



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

THIS IS A NEW PROJECT REFERRAL

DATE: 3/30/2018

TO: 5th District Legislative Assistant, Agricultural Commissioner, Building Division,
Cal Fire/County Fire, Public Works, Cal Trans, RWQCB, Santa Margarita
Advisory Council, AB 52

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

PROJECT NUMBER & NAME: DRC2018-00034, GREEN GOLD ORGANIC COLLECTIVE

PROJECT DESCRIPTION: Proposed Minor Use Permit for three 1 acre outdoor cannabis
cultivation sites to be located at 3334 Mt. Lowe Rd. in San Luis Obispo, CA

APN(s): 070-241-035

**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 LD

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

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

APPLICANT INFORMATION Check box for contact

person assigned to this project

☒ Landowner Name MARK WOODRUFF TRUST ET AL Daytime Phone 805.704.5217
 Mailing Address _____ Zip Code _____
 Email Address: mark@woodrufftrust.com

☒ Applicant Name LAKE SELIGMAN GREEN GOLD Daytime Phone 760.402.0555
 Mailing Address 1405 GARDES ST, SLO, CA Zip Code 93401
 Email Address: LAKE@AGQU

☒ Agent Name JOEL SANDER TEN OVER STUDIO Daytime Phone 805.541.1010
 Mailing Address 539 MARSH ST. SLO, CA Zip Code 93401
 Email Address: joel@tenoverstudio.com

PROPERTY INFORMATION

Total Size of Site: 140 ACRES Assessor Parcel Number(s): 070.241.044/035/037

Legal Description: _____
 Address of the project (if known): 3633 MT LOWE RD. SLO, CA 93401

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 3 ACRES CANNABIS CULTIVATION

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 3/23/18

FOR STAFF USE ONLY



CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):

3033 MT LOWE RD, identified as Assessor Parcel Number 070.241.04/035/037,
for which a construction permit, land use permit, land division, general plan or ordinance amendment, or
LAFCo application referral is being filed with the county requesting an approval for: _____
(specify type of project, for example: addition to a single family residence; or general plan amendment),
do hereby certify that:

070.241.036/038/039

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
4. Print Name: MARK WOOLPERT
Daytime Telephone Number: 805.704.6219
5. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property 3033 MT LOWE RD. SAN LUIS OBISPO, CA 93401

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Mark Woolpert
Print Address: 1405 Garden St, San Luis Obispo, CA 93401
Daytime Telephone Number: _____
Signature of landowner: [Signature] Date: 3/23/18

AUTHORIZED AGENT:

Print Name: JOEL SANDER
Print Address: 539 MARSH ST SAN LUIS OBISPO, CA 93401
Daytime Telephone Number: 805.541.1010
Signature of landowner: [Signature] Date: 3/23/18



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: _____

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? 40 ACRES

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

North: AG South: AG
East: AG West: AG

For all projects, answer the following:

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

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

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

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

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: 42 Type: OAKS

Setbacks: Front _____ Right _____ Left _____ Back _____

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: _____

For commercial/industrial projects answer the following:

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

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

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

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

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



File No _____

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

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

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

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

Physical Site Characteristic Information

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

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

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain CANNABIS
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? SEE WATER LETTER ATTACHMENT
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: WELL
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 / 12 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? NONE
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
☒ Yes ☐ No

Community Service Information

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
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: Ag
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: _____ Hours of Operation: _____
2. How many people will this project employ? _____
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: _____
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: _____
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. _____ Between 4:00 to 6:00 p.m. _____

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

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: SITE 1, 2, 3 6/1/10 - SITE 4 03/01/19
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 *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

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

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

☐ Yes

☒ No

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

Other Related Permits

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

(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)



INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE -

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), please complete the attached form that verifies you have consulted with the applicable websites and determined whether or not the subject property is listed on any of these sites:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database;
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database;
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF);
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials;
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

In addition, please answer the following question: "This project is within ½ mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills) ☐ Yes ☐ No

PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing, (2) Public Notice Distribution requirements, (3) the Right to Farm Disclosure, and (4) Proximity to Landfills.

AND

I acknowledge that I have consulted the websites that Identify Hazardous Waste and Substances Sites on the attached form and find the following: The site is not shown on any of these websites.

Signature

Date

Print Name:



HAZARDOUS WASTE AND SUBSTANCES STATEMENT DISCLOSURE

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Project Title: 3033 MT LOWE RD Project APN(s): 070. 241. 014 / 035 / 037
070. 241. 036 / 038 / 039

HAZARDOUS WASTE AND SUBSTANCES

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), I have consulted the following websites/lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/>)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (<http://geotracker.waterboards.ca.gov/>)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable) (Check box):

- ☒ Is not included on any of lists found on the above-referenced websites.
- ☐ Is included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code, the following information is provided related to this site/application:

Name of applicant: _____

Address: _____

Address of site (street name & number if available, City, State and ZIP Code): _____

Local agency (city/county): _____

Assessor's book, page, and parcel number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory identification number: _____

Date of list: _____

[Signature]
Signature of Applicant

LEVI SELIGMAN
Name of Applicant (Print)

3.23.18
Date

760. 402. 6555
Telephone

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

Cannabis Activities Proposed

Cultivation



Testing Facility



Nursery



Dispensary



Manufacturing Facility



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- 00154

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: GREEN BAY ORGANIC COLLECTIVE

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 5



Mixed-light



Type 2



Microbusiness



Type 3



Indoor



Type 4



Outdoor

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.

3 ACRES

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
Total Annual kWh:	0

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			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
Totals			

SEE ATTACHED WATER USE SCHEDULE

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: _____

For Manufacturing ONLY

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

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

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

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

☐ Yes ☐ No

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

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

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

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

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

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

☐ Type 9 – non-storefront dispensary ☐ Type 10 ☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes ☐ No

How many vehicles do you anticipate delivering product?

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

How many deliveries per day do you anticipate delivering product?

☐ <10 ☐ 11-50 ☐ 51-100 ☐ >100 ☐ N/A Storage Only/Other



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

CANNABIS CULTIVATION AUTHORIZATION CERTIFICATION

APPROVED

CCM2016-000154

THIS PROPERTY IS APPROVED FOR CANNABIS CULTIVATION AS LONG AS IT MEETS THE PROVISIONS OF SAN LUIS OBISPO COUNTY URGENCY ORDINANCE 3334.

THE CULTIVATION IS APPROVED FOR:

PLANTS 402

SQUARE FOOT 19698

THIS CERTIFICATE MAY BE COPIED AND WEATHERPROOFED. IT MUST BE POSTED AT THE ENTRANCE TO THE CULTIVATION 4-6 FEET ABOVE GROUND ON A SIGN BOARD OF NO LESS THAN 18 INCHES BY 12 INCHES.

ADDITIONAL INSPECTIONS WILL BE MADE AND THE CULTIVATION MUST BE IN COMPLIANCE OF THE ORDINANCE AT ALL TIMES. FAILURE TO MEET STANDARDS WILL RESULT IN IMMEDIATE REVOCATION OF THE CERTIFICATE AND RIGHTS TO CONTINUE CULTIVATION.

FEES DUE PRIOR TO FINAL APPROVAL \$0

Expiration or Termination

THIS REGISTRATION EXPIRES UPON THE EXPIRATION OF ORDINANCE 3334.

Pursuant to Section 11 of Ordinance 3334, this registration neither creates nor recognizes a vested right to continue this cultivation beyond the expiration of Ordinance 3334.

ART TRINIDADE

CODE ENFORCEMENT SUPERVISOR



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING
Promoting the wise use of land - Helping to build great communities

Certificate of Cannabis Cultivation Registration

Registrant: Green Gold Organic Collective
File #: CCM2016-00154
APN: 047-200-002
Cultivation Type: Existing Non-Conforming Cultivation Site
Canopy Square Footage: 19698
Maximum Number of plants - 402

The above-referenced cannabis cultivator is hereby registered, pursuant to the provisions of San Luis Obispo County Ordinance 3334, Section 7, to cultivate cannabis at the location above, in accordance with the type and square footage indicated.

