) Slo Cultivation shall create and maintain an active and functional account within the track and trace system prior to engaging in any commercial cannabis activity at the Site, including the purchase, sale, test, packaging, transfer, transport, return, destruction, or disposal, of any cannabis goods.

2) Slo Cultivation shall designate Kyle B. Hardy as the track and trace system account manager (the "account manager"). The account manager may authorize additional owners or employees as track and trace system users and shall ensure that each user is trained on the track and trace system prior to its access or use:

a) The account manager shall attend and successfully complete all required track and trace system training, including any orientation and continuing education.

b) If the account manager did not complete the required track and trace system training prior to receiving their annual license, the account manager shall sign up for and complete state mandated training, as prescribed by the Bureau of Cannabis Control, within five business days of license issuance.

3) The account manager and each user shall be assigned a unique log-on, consisting of a username and password. The account manager or each user accessing the track and trace system shall only do so under his or her assigned log-on, and shall not use or access a log-on of any other individual. No account manager or user shall share or transfer his or her log-on, username, or password, to be used by any other individual for any reason.

4) The account manager shall maintain a complete, accurate, and up-to-date list of all track and trace system users, consisting of their full names and usernames.

5) The account manager shall monitor all compliance notifications from the track and trace system, and timely resolve the issues detailed in the compliance notification.

a) Slo Cultivation shall keep a record, independent of the track and trace system, of all compliance notifications received from the track and trace system, and how and when compliance was achieved.

b) If Slo Cultivation is unable to resolve a compliance notification within three business days of receiving the notification, Slo Cultivation shall the Bureau of Cannabis Control immediately.

6) Slo Cultivation is accountable for all actions its owners or employees take while logged into or using the track and trace system, or otherwise while conducting track and trace activities.

## **TRACK AND TRACE REPORTING**

1) Slo Cultivation shall record in the track and trace system all commercial cannabis activity, including:

a) Packaging of cannabis goods.

b) Sale of cannabis goods.

c) Transportation of cannabis goods to a licensee.

d) Receipt of cannabis goods.

e) Return of cannabis foods.

f) Destruction and disposal of cannabis goods.

g) Laboratory testing and results.

h) Any other activity as required by any other licensing authority.



2) The following information shall be recorded for each activity entered in the track and trace system:

- a) Name and type of the cannabis goods.
- b) Unique identifier of the cannabis goods.
- c) Amount of the cannabis goods, by weight or count.
- d) Date and time of the activity or transaction.
- e) Name and license number of other licensees involved in the activity or transaction.
- f) If the cannabis goods are being transported:
  - (A) The licensee shall transport pursuant to a shipping manifest generated through the track and trace system, that includes items (1) through (5) of this subsection, as well as (i) The name, license number, and premises address of the originating licensee. The name, license number, and premises address of the licensee transporting the cannabis goods. (iii) The name; license number, and premises address of the destination licensee receiving the cannabis goods into inventory or storage. (iv) The date and time of departure from the licensed premises and approximate date and time of departure from each subsequent licensed premises, if any. (v) Arrival date and estimated time of arrival at each licensed premises. (vi) Driver license number of the personnel transporting the cannabis goods, and the make, model, and license plate number of the vehicle used for transport.
  - (B) Upon pick-up or receipt of cannabis goods for transport, storage, or inventory, Slo Cultivation shall ensure that the cannabis goods received are as described in the shipping manifest, and shall record acceptance and acknowledgment of the cannabis goods in the track and trace system.
  - (C) If there are any discrepancies between the type or quantity specified in the shipping manifest and the type or quantity received by the licensee, Slo Cultivation shall record and document the discrepancy in the track and trace system and in any relevant business record.
- g) If cannabis goods are being destroyed or disposed of, Slo Cultivation shall record in the track and trace system the following additional information:
  - (A) The name of the employee performing the destruction or disposal.
  - (B) The reason for destruction or disposal.
  - (C) The name of the entity being used to collect and process cannabis waste, if applicable.
- h) Description for any adjustments made in the track and trace system, including, but not limited to:
  - (A) Spoilage or fouling of the cannabis goods.
  - (B) Any event resulting in exposure or compromise of the cannabis goods.
  - (C) Any other information as required pursuant by State law or by the County.

3) Unless otherwise specified, all transactions shall be entered into the track and trace system within 24 hours of occurrence.

4) Slo Cultivation shall only enter and record complete and accurate information into the track and trace system, and shall correct any known errors entered into the track and trace system immediately upon discovery.

5) If at any point Slo Cultivation loses access to the track and trace system for any reason, Slo Cultivation shall prepare and maintain comprehensive records detailing all commercial cannabis

activities that were conducted during the loss of access. Slo Cultivation shall both document and notify the Bureau of Cannabis Control immediately:

- a) When access to the system is lost;
- b) When access to the system is restored; and
- c) The cause for the loss of access.

6) Once access is restored, all commercial cannabis activity that occurred during the loss of access shall be entered into the track and trace system within three business days of access being restored.

7) Slo Cultivation shall not transport, transfer or deliver any cannabis goods until such time as access is restored and all information recorded in the track and trace system.

## **TRACK AND TRACE RECONCILIATION**

1) In addition to other inventory reconciliation requirements under State law, Slo Cultivation shall reconcile the physical inventory of cannabis goods at the Site with the records in the track and trace database at least once every 14 days.

2) If Slo Cultivation finds a discrepancy between its physical inventory and the track and trace system database, Slo Cultivation shall conduct an audit, and notify the Bureau of Cannabis Control of any reportable activity.

## **SECURITY SIGNAGE**

The security gate at 1808 and 1810 Willow Road and the chain-link fence running parallel to Albert Road shall have the following trespass and theft deterrence signs posted:

- 1) "24 Hour Surveillance" sign in both English and Spanish with depiction of a camera;
- 2) "No Trespassing" sign in both English and Spanish;
- 3) "Beware of Dog" sign in both English and Spanish with a depiction of a dog for deterrence purposes only. No actual dog shall be used for security on the Site.

See "Business Sign Information" section below for information on company signage.

## **ODOR MANAGEMENT PLAN**

The Odor Management Plan for the various areas of the Site is as follows:

Greenhouse Odor Management Plan: The greenhouse is a traditional greenhouse that controls environmental temperature by venting warm air through mechanical vents located on the roof. As a consequence of this traditional method of temperature control, cannabis odors may rise and exit the greenhouse via the vents. SLO Cultivation intends to utilize leading odor mitigation technology to prevent these cannabis nuisance odors from drifting off-Site. Please see **Attachment #16** for information on "Byers Scientific & Manufacturing" industrial odor management system ("Byers Odor System") and visit <http://www.byers-scientific.com/vapor.html> for a video featuring the system.

