



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2018

TO: 1st District Legislative Assistant, Agricultural Commissioner, Building Division, Cal/County Fire, Public Works, CA Fish and Wildlife, U.S. Fish and Wildlife, RWQCB, Shandon Advisory Council, AB52

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

PROJECT NUMBER & NAME: DRC2018-00043, SHANDON ACRES ASSOCIATES, LLC

PROJECT DESCRIPTION: Proposed Minor Use Permit for three 1 acre outdoor cannabis cultivation sites and 3,000 sq/ft indoor cultivation with self-supporting nursery to be located at 4000 Truesdale Rd. Shandon, CA

APN(s): 037-291-035

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.

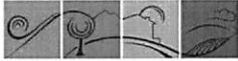
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

- ☐ 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 Shandon Acres Associates, LLC Daytime Phone (917)612-3645
 Mailing Address 212 Marine Street, Santa Monica, CA Zip Code 90405
 Email Address: michael@micktec.com

☐ Applicant Name Shandon Acres Associates, LLC Daytime Phone (917)612-3645
 Mailing Address 212 Marine Street, Santa Monica, CA Zip Code 90405
 Email Address: michael@micktec.com

☒ Agent Name Kirk Consulting | Lisa Bugrova Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Rd, Atascadero, CA Zip Code 93422
 Email Address: Lisa@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: +/- 71.47 Acres Assessor Parcel Number(s): 037-291-035
 Legal Description: PM 32-71 PTN PAR B
 Address of the project (if known): 4000 Truesdale Road, Shandon, CA 93461
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Access is off of Truesdale Road, Truesdale Road is accessed off of Centre Street, and
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Centre Street is accessed off of HWY 46 E

PROPOSED PROJECT

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

LEGAL DECLARATION

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

Property owner signature [Signature: Lisa Bugrova, Kirk Consulting] Date 3/29/2018

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: Existing/Primary access to remain off of Tuesdale Road

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No

If yes, what is the acreage of all property you own that surrounds the project site? _____

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

North: Agriculture South: Agriculture

East: Agriculture West: Agriculture

For all projects, answer the following:

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

Buildings: 18,400 sq. feet 0.6 % Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 % Other (specify) _____

Total area of all paving and structures: 18,400 ☒ sq. feet ☐ acres

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

Number of parking spaces proposed: 5 Height of tallest structure: 20'

Number of trees to be removed: _____ Type: _____

Setbacks: Front 1500' Right 445' Left 300' Back 300'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____

☐ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:

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

Total floor area of all structures including upper stories: 18,400 sq. feet 6,400 sq. ft. shipping containers
12,000 sq. ft. greenhouses

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: 50 acres
Moderate slopes - 10-20%: 21 acres
20-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain Cannabis cultivation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 216 acre feet per year
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: onsite wells
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☒ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☒ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☒ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
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: Shandon Unified School District
2. Location of nearest police station: Paso Police Dept 900 Park St, Paso Robles
3. Location of nearest fire station: Calfire Station 51, Shandon
4. Location of nearest public transit stop: SLO RTA - Intersection of Spring and 5th St in Paso Robles
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: Cannabis cultivation, single family residence
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

1. Days of Operation: 7 days Hours of Operation: 10 am - 5 pm
2. How many people will this project employ? 2 onsite staff
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: N/A
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

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

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): n/a
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: Phase 1: Outdoor Cultivation, 2 greenhouses, 2 storage containers. Phase 2: 2 greenhouses, 2 storage containers
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 *: N/A

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

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
N/A
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☒ Yes ☐ No
If yes, please list: Kit Fox

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

☐ Yes ☒ No

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

Other Related Permits

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

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

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

For Cultivation and Nurseries ONLY

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016- 00149

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: Shandon Acres Associates, LLC

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

- ☒ Yes ☐ No

What type of State cultivation license are you seeking?

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

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

136,500

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):

CANNABIS APPLICATION SUPPLEMENT

- ☐ On my floor plan submitted with the application
☒ On an additional document submitted with my application

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours.
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.
- Repeat this for each piece of equipment and the total amounts for each month.
- Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources.

Source or utility name	Expected kWh drawn annually
13.0 KW Solar PV System-PGE Tied	n/a
Total Annual kWh:	

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

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

Source	*See attached report		
Month and Year			
1	0.08AF		
2	0.08AF		
3	0.08AF		
4	0.08AF		
5	0.08AF		
6	0.08AF		
7	0.25 AF		
8	0.39 AF		
9	0.39 AF		
10	0.50AF		
11	0.39 AF		
12	0.39 AF		
Totals	2.76 AF		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: See attached information of organic products certified by Organic Materials Review Institute (OMRI)

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



STORMWATER CONTROL PLAN

APPLICATION AND COVERSHEET

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

1) APPLICANT INFORMATION

Applicant Name: MicPatMazz, LLC Daytime Phone: (917)612-3645
Mailing Address: 212 Marine Street, Santa Monica, CA Zip Code: 90405
Email Address: michael@micktec.com

2) PROJECT INFORMATION

☒ **PRELIMINARY** – Subdivision or Land Use Permit

☐ **FINAL** – Construction Permit

Permit Number: upon issuance

Property APN: 037-291-035

FOR ITEMS # 3, 4, and 5 – Please Refer to Chapter 3 of the PCR Handbook

3) IMPERVIOUS SURFACE VALUES– Refer to the Glossary or Appendix C in the PCR Handbook

Pre-Project (sqft)

Impervious Area: 18,400 sq ft Total Project Area: 71.47 acres

Post-Project (sqft)

Total Impervious Area: 18,400 sq ft Pervious Area: 71+ acres

New Imp. Surface: 0 Removed Imp. Surface: 0

Replaced Imp. Surface: 0

Total Site Disturbance 0

4) REVIEW FOR EXEMPTION– Refer to Figure 3-2 in the PCR Handbook

☐ **SWCP REQUIRED** – The project is located in a Stormwater Management (MS4) Area and involves at least 2,500 square feet of impervious surface area.