We recommend that this notice be weatherproofed and visibly and clearly posted, within ten (10) feet of the ingress of the cultivation area, four (4) to six (6) feet above the ground, on a durable, rigid, and rectangular signboard of no less than eighteen (18) inches per side containing reflective material sufficient to allow an enforcement official to readily locate it with a flashlight after dark.

Expiration or Termination

THIS REGISTRATION EXPIRES UPON THE EXPIRATION OF ORDINANCE 3334.

Pursuant to Section 11 of Ordinance 3334, this registration neither creates nor recognizes a vested right to continue this cultivation beyond the expiration of Ordinance 3334.

ART TRINIDADE
CODE ENFORCEMENT SUPERVISOR

Green Gold Organic Collective

Mt. Lowe Cannabis Cultivation Project Summary

March. 27th 2018

Levi Seligman is the founder of Green Gold Organic Farms and has been organically farming in SLO county for the last 4 years. Green Gold specializes in growing sweet mini-peppers and strawberries on a small organic farm in Arroyo Grande. Also in their crop plan is avocados, artichokes, asparagus and misc. other seasonal row crops. Almost all of the crops are sold to local restaurants and local markets including Whole Foods and Slo Natural Foods Co-op. Green Gold Organic Collective also grew cannabis on the small organic property. The collective was working to provide high CBD strains for medicinal use, as most other cannabis growers geared more towards high THC strains. After receiving the SLO county registration under the ordinance No. 3334, Green Gold Organic Collective is no longer able to grow cannabis as part of their crop plan on the organic farm in Arroyo Grande. The new regulations forced Green Gold to find a suitable property with proper zoning and set back restrictions. The new property and project description is below:

Project description:

-Relocate Green Gold Organic Collective Registration ordinance No. 3334 from Arroyo Grande to Mt Lowe Rd in SLO.

-Project size: 3 separate farms on a 140 acre site. Two 1 Acre sites and One 0.5 acre site

-All products to be sourced for there medicinal value and will be grown under the same standards required by CCOF (California Certified Organic Farmers) and with the same care and quality Levi brought to his organic farm in AG. The farm will specialize in high CBD strain cannabis plants.

-The farm will have a combination of hoop houses and out door crops.

Odor Control:

The location is very remote. The odor will not be a factor as the smell will not permeate past the property lines.

Security:

The property is located off highway 101. There is a locked gate at the entrance of Mt Lowe Rd and an additional locked gate at main entrance to the property. This locked gate will be fitted with motion sensor lights and security cameras.

Each 1 acre site will have a 6' wooden fence with locked gate and motion sensor lights will be set up at the entrance. Security cameras will be placed around the property as needed.

4 employees will be housed on the residence directly adjacent to the grow sites. This will provide 24/7 security for the entire project. This will also minimize traffic impact, see traffic memo for more detail.

Water storage:

-3,000 gallons metal storage tank for fire protection

-Four(4) 5,000 gallon storage tanks

-50,000 gallons of storage in bladders located on a flat sunken bed.

Product drying:

-Easy up canopies will be used to cure and dry the crop and will then be stored away till the next season.

Trimming:

-The Easy Up canopies used for drying will also be used for the Trimmers

Goal: To provide high CBD cannabis in an organic fashion without disturbing the existing ecosystem.



Interactive Data Viewer



Legend

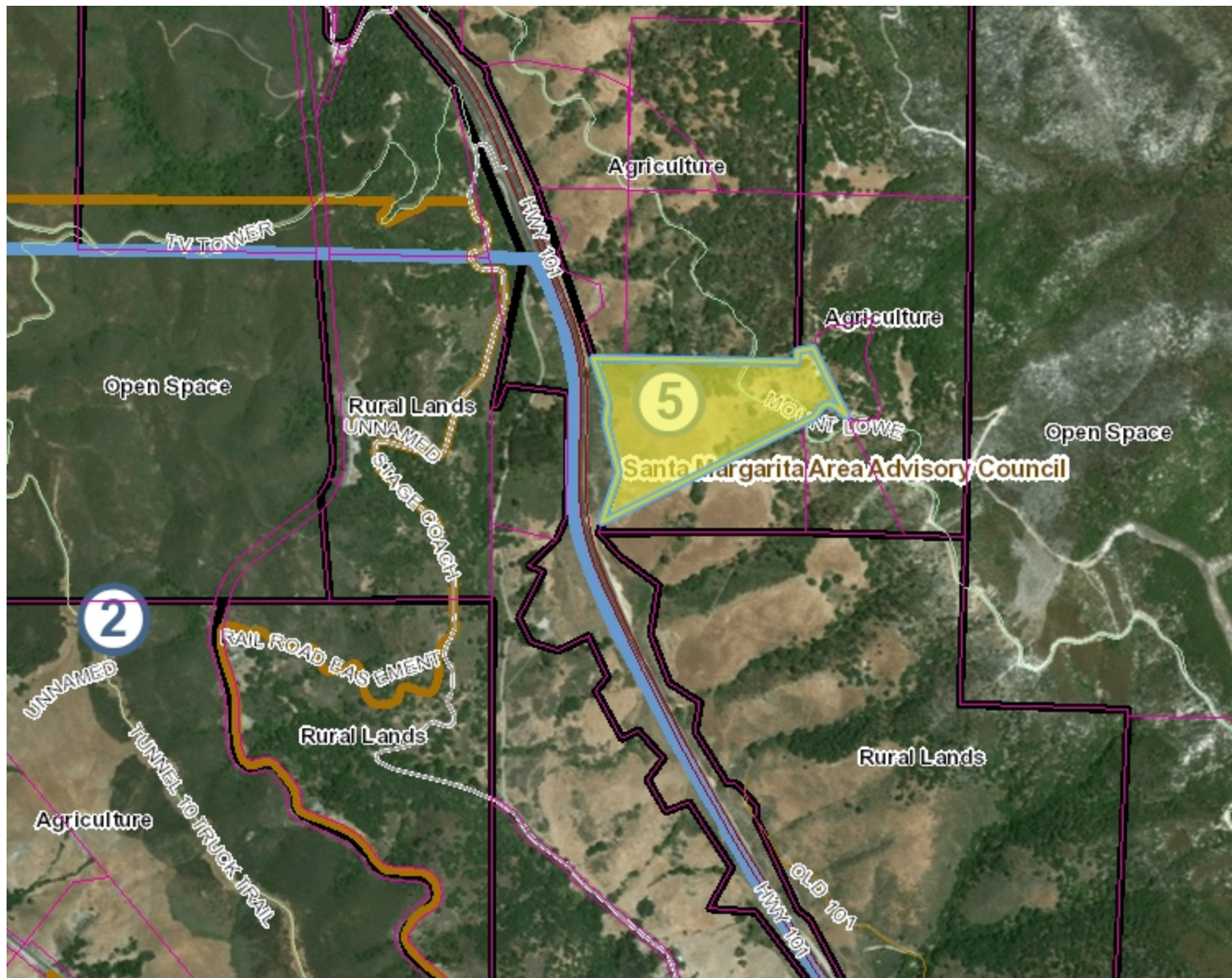
- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
- SLO County Boundary