The Byers Odor System hardware forces a non-toxic odor absorbing vapor through a six-inch pipe that will run the perimeter of the East one-half of the greenhouse roof (approximately 25' above ground level). As odors rise from the canopy and out through the vents, the Byers Odor System creates an invisible curtain of non-toxic biodegradable vapor that neutralizes drifting odor molecules. The system shall activate automatically whenever the roof vents are open. See **Attachment #10** for a general depiction of the Byers Odor System installed on the greenhouse.

Further, as shown on the Greenhouse Floor Plans, cultivation processing activities including trimming, manicuring, grading, sorting, sifting, holding, storing, packaging, labeling, and also retail delivery activities, will be located in secured insulated rooms inside the agricultural/commercial processing bay. In addition to the Byers Odor System located at the roof level above these rooms, each secured room shall utilize high-volume charcoal air scrubbers to eliminate nuisance odors where they originate.

Outdoor Cultivation Odor Management Plan. See Site Plan and Outdoor Cultivation Floor Plans for a visual depiction of the nature of the proposed Outdoor Cultivation. The Odor Management Plan for the Outdoor Cultivation begins with the strategic placement of the cultivation area on the AG Parcel.

Further, when it comes to winds, the mature avocado trees surrounding the Outdoor Cultivation area will act to halt free flowing breeze and wind such that odorous air will naturally dissipate before reaching Site property lines.

Additionally, a second Byers Odor System is proposed to be located next to the Outdoor Cultivation and to completely enclose the activity. See **Attachment #10**. *And as mentioned above, the Outdoor Cultivation area only produces a manageable odor in the months of September thru November of each year.* Thus, we believe the above multi-faceted approach coupled with the unique physical aspects of the Site adequately meet or exceed nuisance odor standards established by the Ordinance.

## **BUSINESS SIGN INFORMATION**

No signs displaying the business name “Slo Cultivation” or other cannabis name, dba, or symbol shall be posted or displayed at the entrances to the Site or on retail delivery vehicles used by the Non-Storefront Retail service. The address “1810 WILLOW ROAD” shall be displayed at the Site entrance.

## **PARKING PLAN**

1808 and 1810 Willow Road, Arroyo Grande, CA: The greenhouse has an existing parking area that was duly established when the greenhouse was constructed on or about 2003. See Site Plan **Attachment #10**. Slo Cultivation shall share this existing parking area with Ocean Breeze International employees.

## **EMPLOYEE SAFETY AND TRAINING PLAN**

See Employee Safety and Training Handbook attached hereto as **Attachment #17**. All employees shall review and sign said handbook with their supervisor prior to commencing employment. See also an additional Employee Handbook attached as **Attachment #18**.

## **EMPLOYEE INFORMATION**

Slo Cultivation intends to have 20 or fewer employees performing the cannabis activities requested by the Application. All employees shall undergo a background check for criminal convictions. No Slo Cultivation employee shall be under the age of 21.

- 1) Employee Working Hours:
  - a) Indoor Nursery, Indoor Cultivation, Outdoor Cultivation, and Cultivation Processing Activities: Monday through Saturday, 7:00 a.m. to 4:30 p.m.
  - b) Retail Delivery Service: 9:00 a.m. to 4:00 p.m., Monday through Sunday

## NEIGHBORHOOD COMPATIBILITY STATEMENT

See Vicinity Map attached hereto as Attachment #7. SLO Cultivation is informed and believes that the *Project* proposed by this Application is compatible with its surrounding neighborhood. This belief is supported by the following:

- 1) The Site is not located within 1,000 feet of any enumerated sensitive land use.
- 2) The Site is bordered by other large agriculture and residential rural zoned properties.
- 3) The Site is bordered by a number of farming, nursery, and other agricultural type uses.
- 4) The Site is bordered by residences having at least 5-acre parcels.
- 5) The Site is sufficiently large at 80 acres to successfully manage any nuisance odors attempting to drift off-Site.
- 6) The Site is significantly distanced from the VRL's identified in the Vicinity Map.
- 7) Slo Cultivation does not propose to significantly increase traffic at the Site.

It is anticipated that the community will raise concerns about increased traffic and noise, whether the Site is adequately secure, and whether the Site will have the ability to successfully manage nuisance odors. This Application is an initial address to these anticipated compatibility concerns. We ourselves are residents of the Nipomo Mesa, and we understand that our actions directly affect our friends, family, and neighbors. We will address any and all community concerns in a prompt and respectful manner.

## WASTE MANAGEMENT PLAN (BOTH SOLID AND LIQUID WASTE) AND TRASH SERVICE

**SOLID WASTE:** As required by State regulations, SLO Cultivation intends to compost organic cannabis waste in compliance with Title 14, California Code of Regulations, Chapter 31 (commencing with Section 17850). Organic cannabis waste includes cannabis stalks, stems, fan leaves, residual leaf material that has been processed through a CO2 extraction machine, cannabis material that has been destroyed by pests or fungi, and also cannabis that for one reason or another is required to be destroyed.

SLO Cultivation designates that certain secure area shown as "Waste/Compost Area" on the attached Site Plan and on **Attachment #10** as a cannabis waste depository and compost area. "Secure area" means that physical access to the area is restricted to Slo Cultivation and its employees and the local authorities. Thus, the Cannabis Waste/Compost Area shall be enclosed on all sides by 6' chain-link fencing with a locking gate for entry and exit. Key components of Cannabis Waste/Compost Area include:

- 1) Area is accessible by small agricultural tractor;
- 2) Area shall bury or otherwise rototill organic cannabis waste into the soil.
- 3) Area shall incorporate earthworms to hasten the natural decomposition of the organic cannabis waste. The resulting compost soil mix is rich in worm castings, nitrogen, and beneficial soil, and may be used and recycled in the soil growing medium for the Outdoor Cultivation.
- 4) No trash or inorganic material shall be deposited in the area.

No cannabis waste shall be sold or shall enter the commercial marketplace.