☒ **SWCP EXEMPT** – The project is exempt from a Stormwater Control Plan for the following reason:

☐ **Outside of MS4.** The project is not located in a Stormwater Management Area.

☒ **Less than 2,500 square feet.** The project creates or replaces less than 2,500 square feet of impervious area.

☐ **Previous land use approval.** The project has received land use approval prior to March 6, 2014. Project Number: _____

5) PERFORMANCE REQUIREMENTS

Check the applicable performance requirements and identify whether the project meets the requirement:

☒ **Exempt from SWCP**

☒ **#1 – Site Design** Performance Requirement Met? ☒ YES ☐ NO

☐ **#2 – Water Quality Treatment** Performance Requirement Met? ☐ YES ☒ NO

☐ **#3 – Runoff Retention** Performance Requirement Met? ☐ YES ☒ NO

☐ **#4 – Peak Management** Performance Requirement Met? ☐ YES ☒ NO

Are structural stormwater control measures proposed? ☐ YES ☒ NO

6) DESIGN CRITERIA – Refer to PCR Handbook, Appendix A

☒ **Exempt from SWCP**

Watershed Management Zone # _____

Applicable Rainfall Event (percentile): _____

24-hour Rainfall Isohyetal Line (in): _____

7) CERTIFICATION

☒ **Exempt.** This project is exempt from submitting a SWCP.

☐ **Full Compliance.** This project fully complies with all applicable Performance Requirements.

☐ **Alternative Compliance.** This project is unable to fully comply with all applicable Performance Requirements. As such, the applicant is requesting to use methods of alternative compliance.

Reason for non-compliance: _____

Method for alternative compliance: _____

This SWCP was prepared by a Registered Civil Engineer: ☐ YES ☒ NO

Engineer Name _____ License No. _____

I have completed this form accurately and declare that all statements here are true.

Preparer signature _____ Date 4-3-18

Preparer's name (if other than the Engineer listed above) Kirk Consulting / Lisa Bugrova

STORMWATER SITE DESIGN ANALYSIS

San Luis Obispo County Department of Planning and Building

File No _____

SITE DESCRIPTION

Is the project site within the Central Business District?

☐ YES

☒ NO

Was the project site previously developed?

☒ YES

☐ NO

Is the project site surrounded on all sides by development?

☐ YES

☒ NO

SITE DESIGN

For each of the following, please describe how this project has complied to the *maximum extent practicable* with the following site design and runoff reduction strategies (attach additional pages if needed):

1. Limit disturbance of creeks and natural drainage features.

No disturbance to creeks will occur.

2. Minimize compaction of highly permeable soils.

No compaction of highly permeable soils will occur.

3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.

No clearing or grading of native vegetation will occur.

4. Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural, undisturbed state.

No increase in impervious surface will occur. Cultivation only and improvements in developed area.



MICKPATMAZZ, LLC
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS MINOR USE PERMIT
4000 TRUESDALE ROAD, SHANDON, CA 93461
APN 037-291-035

PROJECT DESCRIPTION

Parcel Size:	71.47 Acres
APN:	APN 037-291-035
Address:	4000 Truesdale Road, Shandon, CA 93461
Land Use Designation:	Agriculture
Williamson Act:	Yes
Water:	On-Site Well
PRCWB:	Yes, but not in LOS 3
Existing Uses:	Cannabis Cultivation, Single Family Dwelling
Access:	Private gated access road from Truesdale Road

The subject property is a 71.47 acre parcel located at 4000 Truesdale Road in Shandon (APN 037-291-035), approximately 0.5 mile west of Oak Flat Road, west of the City of Paso Robles in the North County, Shandon-Carrizo Sub planning area and zoned Agriculture. Existing uses on the site include an approved outdoor cannabis cultivation and a single-family dwelling with a grid connected 13.0 KW Photovoltaic power system.

Background

The property is developed with a single-family residence and 22,500 square foot canopy of outdoor cannabis cultivation up to 1,000 plants in compliance SLO County Urgency Ordinance 3334 via authorization certification CCM 2016-00149. Adjacent properties consist of vineyard row crops, grazing land, and undeveloped parcels.

Proposed Project

Mickpatmazz, LLC proposes to grow a total three acres of cannabis outdoors, provide nursery propagation and cultivate cannabis indoors in four 3,000 sq. ft. greenhouses. The proposed project has been designed in full compliance

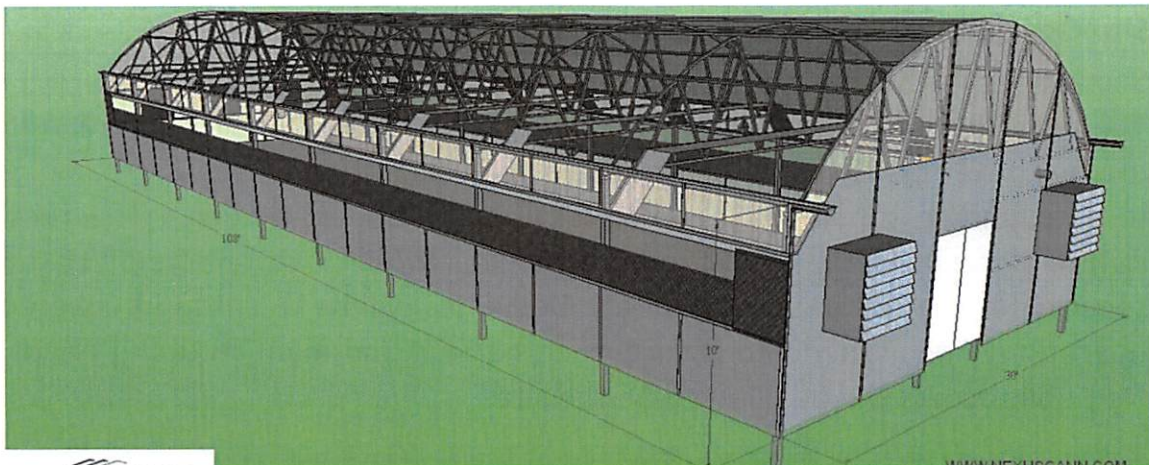
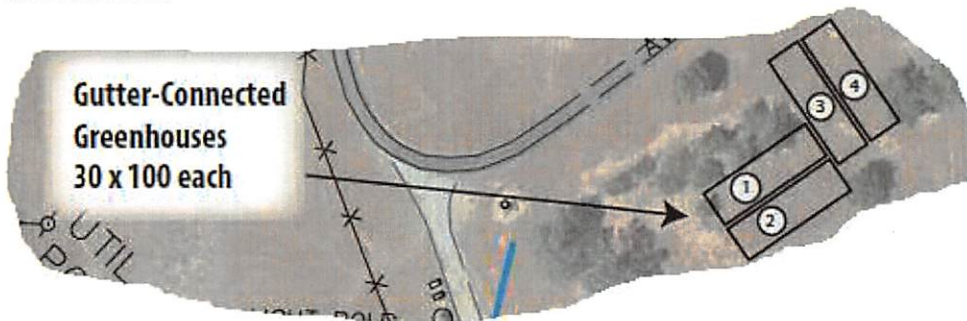
[illegible]