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





Interactive Data Viewer



Legend

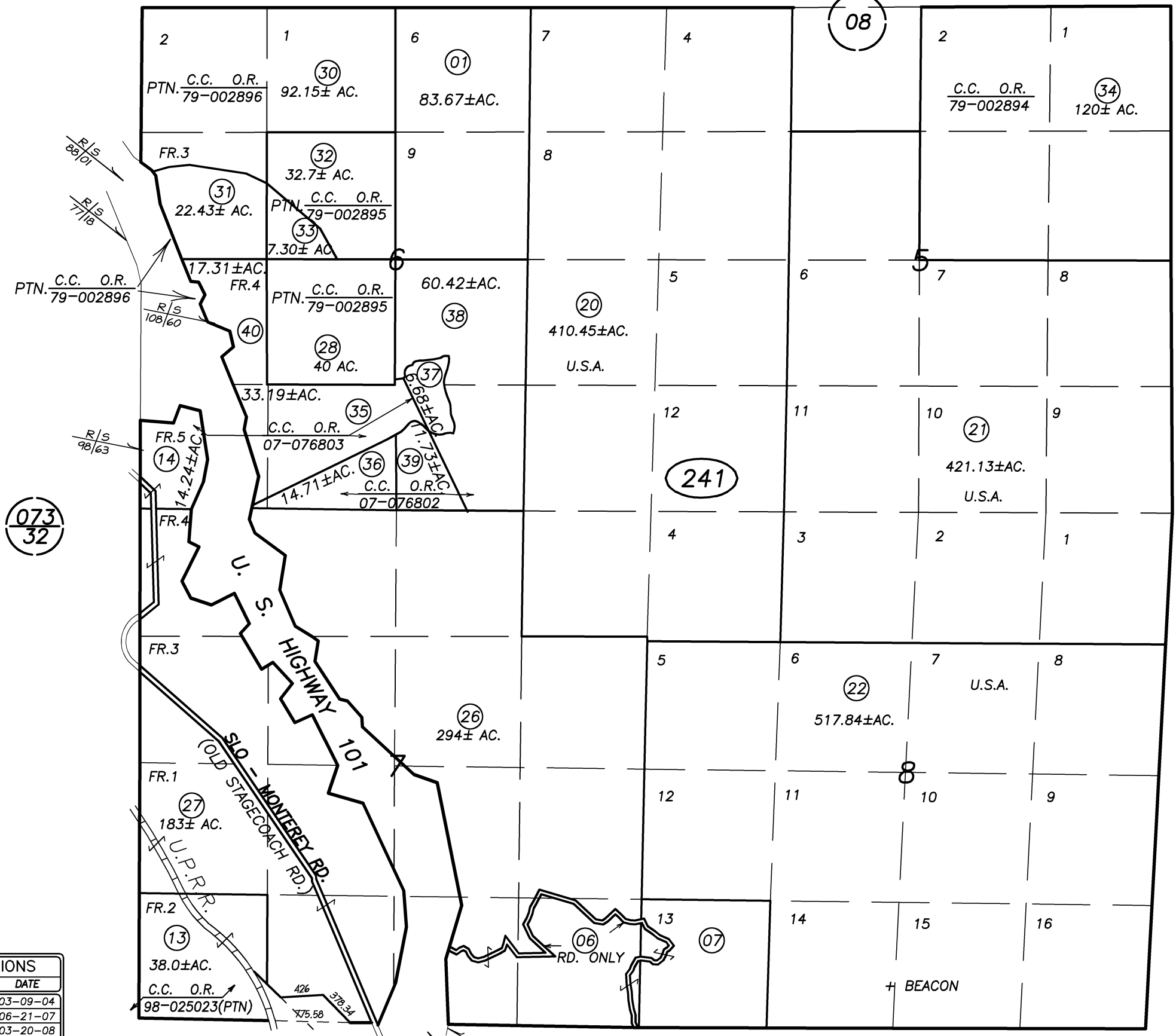
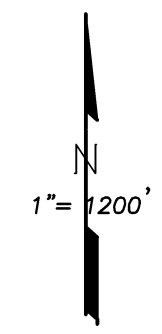
- SLO County Parcels
- Roads
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
- Community Advisory Groups
 - Community Advisory Group Boundary
 - Cayucos Citizens Advisory Council Subarea
 - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

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





070-241



073
32

25

27

REVISIONS	
I.S.	DATE
NA	03-09-04
08-112	06-21-07
NA	03-20-08
NA	02-27-09
NA	10-27-10
12-070	09-29-11

600' 0 1200' 2400'

GB
02-16-99

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

T. 30S ; R. 13E ; SECTION 5 . M.D.B. & M.
T. 30S ; R. 13E ; SECTION 6 . M.D.B. & M.
T. 30S ; R. 13E ; SECTION 7 . M.D.B. & M.
T. 30S ; R. 13E ; SECTION 8 . M.D.B. & M.



ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
AC	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB/#	POUND
BLOS	BUILDING	L.F./F	LINEAR FLOOT
BLK/BLKG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I.	CUBIC INCH	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR/CLEARANCE	N.G./NG	NATURAL GRADE
CLG	CEILING	NO. / #	NUMBER
CLKG	CHALKING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O	OVER
CO	CLEANOUT	OBS	OBSCURE
COL	COLUMN	O.C./OC	ON CENTER
CONC	CONCRETE	OPCI	OWNER PROVIDED,
CONN	CONNECTION		CONTRACTOR INSTALLED
CONST	CONSTRUCTION	OPOI	OWNER PROVIDED,
CONT	CONTINUOUS		OWNER INSTALLED
CTR	CENTER	OS	OCCUPANCY SENSOR
CW	COLD WATER	OZ	OUNCE
C.Y.	CUBIC YARD	PERF	PERFORATED
DBL	DOUBLE	PERP	PERPENDICULAR
DGS	DEGREE	PH	PHONE
DEPT	DEPARTMENT	PL	PLATE/ PROPERTY LINE
DET	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PR	PAIR
DIA	DIAMETER	PREFAB	PRE-FABRICATED
DM	DIMENSION	P.S.F.	POUNDS PER SQUARE FOOT
DN	DOWN	P.S.I.	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	PTDF	PRESSURE TREATED DOUG FIR
DW	DISHWASHER	PVMT	PAVEMENT
EA	EACH	R	RISER
EJ	EXPANSION JOINT	RD	ROOF DRAIN
ELEC	ELECTRICAL	REF	REFRIGERATOR
ELEV	ELEVATION/ELEVATOR	REQ	REQUIRED
ENCL	ENCLOSURE	RM	ROOM
EOS	EDGE OF SLAB	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT	RTS	REFER TO STRUCTURAL
EST	ESTIMATE	RWD	REDWOOD
EXIST/(E)	EXISTING	SAS	SURFACED 4 SIDES
EXT	EXTERIOR	SC	SOLID CORE
FAU	FORCED AIR UNIT	SD	SMOKE DETECTOR
FH	FIRE HYDRANT	S.F./SF	SQUARE FOOT
F.O.C.	FACE OF CURB	SHT	SHEET
F.O.F.	FACE OF FINISH	SHTG	SHEATHING
F.O.S.	FACE OF STUD	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FF	FINISH FLOOR	SYM	SYMBOL
F.F./FG	FINISH GRADE	STL	STEEL
FIN	FINISH	T&G	TONGUE AND GROOVE
FX	FIXTURE	T	REA
FLR	FLOOR	THK	THICK(NESS)
FOS	FACE OF STUD	TEL	TELEPHONE
FP	FIREPLACE / FLOOR PLAN	TEMP	TEMPERATURE
F.S./FS	FINISH SURFACE	T.D.C	TOP OF CURB
FT	FOOT	T.D.F	TOP OF FOOTING
FTG	FOOTING	T.O.W	TOP OF WALL
G	GAS	T.O.S.	TOP OF SLAB
GA	GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP	TYPICAL
GD	GARBAGE DISPOSAL	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	V.I.F.	VERIFY IN FIELD
HC	HOLLOW CORE	W	WITH
HDR	HEADER	W/O	WITHOUT
HORIZ	HORIZONTAL	WC	WATER CLOSET
HRDW	HARDWARE	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
HW	HOT WATER	W.I.C.	WALK IN CLOSET
IN	INCH	WT	WEIGHT
INCL	INCLUDE	YD	YARD

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

- 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA HISTORICAL BUILDING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA REFERENCE STANDARDS CODE