**LIQUID WASTE:** Slo Cultivation shall determine whether the liquid waste is purely water-based cannabis plant material, or whether the liquid waste contains any other liquid, solvent, or other material that makes it unsuitable to deposit in the Cannabis Waste/Compost Area. All liquid waste that cannot be deposited in the Cannabis Waste/Compost Area shall be hauled by Slo Cultivation to the local waste transfer station and Slo Cultivation shall do all of the following in accordance with Bureau of Cannabis Control Emergency Regulation Text Page 38 of 115: Obtain for each delivery of cannabis waste by Slo

Cultivation a copy of a certified weight ticket or receipt documenting delivery from the waste facility. Only Slo Cultivation or its employees may transport self-hauled cannabis waste.

**TRASH AND RECYCLING:** The Site shall receive standard trash and recycling service at entrance to 1808 and 1810 Willow Road and 520 Albert Way. Trash and recycling shall be secured in bins provided by the trash service, and the bins shall be placed at the security gate for collection on a weekly basis. No cannabis plant material of any kind shall be placed in the trash service bins.

## **NATURE OF OCEAN BREEZE INTERNATIONAL CUCUMBER OPERATIONS ON SITE**

As mentioned above, Ocean Breeze International is a California general corporation who leases the RR Parcels from the Site landowners and who will continue to cultivate cucumbers in the West one-half (½) of the greenhouse. Ocean Breeze further farms avocados on the Site. It is entirely possible that many workers familiar with the Site and the greenhouse shall be recruited to work for Slo Cultivation. Indeed, because one-half of the cucumbers grown in the greenhouse shall be displaced with cannabis activities, naturally about one-half of the workers will also be displaced. After undergoing background checks, we hope that most of these workers will come to work for Slo Cultivation.

## **PROOF OF SUCCESSFUL REGISTRATION UNDER COUNTY ORDINANCE NO. 3334**

See **Attachment #19** for “SLO Cultivation, Inc.” registration under County Ordinance No. 3334.

## **VIOLATIONS WITHIN THE LAST TWENTY-FOUR (24) MONTHS**

SLO Cultivation has one (1) code violation at 790 Live Oak Ridge Road, namely “SLO County Code Enforcement Case COD2017-00121 - unpermitted structures associated with cultivation.” The violation relates to the original building permits for the commercial greenhouse in which the cannabis was cultivated, and thus the violation is cannabis related.

Violation originated with predecessor in interest to property: 790 Live Oak Ridge Road, Nipomo was purchased by a certain Pismo Flowers, LLC on or about 2003, along with a contiguous parcel with a common address of 775 Willow Road, Nipomo, CA. Pismo Flowers, LLC is entirely unrelated to the current owner of the property.

On or about late 2003, Pismo Flowers, LLC applied for and duly obtained building permits to construct the approximate 78,000 sq. ft. commercial greenhouse at 790 Live Oak Ridge Road, Nipomo. It was engineer Terrence Orton that submitted the building plans on their behalf, and it was at this time that the County Building and Planning department requested structural and foundational modifications to the plans for what may be described as “earthquake proofing”. With these modifications included, Pismo Flowers was given permission to construct the greenhouse and did in fact construct the greenhouse in accordance with the modified approved plans.

After the greenhouse construction was completed, Pismo Flowers apparently failed to request a final inspection by Building and Planning, and thus the project was never “finalized”. This failure to “final” the project is the basis for the current violation against the current landowner, Ivor Van Wingerden. For whatever reason, the County documents memorializing the original project build were not retained or otherwise reduced to microfiche and the reason for Pismo Flower’s failure to final the project is unknown.

Property was Purchased by Rene and June VanWingerden in 2005: The site (790 Live Oak Ridge and 775 Willow Road, Nipomo) was then purchased in July of 2005 at arms length by Rene and June Van

Wingerden, cut flower growers living in Carpinteria, CA. At that time, the buyers were told and believed that the greenhouse parcel (790 Live Oak Ridge Road, Nipomo) was clear of any and all title and/or building defects. Buyers grew cut flowers in the greenhouse for three years until they sold the property to their son, current owner Ivor Van Wingerden.

Property was Purchased by Ivor Van Wingerden on December 26, 2008 for Full Market Value:  
On or about the time that Rene and June Van Wingerden sold the property to son Ivor Van Wingerden, Rene Van Wingerden was made aware of the permitting defects relating to the greenhouse. In 2009, Rene employed engineer Terrence Orton to remedy the issue and the original building plans were once again submitted to the County for review and approval. It was Rene Van Wingerden who signed the paperwork submitted to the County although it was his son Ivor who had legal title to the property at that time.

It is unclear why the 2009 paperwork submitted to the County did not result in a final approval of the greenhouse structure. With the exception of Rene Van Wingerden's 2009 building application form, SLO Cultivation was told by the County that County records do not exist or were not retained for this property. SLO Cultivation believes that building defects on the neighboring parcel (775 Willow Road) may have caused the final approval of the greenhouse permit to be withheld.

Ivor Van Wingerden, owner, and lessee Slo Cultivation, Inc. were not aware that the greenhouse had building permit defects until they were notified of such by Building and Planning and County Code Enforcement on or about late September 2017. The email and site visit records show that Slo Cultivation, Inc. immediately began work to bring the property into compliance with Code. Please see email exchanges with County Code and Building and Planning attached hereto as **Attachment #24**. Due to the technical nature of the permitting defect and due to the fact that electrical, gas, and building schematics had to be prepared by engineer Bill Rebik, the issue was one that took substantial time to correct.

The code violation does not relate to SLO Cultivation's honesty, integrity, or trustworthiness. As stated above, SLO Cultivation and landowner Ivor Van Wingerden reasonably believed the greenhouse at 790 Live Oak Ridge Road was in good standing and in compliance with all local code and permitting requirements.

## **MATERIALS PLAN**

Slo Cultivation shall house, label, and post advisories/warnings for all materials, hazardous and non-hazardous, in compliance with local and State law. The following is Slo Cultivation's materials list and plan:

### **LIST OF PESTICIDES AND PEST MANAGEMENT MATERIALS - USED IN BOTH CULTIVATION AND NURSERY**

- 1) Regalia Biofungicide (Marrone Bioscience)( OMRI certified);
- 2) Cease Biofungicide (OMRI certified);
- 3) Double Nickel 55+ Biofungicide (OMRI certified);
- 4) Potassium Bicarbonate Fungicide (OMRI certified);
- 5) Pyganics Pesticide (OMRI certified);
- 6) Predatory Insects typically used in agriculture such as *persimilis*, *californicus*, etc.