The overall outdoor cultivation area will encompass up to 130,500 sq. ft. of canopy, or three acres within an approximately four-acre footprint. The outdoor cultivation area will expand the existing 22,500 sq. ft. grow area to 130,500 sq. ft. of outdoor canopy on the site. The outdoor cultivation area will be surrounded by a 7' tall perimeter fence system with a keypad activated entry gate. Offsite visibility from any direction is extremely limited.



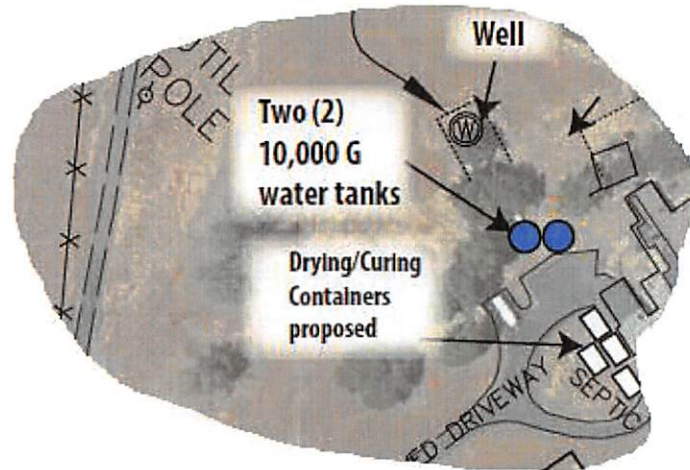
Indoor Cultivation/ Nursery

The indoor cultivation and nursery operations will ultimately consist of four 3,000 sq. ft. mixed light greenhouses connected via a gutter system to be used to provide starter nursery plants for onsite cultivation as well as cultivate indoors. The greenhouses will be constructed in two phases, two at a time, one to be used for nursery propagation and one for flowering cultivation.



Drying/Curing

Drying and curing operations will occur during harvest in four shipping containers located in the center of the existing driveway traffic circle on previously disturbed, level ground. All operations will be conducted in daylight hours and no additional electricity is necessary. Exterior security cameras will provide 24-hour monitored security, as well as a secure fence around the perimeter of the facility.



Waste Disposal/Composting

Minor waste disposal will be conducted adjacent to the residence in the existing maintenance shed area. Onsite composting of unused plant material and soil will be established for reuse within the cultivation area. Any cannabis-containing waste will be securely stored prior to appropriately regulated disposal offsite.

Site Operations Plan

Security

The site is accessed by a secure key pad entry gate. The cultivation areas and existing developed areas (residence) are not visible from any public road due to surrounding topography and natural vegetation screening. The rural nature of the property and surrounding area provide a natural screening and security for the cultivation activities. Deliveries will be to / from registered operations only, scheduled according to harvest and manufacturing needs. No public access will be allowed on the site.

The goals of the Security Program are to keep the workforce and the community safe. Physical security is used to deter and prevent unauthorized entrance into the facility and into areas containing cannabis or cannabis products and to deter the theft of cannabis or cannabis products from the facility.

Employees and Visitors

The following security measures ensure the safety of employees, visitors, and the facility:

- 1) Employees are pre-screened and will be subject to criminal background checks prior to employment
- 2) No remaining on premises after work is complete
- 3) Unauthorized individuals will be escorted immediately off the property unless they are discovered in secure areas in which case law enforcement will be notified for action.

Facility

Access to the exterior premises will be limited by the existing fence and locked remote-key operated gate to the property. Vehicles will access via the electrical gate equipped with a remote access gate opener.

Lighting

Facility security lighting is not necessary due to the remote nature of the project site and lack of visibility of the cultivation operation from offsite.

Access

An intercom system will allow interaction with any visitors at the main gate through two-way audio and one-way video communication. Security and personnel will be able to see and hear visitors who buzz the intercom. Visitors will only be able hear. Staff will have the option to buzz the visitor onto the property through an access control to open the electronic vehicle-access gate.

Secure Inventory

Every cannabis cultivation area and cannabis drying/curing areas are secured, whether via fencing or locked and tracked entry. This level of security prevents diversion, theft, and loss.

Secure Transportation

Cannabis transportation operations will be limited to approved and licensed locations. Deliveries will take place between 7 a.m. and 9 p.m. Monday through Friday with the use of a global tracking system (GPS) to guarantee a safe and successful delivery. Deliveries will be scheduled and include routes and delivery times. Direct transportation to scheduled deliveries will go without intervening stops or unnecessary delays unless they are to multiple approved transport facilities.