- SAN LUIS OBISPO COUNTY CODE: TITLE 19 BUILDING AND CONSTRUCTION ORDINANCE
- SAN LUIS OBISPO COUNTY CODE: TITLE 22 LAND USE ORDINANCE
- SAN LUIS OBISPO COUNTY CODE: TITLE 23 COASTAL ZONE LAND USE ORDINANCE

MT. LOWE CANNABIS CULTIVATION

3033 MT. LOWE RD, SAN LUIS OBISPO, CA, 93401



PROJECT DESCRIPTION

Levi Seligman is the founder of Green Gold Organic Farms and has been organically farming in SLO county for the last 4 years. Green Gold specializes in growing sweet mini-peppers and strawberries on a small organic farm in Arroyo Grande. Also in their crop plan is avocados, artichokes, asparagus and misc. other seasonal row crops. Almost all of the crops are sold to local restaurants and local markets including Whole Foods and Sio Natural Foods Co-op. Green Gold Organic Collective also grew cannabis on the small organic property. The collective was working to provide high CBD strains for medicinal use, as most other cannabis growers geared more towards high THC strains. After receiving the SLO county registration under the ordinance No. 3334, Green Gold Organic Collective is no longer able to grow cannabis as part of their crop plan on the organic farm in Arroyo Grande. The new regulations forced Green Gold to find a suitable property with proper zoning and set back restrictions. The new property and project description is below:

Project description:
-Relocate Green Gold Organic Collective Registration ordinance No. 3334 from Arroyo Grande to Mt. Lowe Rd in SLO.

-Project size: 3 separate farms on a 140 acre site. Two 1 Acre sites and One 0.5 acre site

-All products to be sourced for there medicinal value and will be grown under the same standards required by CCOF (California Certified Organic Farmers) and with the same care and quality Levi brought to his organic farm in AG. The farm will specialize in high CBD strain cannabis plants.

-The farm will have a combination of hoop houses and out door crops.

Odor Control:
The location is very remote. The odor will not be a factor as the smell will not permeate past the property lines.

Security:
The property is located off highway 101. There is a locked gate at the entrance of Mt. Lowe Rd and an additional locked gate at main entrance to the property. This locked gate will be fitted with motion sensor lights and security cameras.

Each 1 acre site will have a 6' wooden fence with locked gate and motion sensor lights will be set up at the entrance. Security cameras will be placed around the property as needed.

4 employees will be housed on the residence directly adjacent to the grow sites. This will provide 24/7 security for the entire project. This will also minimize traffic impact, see traffic memo for more detail.

Water storage:
-3,000 gallons metal storage tank for fire protection
-Four(4) 5,000 gallon storage tanks
-50,000 gallons of storage in bladders located on a flat sunken bed.

Product drying:
-Easy up canopies will be used to cure and dry the crop and will then be stored away till the next season.

Trimming:
-The Easy Up canopies used for drying will also be used for the Trimmers

Goal: To provide high CBD cannabis in an organic fashion without disturbing the existing ecosystem.

PROJECT DATA

PROJECT INFORMATION

THE SUBJECT CONSISTS OF TWO PARCELS, WITH SIX ACCESSOR PARCEL NUMBER WITH MINIMAL IMPROVEMENTS. PARCEL 1 HAS 54.87 ACRES AND INCLUDES APNVS 070-241-014/035/037. PARCEL 2 HAS APPROXIMATELY 86.86 ACRES AND INCLUDES APNVS 070-241-036/038/039.

PROJECT ADDRESS	3033 MT. LOWE ROAD, SAN LUIS OBISPO, CA, 93401
APN	070-241-014/035/037 070-241-036/038/039
ZONING	AGRICULTURAL
CURRENT USE	PARCEL 1: 54.87 ACRES PARCEL 2: 86.86 ACRES
LOT SIZE	

AGENCIES & UTILITIES

COUNTY OF SAN LUIS OBISPO - PLANNING & BUILDING DIVISION	
976 OSOS STREET, ROOM 230 SAN LUIS OBISPO, CA 93401	PH: 805.781.5600
COUNTY OF SAN LUIS OBISPO - CDF / COUNTY FIRE	
635 N. SANTA ROSA STREET SAN LUIS OBISPO, CA 93405	PH: 805.543.4244
COUNTY OF SAN LUIS OBISPO - PUBLIC WORKS	
976 OSOS STREET SAN LUIS OBISPO, CA 93401	PH: 805.781.5011
PG & E	
406 HIGUERA STREET SAN LUIS OBISPO, CA 93401	PH: 1.800.743.5000
SOUTHERN CALIFORNIA GAS COMPANY	
1314 BROAD STREET SAN LUIS OBISPO, CA 93401	PH: 1.800.427.2200

SHEET INDEX

TITLE / CODE	TITLE SHEET
TT.0	
ARCHITECTURAL	
A1.0	OVERALL SITE PLAN
A1.1	SITE PLAN
ATTACHMENT A	EXISTING SURVEY
ATTACHMENT B	EXISTING SURVEY
ATTACHMENT C	EXISTING SURVEY

PROJECT DIRECTORY

OWNER: MARK WOOLPERT TRUST ET AL		CONTACT: MITCHELL WOOLPERT PH: 905.701.5217 EMAIL: mtchow@gmail.com
APPLICANT: LEVI SELIGMAN 1405 GARDEN STREET SAN LUIS OBISPO, CA 93401		CONTACT: LEVI SELIGMAN PH: 760.402.0655 EMAIL: levi@acquiresto.com
AGENT: TEN OVER STUDIO, INC. 539 MARSH STREET SAN LUIS OBISPO, CA 93401		CONTACT: JOEL SNYDER PH: 805.541.1010 EMAIL: joels@tenoverstudio.com
CIVIL ENGINEERING: WALLACE GROUP 612 CLARION CT SAN LUIS OBISPO, CA 93401		CONTACT: SHANNON JESSICA PH: 805.544.4011 EMAIL: shannonj@wallacgroup.us
SURVEY: MBS LAND SURVEYS 3559 SOUTH HIGUERA ST SAN LUIS OBISPO, CA 93401		CONTACT: MICHAEL B STANTON PH: 805.594.1960 EMAIL: mke@mbslandsurveys.com