## **PESTICIDE STORAGE**

In compliance with local and CA state law, all pesticides shall be stored in a lockable, insulated shipping container located on the East side of the Site's greenhouse. The shipping container has compliant hazard signage and an emergency washing station in accordance with State law.

## **LIST OF FERTILIZERS - USED IN BOTH CULTIVATION AND NURSERY**

- 1) Rooting hormone;
- 2) Synthetic salts (standard agricultural fertilizers) in various forms for nitrogen, potassium, and phosphorus;
- 3) Earthworm castings;
- 4) Bat and seabird guano; and
- 5) Proprietary organic fertilizers.

## **OTHER MATERIALS**

- 1) Coco coir (coconut fiber disks) for cultivation and nursery planting medium;
- 2) Compressed nitrogen (N2) for finished product packaging (increased shelf life).

## **LIST OF SOLVENTS - "SOLVENTS"**

- 1) Isopropyl Alcohol (food grade alcohol) for use as general antibacterial surface cleaner and wax dissolver;

## **STORAGE PROTOCOL**

No volatile chemical, solvent, or substance shall be stored in an amount which exceeds the maximum authorized amount determined by County Fire or other appropriate department.

## **PLANNING AREA REQUIREMENTS**

As mentioned above, this *Project* is located East of Highway 1 on Willow Road, Nipomo, and is thus located in the "inland" portion of South County subject to the planning area requirements of Title 19 and 22 of the County Code.

## **COMMUNITY PLAN**

The Site is not subject to a community plan or any conditions, covenants or restrictions other than those prescribed by Title 22 of the County Code.

## **ARCHAEOLOGICAL REPORT**

See **Attachment #20** for Archaeological Report.

## **BOTANICAL/BIOLOGICAL REPORT**

See **Attachment #21** for Biological Report.

## **NOISE STUDY**

A noise study is not required by the Noise Element as no significant noise generation is contemplated by this *Project*. Notwithstanding, the following information is material to the issue of noise on the Site:



NO SIGNIFICANT ADDITIONAL TRUCKING TO FREQUENT SITE: Ocean Breeze International has two (2) standard box trucks that frequent the Site for purposes related to cucumber cultivation and transportation. For cannabis transportation in accordance with State law, Slo Cultivation shall be able to accomplish its transportation goals with one (1) medium gas-powered (as opposed to diesel) transportation van. Other than the delivery vehicles discussed below, no other transportation vehicles are contemplated by this *Project*.

NO GENERATORS: No gas generators are used in normal operations on the Site. The Site has a backup gas generator that is used for power generation in the event of a power outage.

NO SIGNIFICANT EMPLOYEE INCREASES: Because many of Slo Cultivation's employees shall be recruited from Ocean Breeze International, no significant increase in personnel/employee traffic is anticipated.

NON-STOREFRONT DELIVERY VEHICLES: Slo Cultivation proposes to commence operations with compact delivery vehicles for its Retail Delivery Service. Deliveries will not exceed six (6) per day, and will take place between 9:00AM – 4:00PM.

## **TRAFFIC ANALYSIS**

Please see **Attachment #22** for Traffic Study.

## **VISUAL ANALYSIS**

No development is proposed along significant visual corridors. Even if Willow Road is considered a significant visual corridor, the proposed *Project* cannot be seen from Willow Road. The existing 5-acre greenhouse is shielded from sight by approximately 20 acres of mature avocado trees bordering Willow Road.

**Attachment 5- Assessor's Parcel Map and Summary Data**



## Parcel Summary Report For Parcel # 091-181-019

2/8/2018  
4:41:51PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

#### People Information

<u>Role</u>	<u>Name and Address</u>
-------------	-------------------------

OWN	VANWINGERDEN IVOR 775 WILLOW RD NIPOMO CA 93444-5404
-----	---

OWN	VANWINGERDEN BROOKS
-----	---------------------

OWN	VANWINGERDEN IVOR & BROOKS TRUST
-----	----------------------------------

#### Address Information

<u>Status</u>	<u>Address</u>
P	00520 ALBERT WY SCSC

#### Lot Information:

<u>Tract / Twtnshp</u>	<u>Block / 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>
CO68-	088	A	South Cty. Plan	South County P	AG			Y	BK / VP / VP	E980094L / E010505C /

#### Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 3/44 PAR A

#### Notes

#### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
AREA NO. 21  
SAN LUIS  
NO. 04  
ARROYO GRANDE



## Parcel Summary Report For Parcel # 091-181-019

2/8/2018  
4:41:51PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COASTAL SAN LUIS

#### Case Information

##### Case Number:

##### Case Status:

A5432 EXP Primary Parcel

##### Description:

ELECTRICAL HOOK-UP FOR AG WELL

C6818 FNL Primary Parcel

##### Description:

ELEC FOR AG WELL/100 AMP/30 & 10 HP

C8409 FNL Primary Parcel

##### Description:

DEMO 2 STORY BUILDING

COD2004-00051 CLD Primary Parcel

##### Description:

VEHICLE ABATEMENT X 6

E010505 CLD Primary Parcel

##### Description:

OCC RV, UNPERMITTED CONSTRUCTION

SEP2014-00199 ISS Primary Parcel

##### Description:

Septic Inspection

SEP2015-00292 ISS Primary Parcel

##### Description:

Septic Inspection

DRC2017-00118 REC Related Parcel

##### Description:

CANNABIS ACTIVITIES - CULTIVATION INDOOR (22,000SQ)/ OUTDOOR (44,000SQ), NURSERY (INDOOR-51,200SQ), MANUFACTURING (2,400SQ), DISPENSARY (1,000SQ)



## Parcel Summary Report For Parcel # 091-181-045

2/8/2018  
4:43:55PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ARROYO GRANDE  
COASTAL SAN LUIS

#### Case Information

##### Case Number:

##### Case Status:

C5988 FNL Primary Parcel

##### Description:

GRADING FOR GREENHOUSES & BASIN

C5989 FNL Primary Parcel

##### Description:

2 GREENHOUSES -464,940 SQ FT TOTAL-DEF/SUB FOR GREENHOUSE STRUCTURE, ORTON EOR/541-2394

C6558 FNL Primary Parcel

##### Description:

ELECTRICAL FOR GREENHOUSE

C8544 FNL Primary Parcel

##### Description:

BOILER ROOM 2,231SQFT FOR GREENHOUSE PERMIT C5989 6000 KW/20,000,000 BTUH-10PSI

COD2009-00848 CLD Primary Parcel

##### Description:

ABANDONED MH NO PERMIT

D010013S APP Primary Parcel

##### Description:

2 GREENHOUSES OVER 75,000 SF

PMT2003-00598 FNL Primary Parcel

##### Description:

COOLERS (2) (882 SF) FOR GREENHOUSES.