Products will only be transported from the facility by our operation or by other licensed transporters. Our SOPs govern our transport policy, order processing, security, personnel, product handling and storage, loss and diversion

Secure Storage Vault

A modular vault will be installed that meets the minimum requirements for the storage of narcotics. The door will be Class 5 Armory Vault door with day gate to meet Federal Specification AA-D-600D. The S&G Lock will meet UL 768 specification.

Employee Screening & Personnel Policies

- 1) Employees will all have training to their specific job description along with security training and access restrictions.
- 2) The company diversion prevention program will reinforce employee controls through:
 - a) A written employee substance abuse policy that takes into consideration employees who are patients of the marijuana program. The policy will address: (1) why the company established and maintains the policy (2) What precisely is expected of employees (3) and what the consequences are for policy violations.
 - b) Routine employee education and awareness programs to develop a work environment where employees not only recognize the risks, but feel individual responsibility for reporting what they observe. Training will emphasize the importance of personal observation, as it may be the only clue to suspicious activity in some cases. The training will focus on preventing diversion in the first place rather than detect it afterward.
 - c) Requirements for drug testing, including a for-cause policy for drug testing.
 - d) Sanctions for diversion violations, which emphasize that any violation of the diversion prevention policy will result in adverse employment action up to and including dismissal and referral for criminal prosecution.
 - e) Management will conduct pre-employment background checks for all employees in compliance with State of California requirements. Every person listed as an owner, manager, supervisor or employee of the

business will submit fingerprints and other information deemed necessary by the County Sheriff's Department or the State of California. All potential employees will be subject to our background check via a service approved by the police such as LiveScan.

- f) Potential employees are vetted (background checks) to the satisfaction of the Sheriff's Department and in compliance with State requirements.

Staff Education and Awareness

- 1) Training sessions will be conducted as part of a new employee's orientation and will include all personnel policies and security procedures.
- 2) All new employees will acknowledge by signature that they have read and understand all company policies.
- 3) Training sessions will also be conducted throughout the year. Sessions will be conducted by law enforcement, fire department personnel, third-party security consultants, and other presenters on topics that are determined relevant to company employees.
 - a. Training can be in a group or individual.
 - b. Proficiency testing and observations will assure that employee training is effective.
 - c. Training will focus on facility security, product security, information security, emergency procedures and contact phone numbers.
 - d. Specific instructions related to actions taken within the production area when regulatory or law enforcement representatives are onsite will also occur.
- 4) Throughout their employment, all employees will be reminded by company emails and at meetings that the company continually monitors for theft, loss and diversion, and that monitoring may be in the form of telephone, camera (including hidden cameras), computer, radio, wire, electromagnetic, photoelectric, photo-optical, and biometric.

Odor Management Plan

Cannabis has been legally cultivated outdoors on this property since 2016 without complaint or incident of any kind. Odor of the cultivation areas is naturally mitigated by the topography and distance to the nearest residence of over 1,500 feet. The proposed operations are not anticipated to cause any odor issues.

Signage

No signage distinctive to the operation of any kind is proposed.

Parking and Access

Existing paved and unpaved parking areas surrounding the residence provide ample parking space for the proposed operations. The existing private access road provides adequate service to the site from Truesdale Road. No grading improvements are necessary for parking or access.

Pesticide and Fertilizer Usage

Pesticide and fertilizer usage will be conducted according to the County of San Luis Obispo Department of Agriculture by obtaining an Operator Identification Number and complying with all application, reporting, and use requirements. Only certified Organic Materials Review Institute (OMRI) products are used for the operation. Products will be stored in a locked container with products stored on metal shelving off the ground with a fire extinguisher in close access, and liquid True Organics fertilizer is stored in a Fertikit tank outside the cultivation area fence with the irrigation equipment and pump house and will not require backstock of any kind. Product label information and Material Data Sheets (MDS) as available for all products are stored onsite and available for staff to review. No products are stored in quantities that would require filing of a Hazardous Materials Business Plan or require additional requirements other than a defined storage area.

Fertilizer use includes the following products (maximum quantities shown):

True Organics 4-4-4: 200 gallon in Fertikit Storage Tank sized container (1)
Nectar of the Gods Yucca: 5 gallon sized container (11)
Pacific Grow Fish Hydrolysate 2-2-3: 50 gallon sized container (1)
Down to Earth Fish Powder 12-1-1: 50 lb bag (1)
Down to Earth Agmino 14-0-0: 50 lb bag (1)

Pesticide use includes the following products:

Neemix 4.5: 1 quart sized bottle (15)
Javelin WG: 5 lb bags (6)
Grandevo: 20 lb bags (2)
JMS Stylet Oil: 30 gallon drum (1)

Fire Safety

Four greenhouses are to be sited per fire sprinkler exemption requirements of the Building Code and in consultation with CALFire. Existing water tanks on site include two 10,000 gallon storage tanks located adjacent to the well and residence.

Setbacks

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are in the community of Shandon approximately 12 miles north of the project site. The Agriculture-zoned parcel size of over 70 acres meets the size requirement for up to three acres of outdoor cultivation, which will be set back at least 300' from any property line. The proposed operations will be focused around the existing residence and grow area, located at the center of the irregularly shaped parcel. All required setbacks are met with the proposed site plan.

Neighborhood Compatibility

Cannabis has been legally cultivated outdoors on this property since 2015 without complaint or incident of any kind. Odor of the cultivation areas is naturally mitigated by the topography and distance to the nearest residence of over 1,500 feet. Area large-scale vineyard operations are the primary use, which pose a more intensive use than proposed with this project. No neighborhood compatibility issues are anticipated.

Air Quality

The project site is accessed by a paved driveway that serves the existing residence. No additional access improvements are necessary and no dust mitigation measures are necessary.