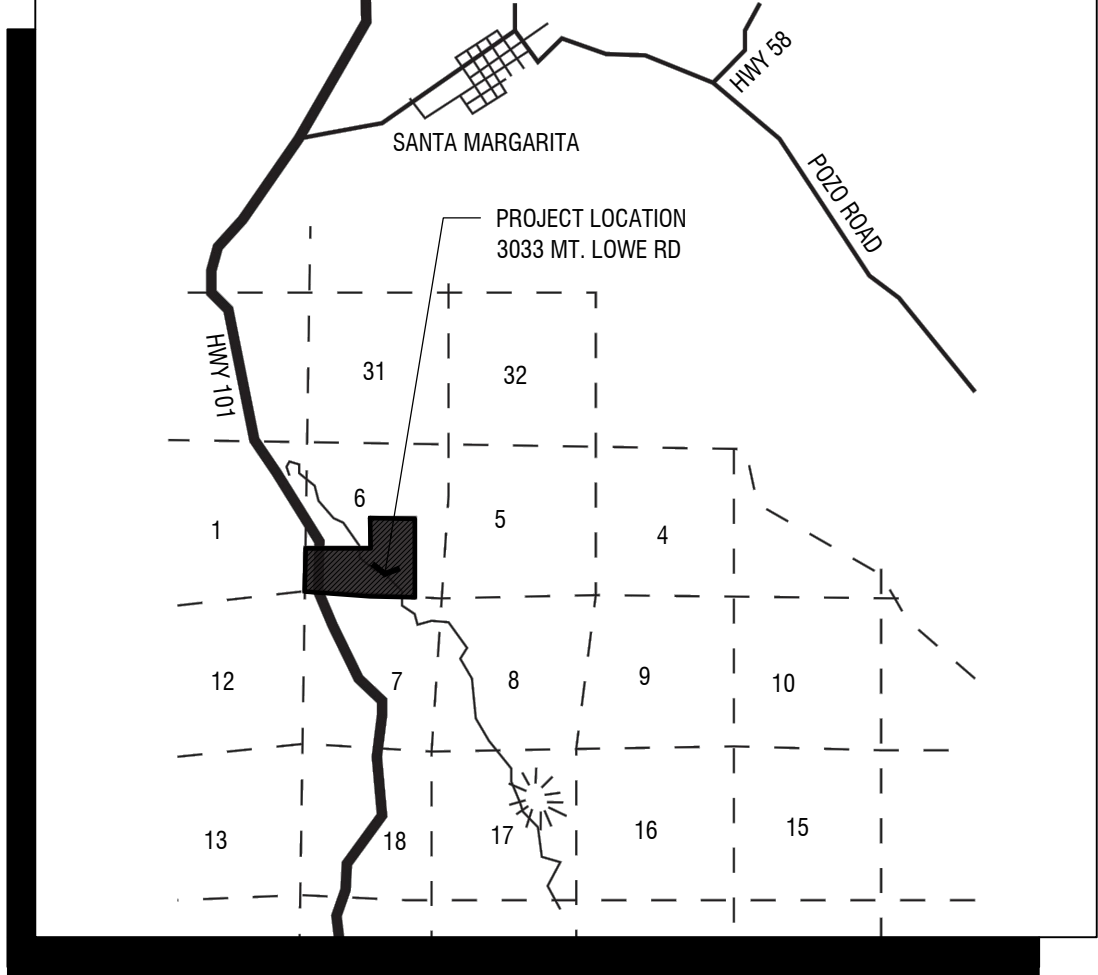
TREE REMOVAL

THIS PROJECT INCLUDES THE REMOVAL OF 33 OAK TREES, AS PER COUNTY REQUIREMENTS, THE OWNER WILL REPLACE EACH OAK TREE REMOVED WITH FOUR NEW TREES AT A DESIGNATED LOCATION ON THE SITE. SELECT OAK TREES OVER 24" DIA. TO REMAIN SEE A1.1 FOR TREE LOCATIONS

DRAWING SYMBOLS

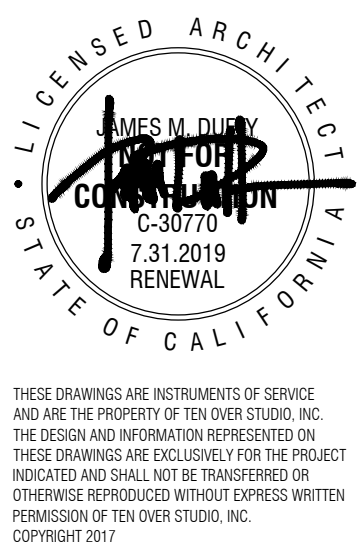
	KEYNOTE
	DOOR NUMBER
	WINDOW NUMBER
	EQUIPMENT NUMBER
	ROOM TAG
	DETAIL REFERENCE
	DETAIL TARGET
	INTERIOR ELEVATION MARKER
	ELEVATION MARKER
	SECTION MARKER
	ROOF / GROUND SLOPE:
	HEIGHT / ELEVATION MARKER
	NORTH ARROW
	REVISION MARKER

VICINITY MAP



TEN OVER
STUDIO, INC

539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF TEN OVER STUDIO, INC. THE DESIGN AND INFORMATION REPRESENTED ON THESE DRAWINGS ARE SOLELY OURS AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT WRITTEN PERMISSION OF TEN OVER STUDIO, INC. COPYRIGHT 2017

NOT FOR CONSTRUCTION

SUBMITTAL SET DESCRIPTION

MT. LOWE ROAD CANNABIS CULTIVATION

3033 MT. LOWE ROAD

DRWN BY:	XXX
CHK'D BY:	XXX
DATE	SUBMITTAL
18/03/22	LAND USE SUBMITTAL

TITLE SHEET

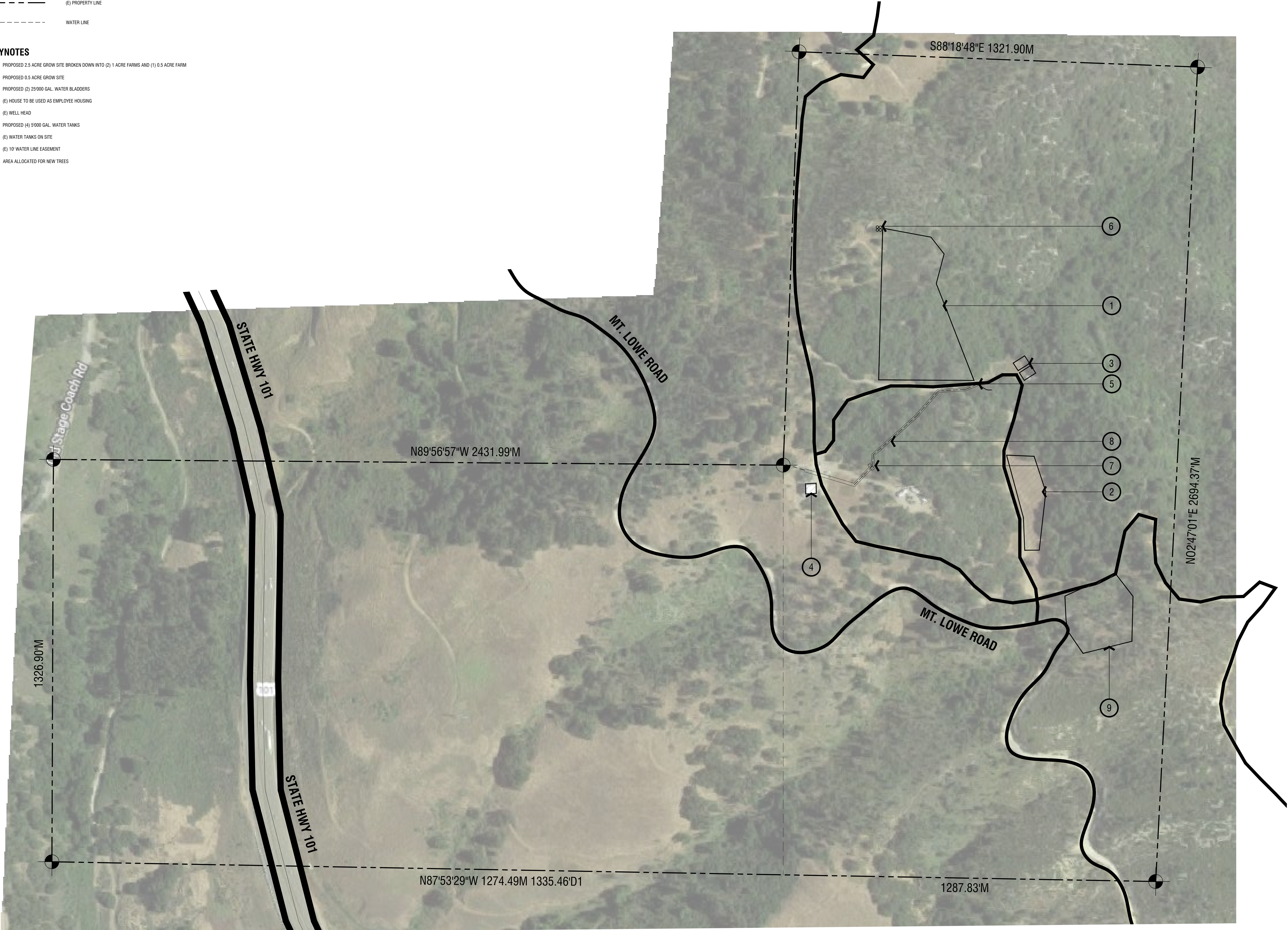
T1.0

ARCHITECTURAL SITE PLAN LEGEND

- SCOPE OF WORK
- (E) PROPERTY LINE
- WATER LINE

KEYNOTES

- 1 PROPOSED 2.5 ACRE GROW SITE BROKEN DOWN INTO (2) 1 ACRE FARMS AND (1) 0.5 ACRE FARM
- 2 PROPOSED 0.5 ACRE GROW SITE
- 3 PROPOSED (2) 25000 GAL. WATER BLADDERS
- 4 (E) HOUSE TO BE USED AS EMPLOYEE HOUSING
- 5 (E) WELL HEAD
- 6 PROPOSED (4) 5000 GAL. WATER TANKS
- 7 (E) WATER TANKS ON SITE
- 8 (E) 10' WATER LINE EASEMENT
- 9 AREA ALLOCATED FOR NEW TREES