PRE2017-00024 MET Primary Parcel

##### Description:

CANNABIS CULTIVATION

DRC2017-00118 REC Related Parcel

##### Description:

CANNABIS ACTIVITIES - CULTIVATION INDOOR (22,000SQ)/ OUTDOOR (44,000SQ), NURSERY (INDOOR-51,200SQ), MANUFACTURING (2,400SQ), DISPENSARY (1,000SQ)

PMT2002-11369 WIT Related Parcel

##### Description:

CANCELED



## Parcel Summary Report For Parcel # 091-181-045

2/8/2018  
4:43:55PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

#### People Information

<u>Role</u>	<u>Name and Address</u>
-------------	-------------------------

OWN	VANWINGERDEN RENE T 4444 FOOTHILL RD CARPINTERIA CA 93013-1266
OWN	VANWINGERDEN JUNE B
OWN	VANWINGERDEN R & J FAMILY TRUST

#### Address Information

<u>Status</u>	<u>Address</u>
P	01810 WILLOW RD SCSC
P	01808 WILLOW RD SCSC

#### Lot Information:

<u>Tract / Twtnshp</u>	<u>Block / 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>
CO68-	088	B	South Cty. Plan	South County P	RR			Y	HQ	

#### Parcel Information

<u>Status</u>	<u>Description</u>
Active	POM DIV A PTN LT 40 LESS 50% M/

#### Notes

#### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
AREA NO. 21  
SAN LUIS  
NO. 04



## Parcel Summary Report For Parcel # 091-181-046

2/8/2018  
4:45:10PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

#### People Information

<u>Role</u>	<u>Name and Address</u>
-------------	-------------------------

OWN	VANWINGERDEN RENE T 4444 FOOTHILL RD CARPINTERIA CA 93013-1266
OWN	VANWINGERDEN JUNE B
OWN	VANWINGERDEN R & J FAMILY TRUST

#### Address Information

<u>Status</u>	<u>Address</u>
P	01808 WILLOW RD SCSC
P	01810 WILLOW RD SCSC

#### Lot Information:

<u>Tract / Twtnshp</u>	<u>Block / 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>
CO68-	105	D	South Cty. Plan	South County P	RR			Y		

#### Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 3/45 PAR D

#### Notes

#### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
AREA NO. 21  
SAN LUIS  
NO. 04





## Parcel Summary Report For Parcel # 091-181-046

2/8/2018  
4:45:10PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ARROYO GRANDE  
COASTAL SAN LUIS

#### **Case Information**

##### **Case Number:**

##### **Case Status:**

COD2006-00317      CLD      Primary Parcel

##### **Description:**

LOUD GENERATOR NOISE AT NIGHT

COD2013-00292      CLD      Primary Parcel

##### **Description:**

GREEN HOUSES NO PERMIT

DRC2017-00118      REC      Primary Parcel

##### **Description:**

CANNABIS ACTIVITIES - CULTIVATION INDOOR (22,000SQ)/ OUTDOOR (44,000SQ), NURSERY (INDOOR-51,200SQ), MANUFACTURING (2,400SQ), DISPENSARY (1,000SQ)

PMT2002-11369      WIT      Primary Parcel

##### **Description:**

CANCELED

PMT2002-11561      EXP      Primary Parcel

##### **Description:**

MOBILE HOME ON CENTRAL PIERS PERM.FOUNDATION

PMT2004-02846      FNL      Primary Parcel

##### **Description:**

ELECTRICAL SERVICE UPGRADE TO 4000 AMP PANEL

PMT2012-01544      FNL      Primary Parcel

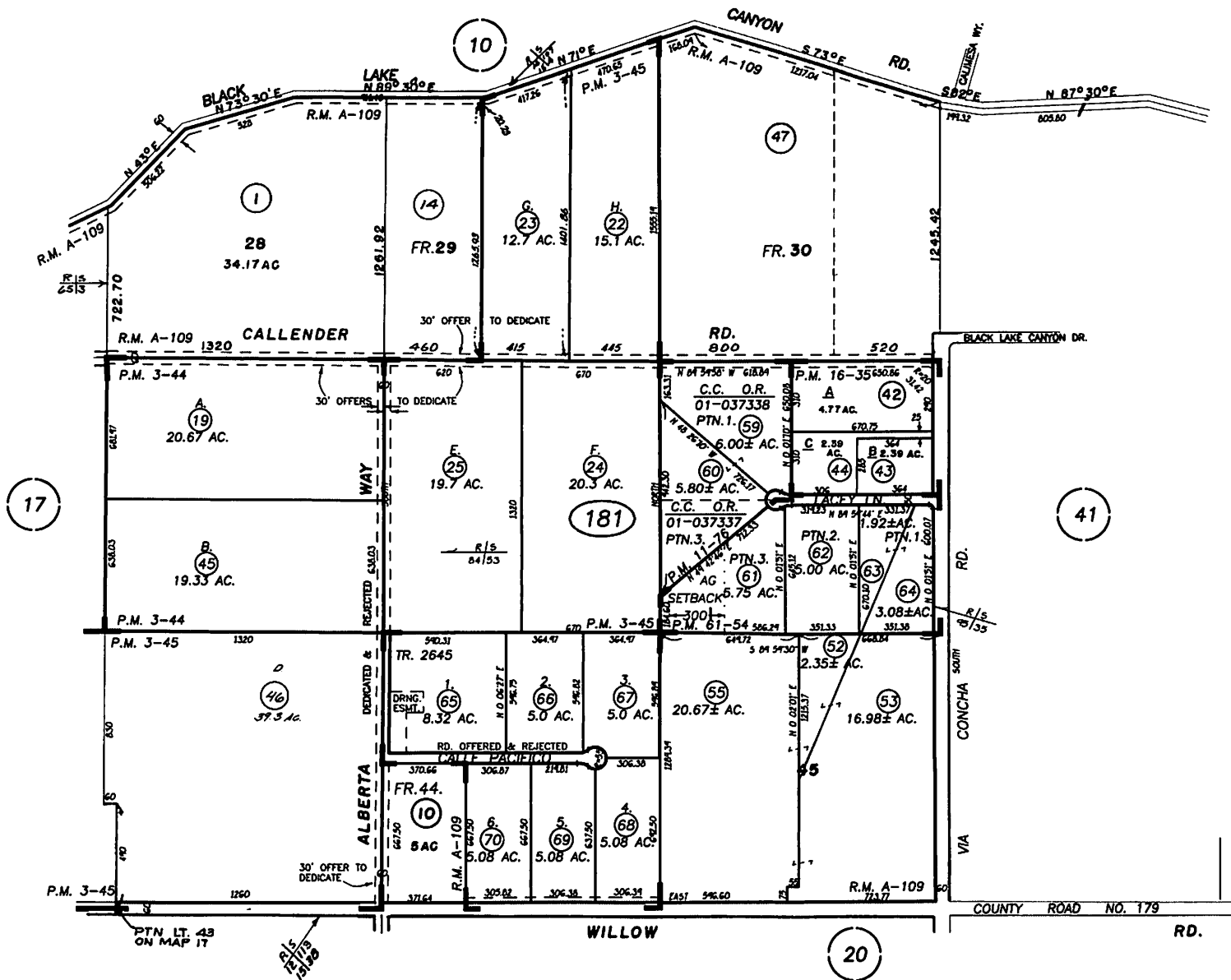
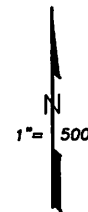
##### **Description:**