Water Management Plan

Wallace Group prepared a Water Use Estimate for the proposed project, which is located in the Paso Robles groundwater basin and requires a 1:1 offset for new water use. The project proposes to expand the existing approved 22,500 sq. ft. grow to three acres, add 6,000 sq. ft. of indoor (greenhouse) cultivation, and 6,000 sq. ft. of indoor (greenhouse) nursery canopy.

Utilizing 0.31 acre feet per year (AFY) as the existing baseline condition, the total net increase in water demand (water offset) for the project is 2.45 AFY, as outlined below.

Table 1: Annual Water Estimates for Shandon Acres			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Outdoor Grow: 3 acres	130,680 square feet canopy area x 0.03 gal/sf/day x 150 days	588,060	1.80
Greenhouse Grow: 3,000 sf x 2	6,000 square feet canopy area x 0.1 gal/sf/day x 260 days	156,000	0.48
Nursery Grow: 3,000 sf x 2	6,000 square feet canopy area x 0.1 gal/sf/day x 260 days	156,000	0.48
Total New Water Demand		1,368,060	2.76
Baseline Offset: 22,500 sf outdoor canopy	22,500 sf canopy x 0.03 gal/sf/day x 150 days	-101,250	-0.31
Net Increase in water demand		1,266,810	2.45

Local evapotranspiration data was used to extrapolate annual buildout water use values to monthly estimates, detailed below.

Table 2. Estimated Monthly Water Demand for Shandon Acres

Month	ETo (in)**	Outdoor ETo (%)	Outdoor water use/month (AF)	Indoor Water Use/Month (AF)	Total Water Use/Month (AF)
October	3.33	-	-	0.08	0.08
November	2.19	-	-	0.08	0.08
December	1.36	-	-	0.08	0.08
January	1.44	-	-	0.08	0.08

February	1.78	-	-	0.08	0.08
March	2.78	-	-	0.08	0.08
April	3.35	9.5%	0.17	0.08	0.25
May	6.13	17.3%	0.31	0.08	0.39
June	6.15	17.4%	0.31	0.08	0.39
July	8.15	23.0%	0.42	0.08	0.50
August	6.15	17.4%	0.31	0.08	0.39
September	5.47	15.5%	0.28	0.08	0.36
Total	48.27	100%	1.80	0.96	2.76

**Evaporation data from California Department of Water Resources. Nacimiento Dam Station T09 6056 00

Screening and Fencing Plan

The site topography and location of the proposed outdoor cannabis cultivation area preclude visibility from offsite. Fencing surrounding the existing cultivation area will be expanded to encompass the entire 3-acre grow area. The fencing will be at least 6 feet in height and fully enclose the cultivation area to prevent easy access.

Energy Use

The property is served by a grid tied 13.0 KW solar PV system associated with the existing residence (PMT2013-02164). Power upgrades that may be necessary to accommodate the greenhouse cultivation environment will be pursued separately with PG&E and the County.

Traffic

The proposed operations are agricultural in nature and similar to other agricultural crop staffing levels and intensity. The site currently operates with 3 full time staff who arrive at approximately 6:00 am and leave in the afternoon at approximately 3:00 pm. At full operational capacity with greenhouse operations and outdoor cultivation, the staffing levels will increase to 5-6 with the same operational hours. Once a year, during late October and early November to harvest the outdoor cultivation area, 10-20 additional part-time employees are onsite for a total of approximately six weeks. The actual harvest is approximately six days long where the cannabis is cut and hung inside shipping containers located on site for drying. Once

dried, staff cut and trim the product and prepare for offsite transport. Product transport is anticipated after harvest once a year for field crop and 4 times a year for greenhouse harvests and will consist of approximately 6-8 trips of passenger vans or utility vehicles accessing the site over the course of 2-3 days to deliver the product to company partners. The existing gated access is located approximately 450 feet off of Truesdale Road, which is a straight and level roadway in both directions from the project site for over 3,000 feet in both directions.



Resources Requiring Special Consideration:

San Joaquin Kit Fox:

The site is mapped as within the San Joaquin kit fox (SJKF) Mitigation Area and Kevin Merk Associates, LLC prepared a kit fox habitat evaluation for the project. This report, dated February 21, 2018 is attached. The project does not involve any grading aside from preparing the outdoor cultivation areas for planting. Greenhouses will be located on a level area located between the cultivation area and adjacent to the existing residence. Although the report described a proposed project including a manufacturing building, the proposed project scope has been reduced as described herein and this space will be utilized for drying/curing of cannabis grown onsite.

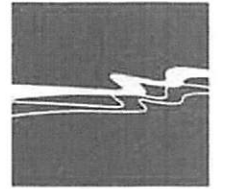
Based on the SJKF habitat evaluation process, the property scored 71 points out of 100. Assuming the 1:1 mitigation ratio score is from 50-59 points, the score of 71 for this property would equate to the low end of the 3:1 mitigation ratio. The project will affect primarily urban and barren areas immediately adjacent to residential development. Active agricultural lands would be maintained and a small area of annual grassland will be affected by expanding the cultivation area. Active ground squirrel abatement practices in concert with ongoing agricultural operations have reduced the availability

of small mammals and other potential prey for SJKF on site. While historically SJKF has been known to occur in the area, there have not been any recorded sightings of this species within three miles of the site in the last ten years.

Williamson Act:

The property is in a Williamson Act contract. The western portion of the irregularly shaped parcel is regularly leased for grazing. Grazing activities will continue and will not be impacted by the proposed approximately 4 acre cultivation area, which is concentrated adjacent to the existing residence on the approximately 71 acre parcel.