NOT FOR CONSTRUCTION

SUBMITTAL SET DESCRIPTION

MT. LOWE ROAD CANNABIS CULTIVATION

3033 MT. LOWE ROAD

DRWN BY:	LD
CHKD BY:	JS
DATE	SUBMITTAL
18/03/22	LAND USE SUBMITTAL

SITE PLAN

PROPOSED (4) 5'000 GAL. WATER TANKS.

EXISTING GARDEN WITH 4'-6" FENCE TO BE REMOVED

NEW GATE WITH LOCK TYP.

OFFSET DISTANCE FROM WEST LINE OF GROW AREA TO WEST PROPERTY LINE 304.4'

SITE 2
0.5 ACRE

SITE 3
1 ACRE

SITE 4
1 ACRE

NEW 6'-0" WOODEN FENCE LINE ENCLOSING EACH GROW SITE, TYP.

TEMPORARY EASY UP TENT FOR TRIMMING & DRYING, TYP.

EXISTING SITE TO BE CLEARED, SELECT TREES WITHIN GROW SITE FENCE TO BE REMOVED, SEE T1.0

TREE TO REMAIN

TREE TO REMAIN

TREE TO REMAIN

TREE TO REMAIN

SCHEDULE

SITE	DATE
1	06/01/18
2	06/01/18
3	06/01/18
4	03/01/19

ARCHITECTURAL SITE PLAN LEGEND

	SCOPE OF WORK
	(E) PROPERTY LINE
	DIRECTION OF FLOW
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	TELEPHONE LINE
	ELECTRICAL LINE
	FIRE LINE

10
TEN OVER
STUDIO, INC
539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF TEN OVER STUDIO, INC. THE DESIGN AND INFORMATION REPRESENTED ON THESE DRAWINGS ARE EXCLUSIVELY FOR THE PROJECT INDICATED AND SHALL NOT BE TRANSFERRED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TEN OVER STUDIO, INC. COPYRIGHT 2017

NOT FOR CONSTRUCTION

SUBMITTAL SET DESCRIPTION
MT. LOWE ROAD CANNABIS CULTIVATION
3033 MT. LOWE ROAD

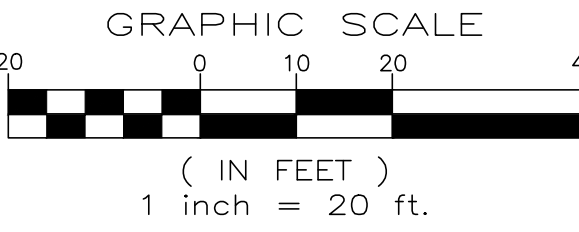
DRWN BY: LD
CHKD BY: JS

DATE	SUBMITTAL
18/03/22	LAND USE SUBMITTAL

SITE PLAN

ATTACHMENT A

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1200	16798.67	8299.01	2128.06	BASE POINT AKA 1000
1201	16798.68	8299.01	2128.06	CHK 1200
1210	16658.94	8567.30	2067.55	AP1&2
1250	15774.13	8860.66	2025.89	AP3
1211	16756.89	8593.26	2070.72	AP1&2
1212	16812.75	8549.72	2094.42	AP1&2
1213	16842.64	8389.46	2127.05	AP1&2
1215	16337.46	8692.29	2019.65	AP1&2
1251	15881.89	8856.51	2019.23	AP3
1252	16089.71	8800.56	2009.70	AP3
1253	16085.86	8801.80	2027.23	AP3
1254	15967.86	8930.72	2025.65	AP3
1255	15774.39	8908.82	2027.35	AP3
1300	15802.95	8841.58	2024.67	SET 5/8" RB&CC CP 1300
1301	16090.51	8773.76	2011.05	SET 5/8" RB&CC CP 1301
1302	16687.53	8327.57	2125.97	SET 5/8" RB&CC CP 1302
1303	16313.38	8798.14	2002.01	SETSPK3'S48" CP1303
1304	16049.54	8060.89	2077.70	FD 1"IP&C 5702 PT154
1305	16049.56	8060.94	2077.81	FD1"IP&C 5702
1306	16138.46	8073.06	2091.66	FAP4.5TI
1307	16138.48	8072.95	2091.65	FNC AP 1020
1308	17410.12	8109.61	2071.64	FND 1" IRON ROD



ABBREVIATIONS

AC	ASPHALT CONCRETE	HB	HOSE BIB
AP	ANGLE POINT	IP	IRON PIPE
B	BUILDING	LT	LIGHT
BFW	BOTTOM FACE OF WALL	MH	MANHOLE
BM	BENCHMARK	P	POST
BOW	BACK OF WALK	POC	POINT ON CURVE
C	CONCRETE	PP	POWER POLE
CB	CATCH BASIN	PVC	POLYVINYL PIPE
CF	CURB FACE	RCP	REINFORCED CONCRETE PIPE
CL	CLEAN OUT	R10	CANOPY RADIUS
COL	COLUMN	SD	STORM DRAIN
COR	CORNER	SS	SEWER
CMP	CORRUGATED METAL PIPE	SL	POINT ON SLOPE
CMU	CONCRETE MASONRY UNITS	STR	STAIRS
CRN	CROWN OF STREET	STP	STEP
DI	DROP INLET	STR	STAIRS
DS	DOWN SLOUT	TFC	TOP FACE OF CURB
EG	EXISTING GRADE	TG	TOP OF GRATE
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
ER	EDGE OF ROAD	TOE	TOE OF SLOPE
F	FENCE	T	TREE
FD	FOUND	TW	TW TOP OF WALL
FF	FINISH FLOOR	W	WATER
FL	FLOW LINE	WL	WATER LINE
FOW	FACE OF WALL	WM	WATER METER
G	GROUND	WV	WATER VALVE
GB	GRADE BREAK		
GR	GRASS		
GM	GAS METER		
HB	HOSE BIB		

SYMBOL LEGEND:

x	FENCE LINE	RETAINING WALL
SS	SEWER MAIN	PG&E BOX
W	WATER MAIN	GAS METER
G	GAS MAIN	TELEPHONE BOX
ETC	ELEC/TELEPHONE/CABLE	SIGNAL BOX
ONE	OVERHEAD ELECTRIC	CABLE T.V. BOX
DI	DROP INLET AT CURB	ELECTRIC BOX
DI	DROP INLET	ELECTRIC MANHOLE
DI	STORM DRAIN MANHOLE	STREET LIGHT
DI	FIRE HYDRANT	JOINT POLE
DI	WATER WELL	POWER POLE
DI	WATER VALVE	GUY WIRE
DI	WATER METER	BENCH MARK
DI	SEWER MANHOLE	FOUND MONUMENT
DI	SEWER CLEANOUT	
DI	MONITORING WELL	

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON MARCH 5 AND 9 OF 2018.

MICHAEL B. STANTON, PLS 5702 DATE

SURVEYOR'S NOTES:

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-442-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY.

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS POINT NUMBER RTCM 26 (SHP 5). MONUMENT TYPE - GPS BASE POINT, ON THE TOP OF ELECTRIC PEDESTAL AT MADONNA ROAD AND STATE HIGHWAY 101 IN SAN LUIS OBISPO.