REPLACEMENT METER - 100 AMP - 480V - 3 PHASE - SERVING WELL FOR NIPOMO MESA MUTUAL WATER COMPANY

C5988      FNL      Related Parcel

##### **Description:**

GRADING FOR GREENHOUSES & BASIN



REVISIONS	
LS.	DATE
04-423	03-23-04
04-423	03-24-04
NA	05-14-04
05-216	11-16-04
06-071	08-25-05
08-276	11-29-07

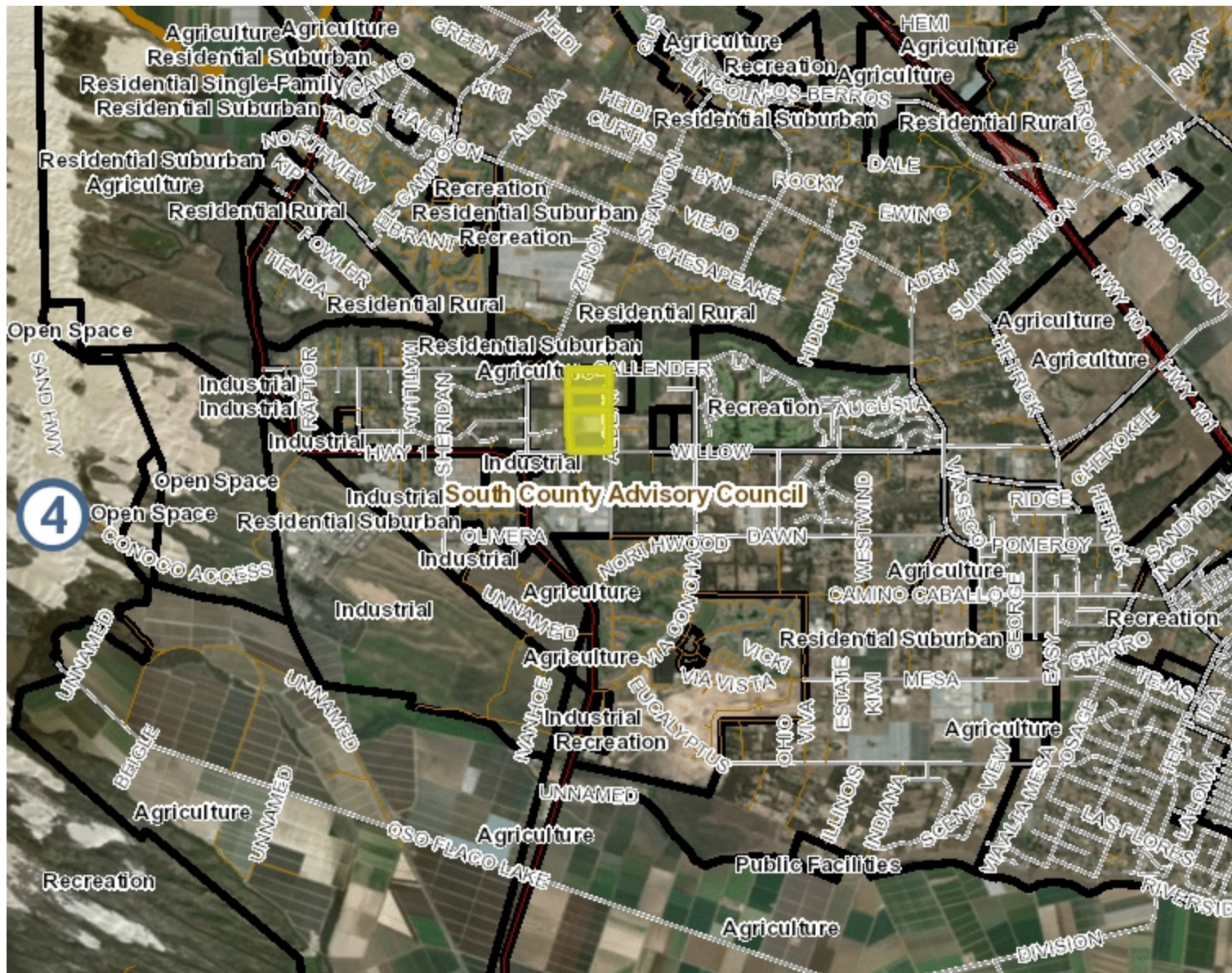
250' 0 500' 1000'

LZ 07-03-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2645, R.M. Bk. 30 , Pg. 80-83.  
DIVISION "A" OF POMEROY'S RESUBDIVISION  
OF PART OF THE LOS BERROS TRACT, R.M. Bk. A , Pg. 109.