MEMORANDUM



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CIVIL AND
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MANAGEMENT

LANDSCAPE
ARCHITECTURE

MECHANICAL
ENGINEERING

PLANNING

PUBLIC WORKS
ADMINISTRATION

SURVEYING /
GIS SOLUTIONS

WATER RESOURCES

Date: March 8, 2018
To: Mazz Keegan, Shandon Acres
From: Shannon Jessica, PE, Wallace Group
Subject: Water Use Estimates for Shandon Acres (4000 Truesdale Road, Shandon, CA) Cannabis Cultivation Operation

Wallace Group has been retained by Shandon Acres to estimate the water demand and associated groundwater offset to the Paso Robles groundwater basin for the purpose of applying for a Use Permit for cannabis cultivation through San Luis Obispo County. Shandon Acres has an existing 1 acre outdoor grow facility located at 4000 Truesdale Road in Shandon, CA. The facility is proposing the following cannabis cultivation operations at this location:

- Indoor/Greenhouse – 6,000 square feet canopy (3,000 sf x 2)
- Indoor/Nursery – 6,000 square feet canopy (3,000 sf x 2)
- Outdoor – 130,680 square feet canopy (3 acres)

The recently adopted Cannabis Land Use Ordinance for San Luis Obispo County requires that applicants submit a detailed water management plan as part of the application package. The water management plan shall include proposed water supply, proposed conservation measures, and any water offset requirements. The following memorandum has been developed to outline the proposed water demand and associated offset required for Shandon Acres proposed development.

While published water use values have not yet been consistently established in the industry, the Central Coast Regional Water Quality Control Board (RWQCB) cannabis development team uses an estimate of 0.03 gal/sf canopy/day for outdoor cannabis plants. The Central Coast RWQCB cannabis development team also uses an application rate of 0.1 gallons per square foot of canopy for indoor grow operations. They have not, however, distinguished between indoor grow and nursery grow application rates, therefore it is assumed these values are the same.

Water Offset Calculation

The project is located in the Paso Robles Groundwater Basin, therefore a 1:1 offset for water use is required for proposed projects. Since the property has been cultivating plants in 2017, it has received County approval for a baseline water use associated with 22,500 square feet of outdoor canopy. The baseline water demand value is subtracted from the proposed development demand, as it will be incorporated into the buildout figure.

WALLACE GROUP
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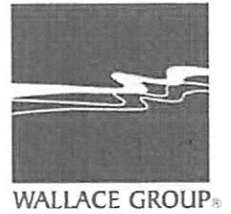


Table 1 outlines the proposed water demand for the project. With a baseline of 0.31 acre feet per year (AFY), the total net increase in water demand (water offset) for the project is 2.45 AFY. Table 2 outlines the proposed monthly water use, based on the total new water demand for the indoor and outdoor grow operations (buildout). Local evapotranspiration data was used to extrapolate annual buildout water use values to monthly estimates.

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Total	48.27	100%	1.80	0.96	2.76

**Evaporation data from California Department of Water Resources. Nacimiento Dam Station T09 6056
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Parcel Information

APN: 037-291-035

Assessee: MICKPATMAZZ LLC

Care Of:

Address: 32 HIGH MEADOW RD OLD GREENWICH
CT 06870

Description: PM 32-71 PTN PAR B

Tax Rate Area Code: 119001

Estimated Acres: 71.47

Community Code: NCSHCA

Supervisor District: Supdist 1



Selected Parcel

Land Use Information

Land Uses

Combining Designations

AG	Flood Hazard Area
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Parcel location within San Luis Obispo County

Permit Information

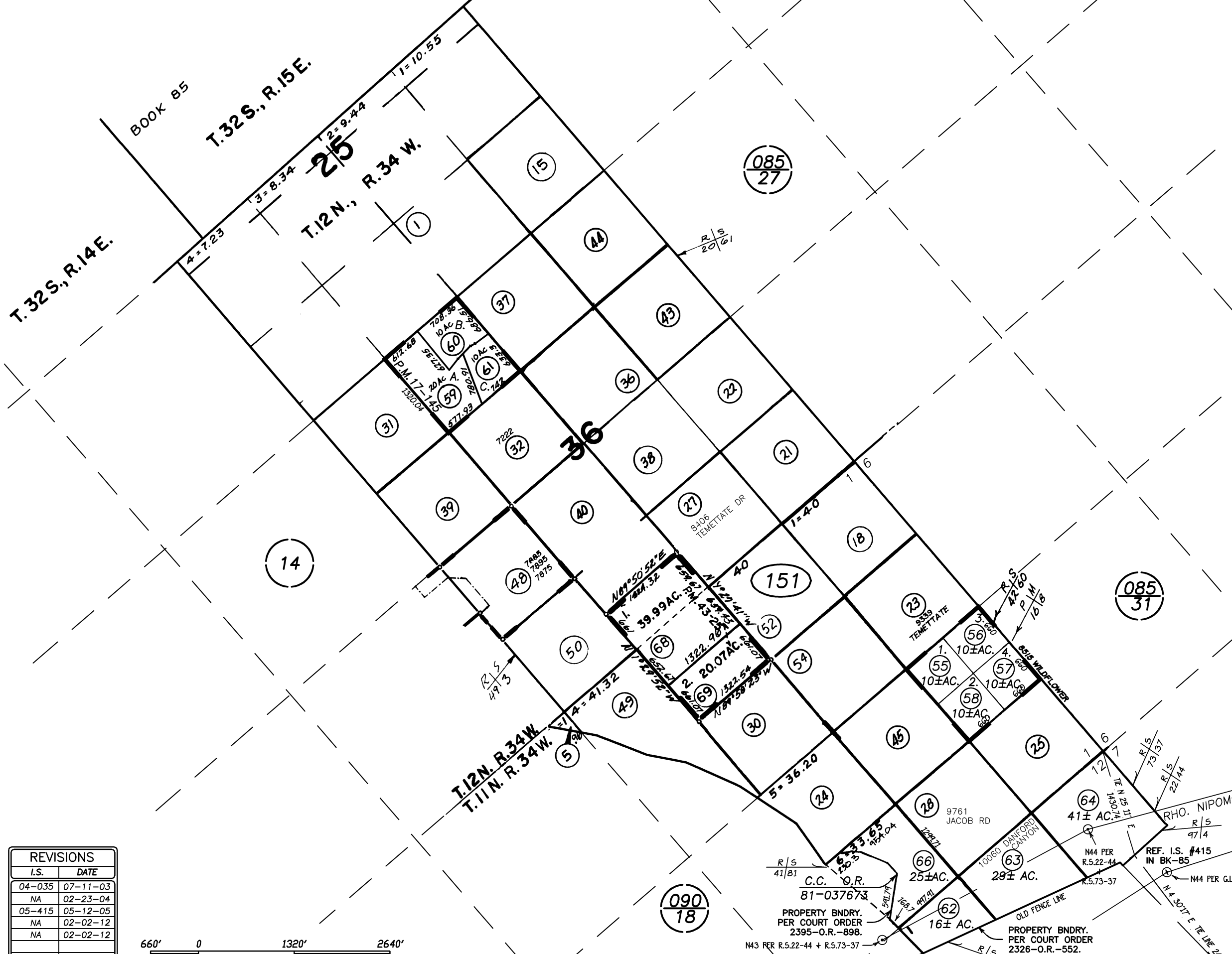
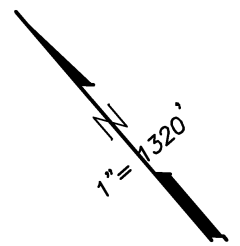
Permit	Description	Application Date
DRC2018-00043	Land Use	4/10/2018 2:56:16 PM
CCM2016-00149	CCM - Condition Compliance Monitoring	11/14/2016 12:48:37 PM
PMT2013-02164	PMTR - Residential Permit	3/5/2014 8:53:40 AM
PMT2006-01620	PMTR - Residential Permit	12/20/2006 9:18:03 AM
S800038N	Subdivision	12/24/1998 12:00:00 AM
S960155P	Subdivision	4/9/1997 12:00:00 AM