ELEVATION = 170.713' (NAVD 1988)
TBM AS SHOWN

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS GEODETIC NORTH, BASED ON A GPS OBSERVATION FROM A 5/8" REBAR WITH CAP "LS 5702" SET AT THE TOP OF A HILL DISTANT 17' 13" 36" E 640.56' FROM THE CENTER OF SECTION BEING A 1" STEEL ROD.

SITE DATA:

ADDRESS: EAST CUESTA RIDGE, MT. LOWE ROAD, SAN LUIS OBISPO

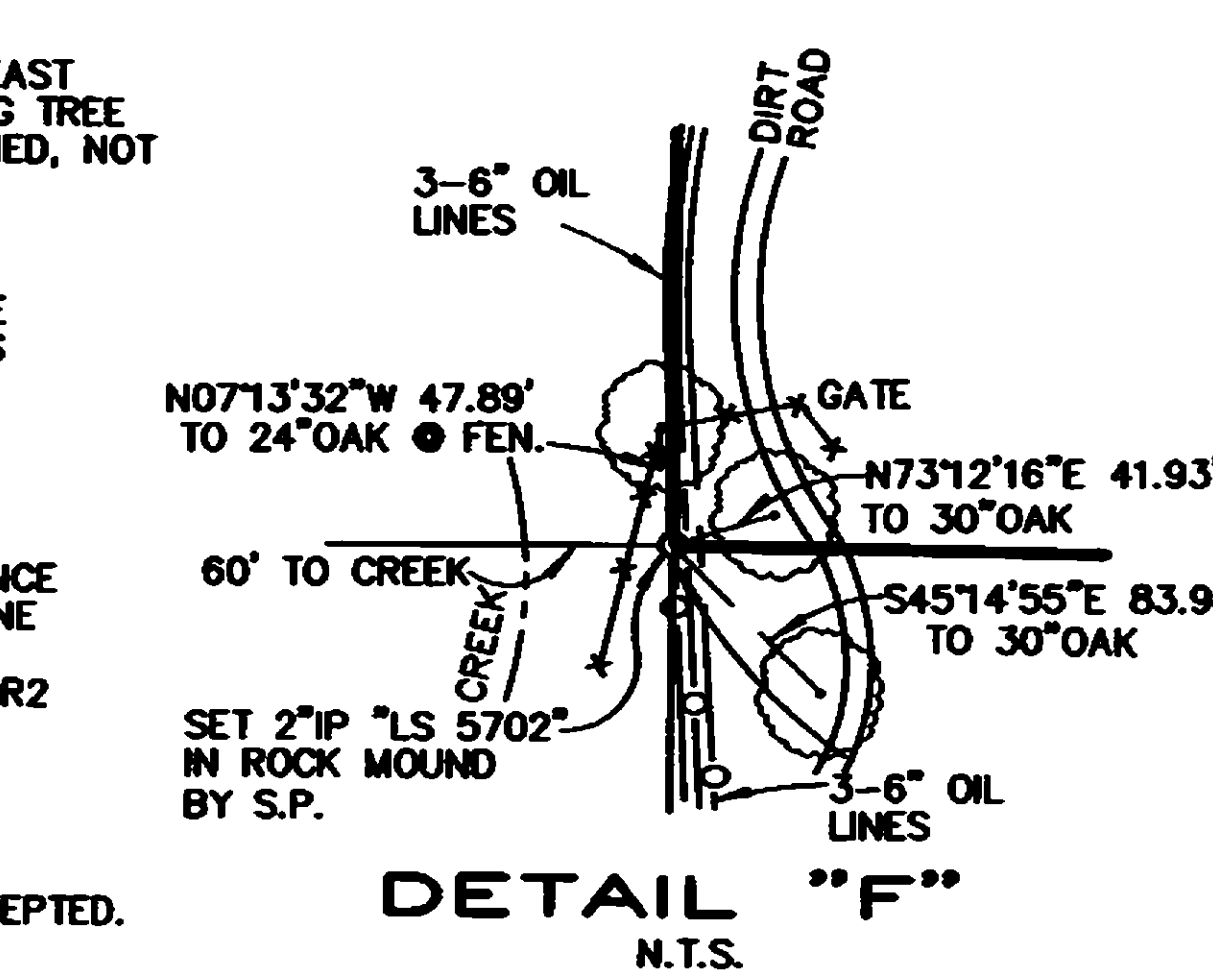
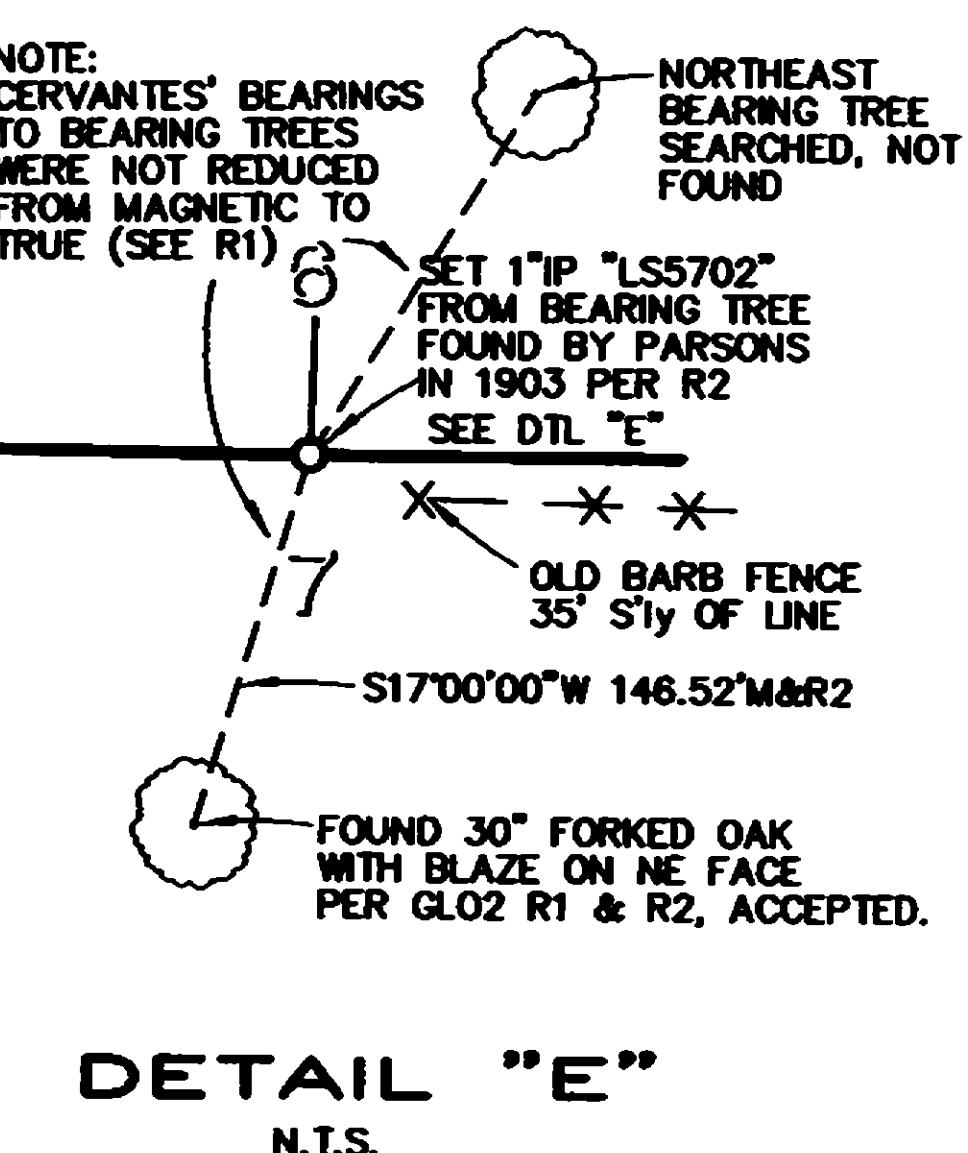
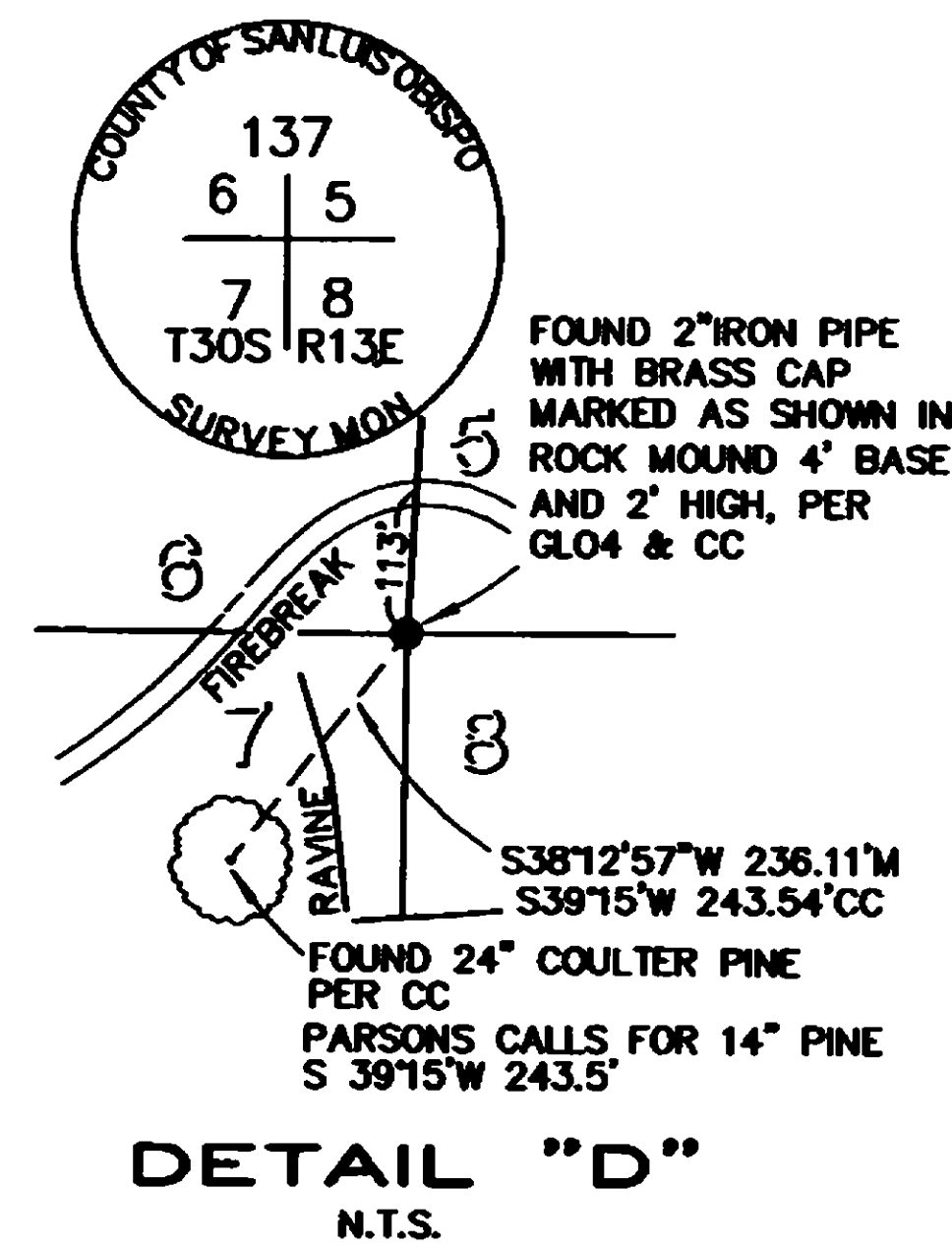
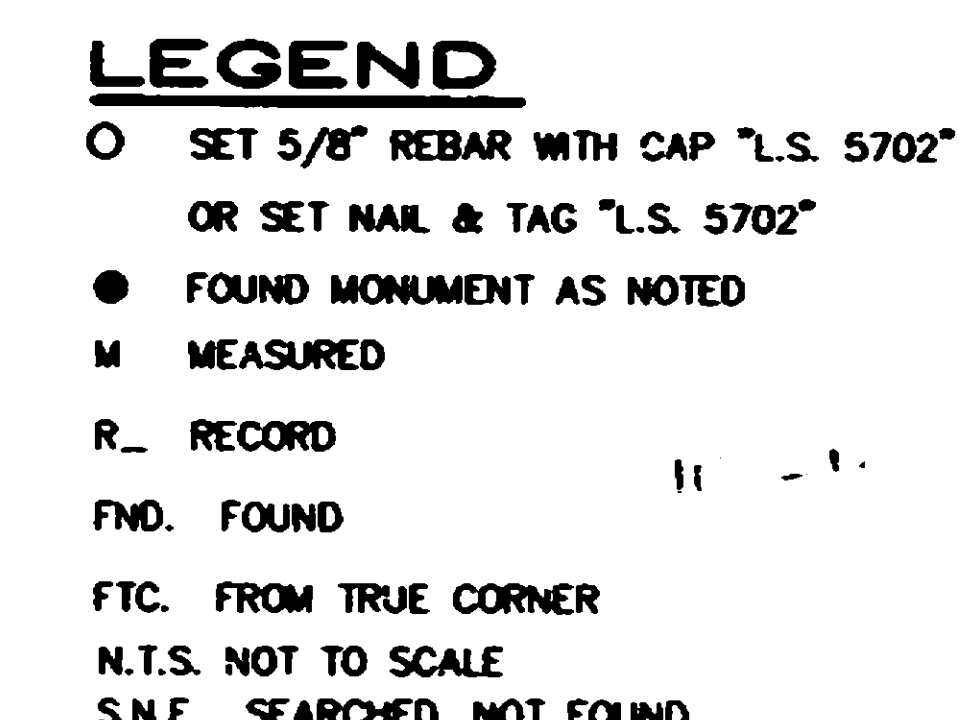
TOPOGRAPHIC MAP