**NIPOMO**  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 091 PAGE 18

# Interactive Data Viewer








## Legend

### Roads

-  CalTrans
-  Maintained by SLO CO
-  Private Maintenance
-  Federal or State Maintenance

### Community Advisory Groups

-  Community Advisory Group Boundary
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas

-  Supervisor Districts
-  Land Use Outlines

-12,037.30 0 6,018.65 12,037.30 Feet 1: 72,224

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

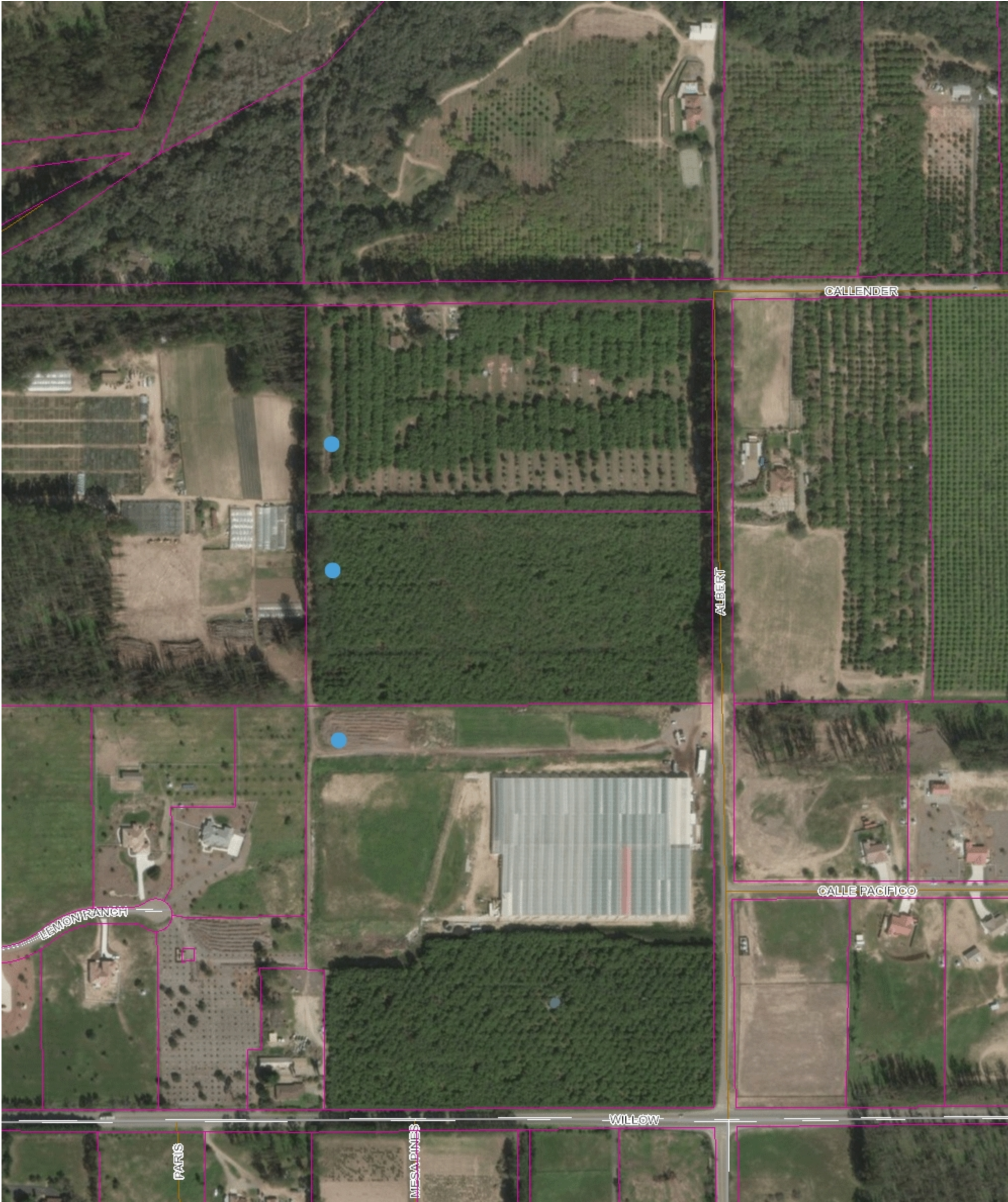


The County of San Luis Obispo does not assume liability for any damages  
 caused by errors or omissions in the data and makes no warranty of any kind,  
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only