S960148L

Subdivision

3/26/1997 12:00:00 AM



REVISIONS	
I.S.	DATE
04-035	07-11-03
NA	02-23-04
05-415	05-12-05
NA	02-02-12
NA	02-02-12

660' 0 1320' 2640'

LZ 11-30-00

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.12N. ; R.34W. ; SECTIONS 25 & 36. S.B.B. & M.
T.11N. ; R.34W. ; SECTIONS 1 & 12. S.B.B. & M.

RHO. NIPOMO LINE PER R.S.22-44 & R.S.73-37
RANCHO NIPOMO LINE PER G.L.O.
REF. I.S. #415 IN BK-85
N44 PER G.L.O.
N43 PER R.S.22-44 + R.S.73-37
N43 PER G.L.O.

090/19

090/18

090/18

085/31


085/27



Interactive Data Viewer



Legend

 SLO County Parcels

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WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of San Luis Obispo Planning and Building Department

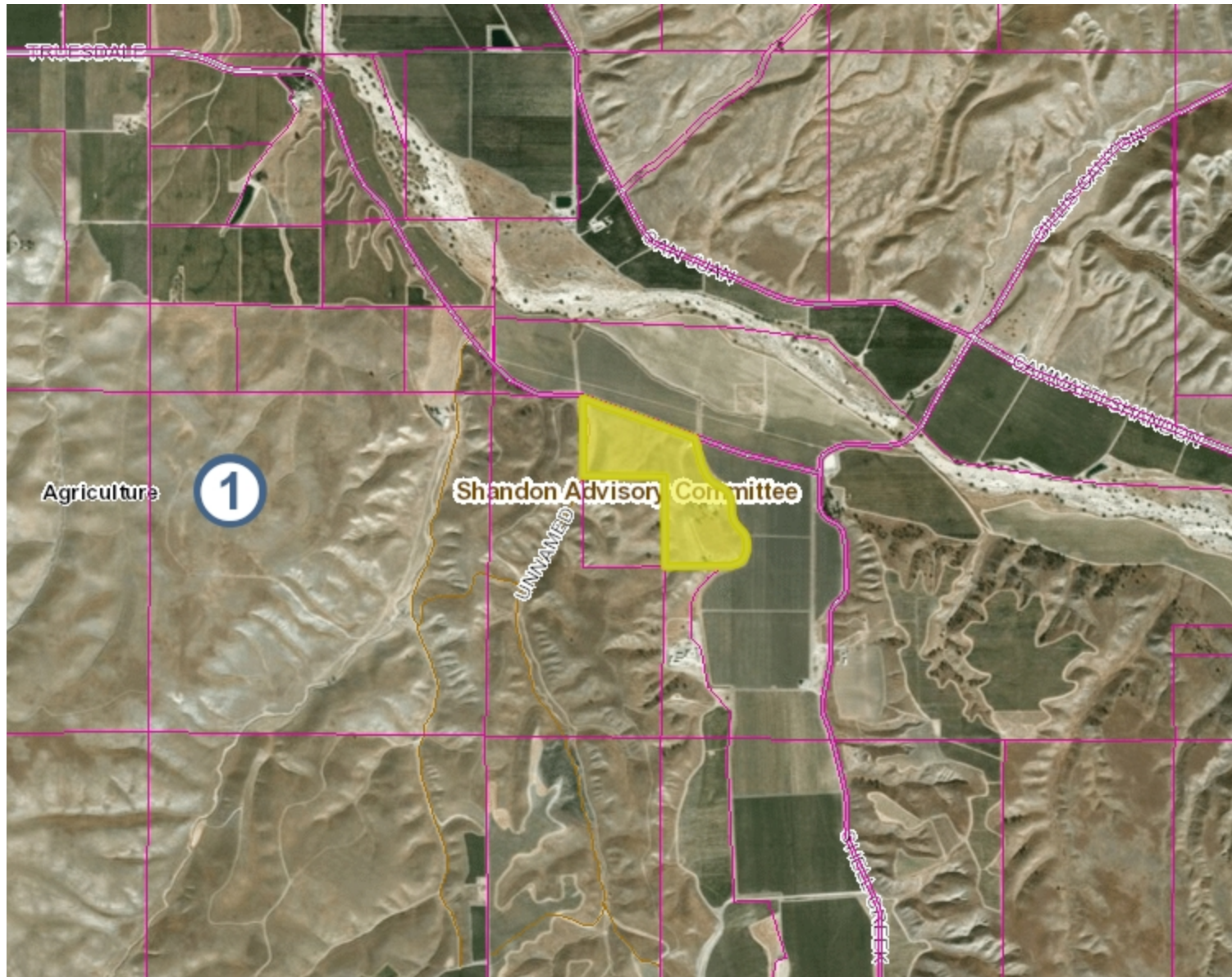


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Map for Reference Purposes Only