PORTION OF THE 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 AND LOT 5 OF SECTION 6 IN TOWNSHIP 30 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF KEITH SWEENEY

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960
March 13, 2018 JOB #07-069

FILE...M:\01 ORIN East Cuesta Ridge\dwg\East Cuesta HS - Sheet 2 - Boundary.dwg



GLO1	J.E. FREEMAN-1854 BLM BOOK 257-15 (TOWNSHIP LINES)
GLO2	A.L. CERVANTES-1872 BLM BOOK 298-36 (SOUTH LINE SECTION 6
GLO3	J.R. GLOVER-1880 BLM BOOK 341-6 (NORTH TP LINE, AND SECTION LINES
GLO4	A.F. PARSONS - 1892 BLM BOOK 505-9
R1	COUNTY SURVEYOR'S BOOK 1 PAGE 126 BY GEORGE SPURRIER
R2	1 RS 67 - 1903 CENTERLINE OF SECTION 6 BY A.F. PARSONS
R3	88 RS 11 - CAL TRANS RIGHT-OF-WAY
CC	SLO CO. CORNER CARDS (1965)
D1	DOC. NO. 2007-026738 (LOT LINE ADJUSTMENT)
*	GLO 3 PARANTHETICAL DISTANCES (FROM SHEET 1)

OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST
1/4 OF THE SOUTHWEST 1/4 AND LOT 5 OF SECTION 6 IN TOWNSHIP
30 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN



MBS
MUSIC BUSINESS SCHOOL

MICHAEL B. STANTON, PLS 5702
2146 PARKER STREET, SUITE A-1
SAN LUIS OBISPO, CA 93401
805-594-1960