- 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

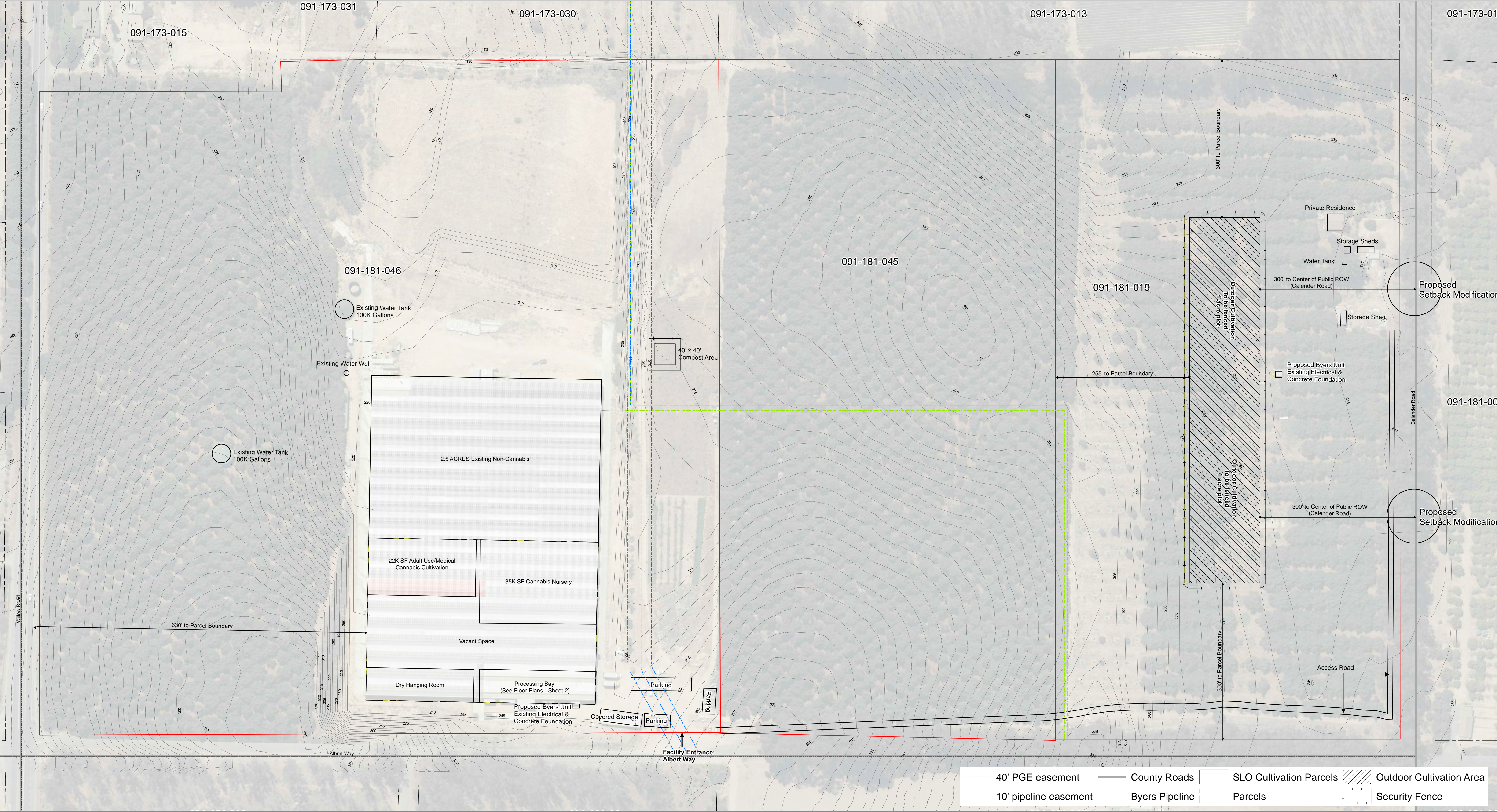


The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.  
Map for Reference Purposes Only

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







SCS ENGINEERS

2370 Skyway Drive Suite 101  
Santa Maria, CA 93444  
(805) 346-6591



SLO Cultivation APNs:

091-181-046

091-181-045

091-181-019

Contours approximated  
from available data

Harlan Felt

Date

Feet  
900



Sheet No.

1

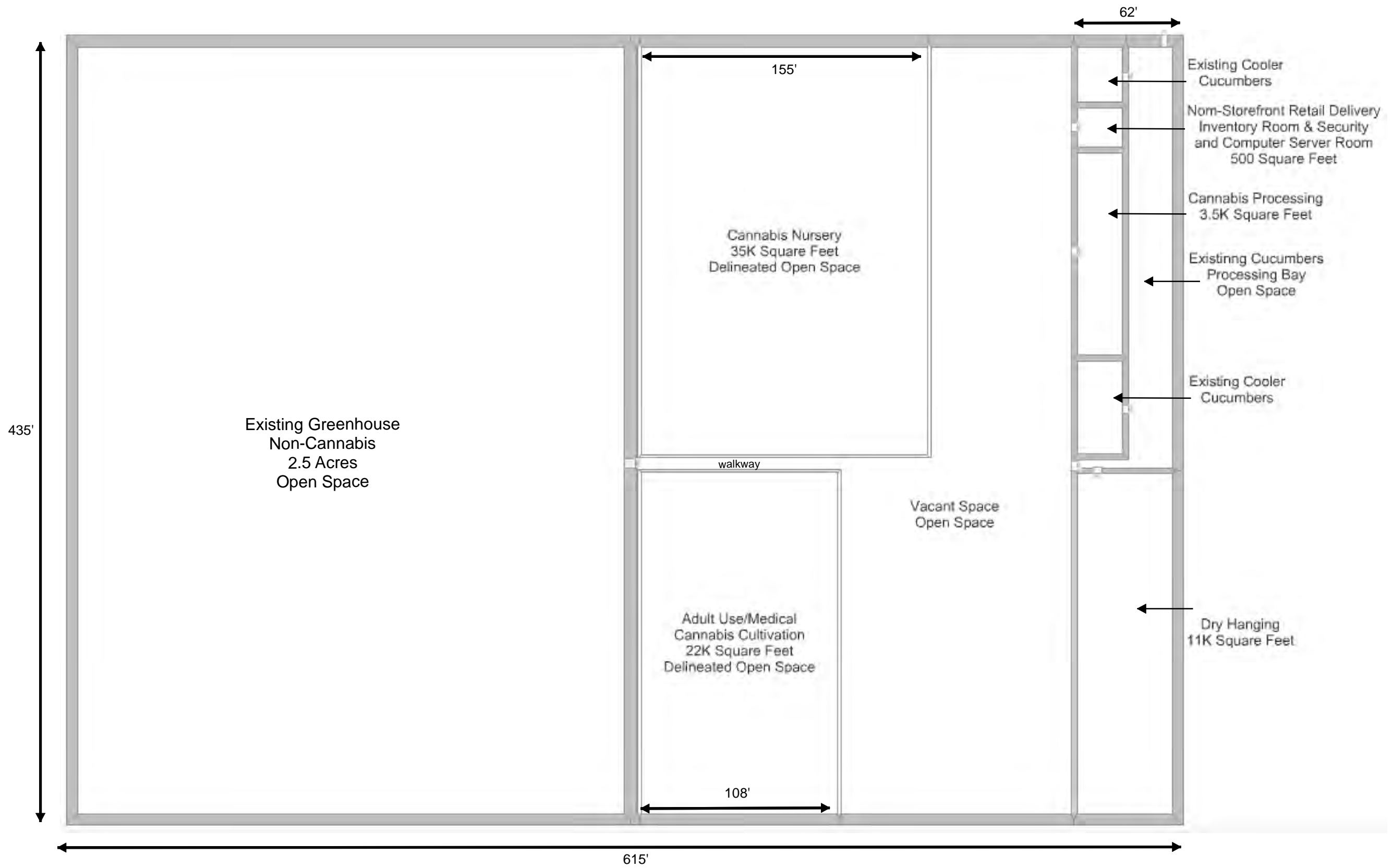
Proposed Site Plan-SLO Cultivation

Drawn By: LM

Checked by: NE

Date: 6/8/2018





1" = 56'

**SCS ENGINEERS**

**2370 Skyway Drive Suite 101  
Santa Maria, CA 93444  
(805) 346-6591**



Sheet No. 4

**SLO CULTIVATION  
PROPOSED FLOORPLAN**

Drawn By: LM

Checked by: NE

Date: 5/17/2018