Interactive Data Viewer



Legend

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

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



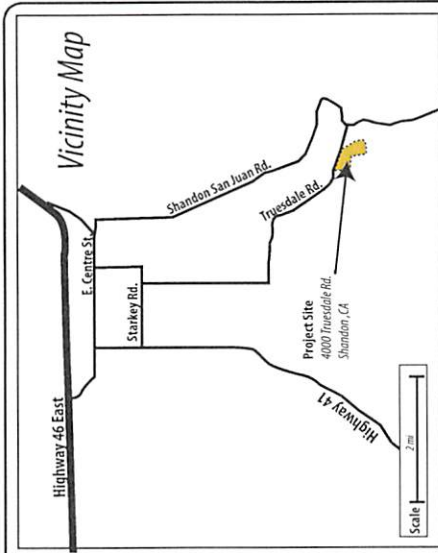
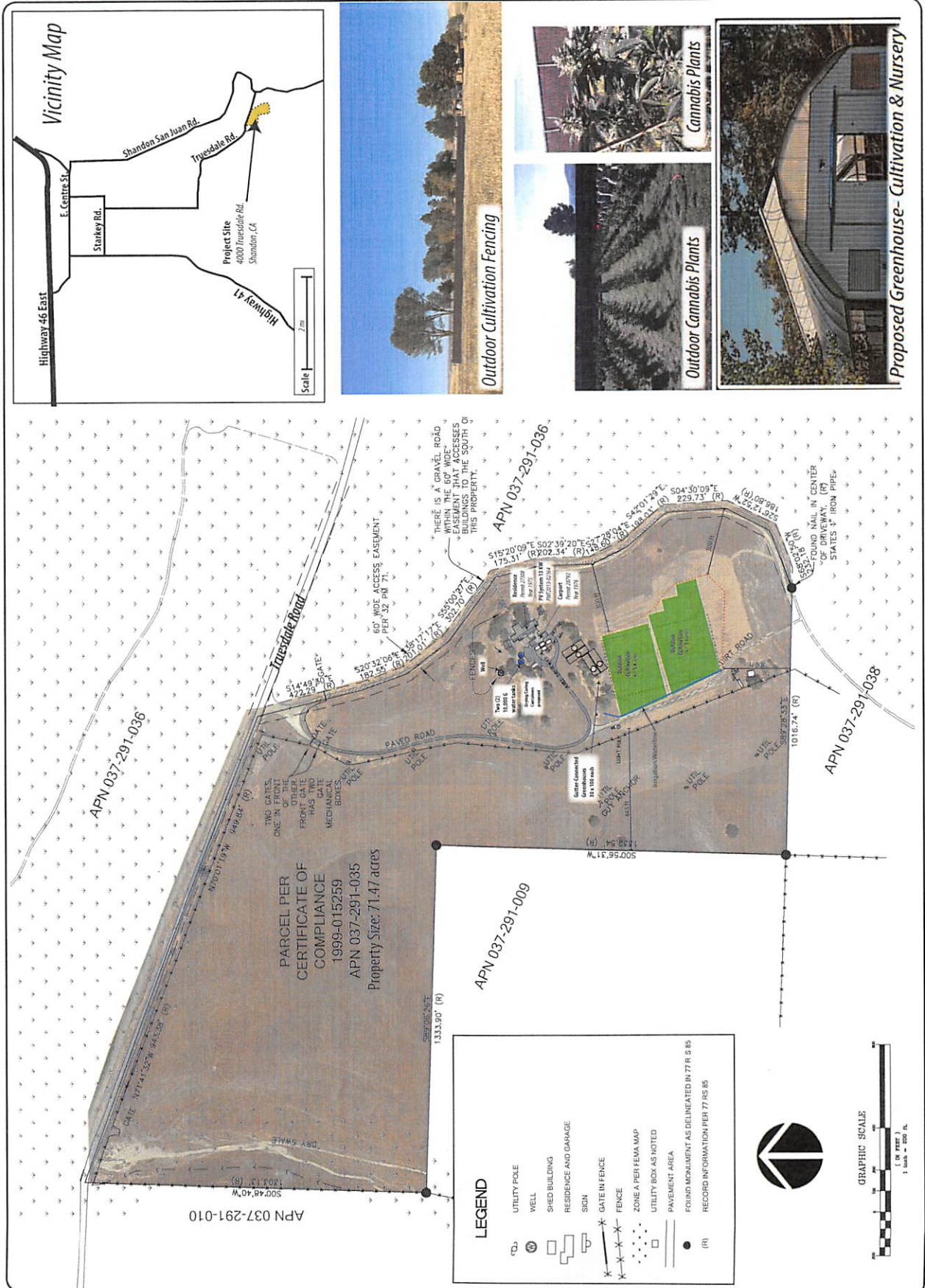
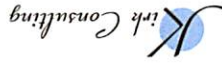
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Map for Reference Purposes Only



SCALE: 1" = 200'	
Date: March 2018	
1 OF 1	

Site Plan
Greensleeves, Co-Op
Cannabis
4000 Truesdale Rd.



SITE PLAN