



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

THIS IS A NEW PROJECT REFERRAL

DATE: 5/21/2018

TO: 1st District Legislative Assistant, Agricultural Commissioner, Building Division,
Cal Fire/County Fire, Public Works, RWQCB, California Department of Fish
and Wildlife, U.S. Department of Fish and Wildlife, AB52

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

PROJECT NUMBER & NAME: DRC2018-00063 Bailey

PROJECT DESCRIPTION: Proposed Minor Use Permit for 1 acre outdoor cannabis
cultivation site to be located at 4985 Peachy Canyon Rd. Paso Robles, CA

APN(s): 026-293-020

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.

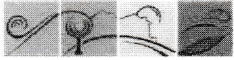
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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 Patricia Duvencak Daytime Phone _____
 Mailing Address 4985 Peach Canyon road Zip Code 93400
 Email Address: WLO

☐ Applicant Name David Bailey Daytime Phone 805-712-9321
 Mailing Address 4985 Peach Canyon rd Zip Code 93406
 Email Address: KOKU9shi@gmail.com

☐ Agent Name Matthew Goodman Daytime Phone 323-486-2122
 Mailing Address 7620 Wilcox St. Zip Code 93401
 Email Address: imattjgoodman@gmail.com

PROPERTY INFORMATION

Total Size of Site: 97.03 acres Assessor Parcel Number(s): 026-293-020

Legal Description: Ag Gen Pre Ex-ty

Address of the project (if known): _____

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

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): 30 planes / 10'000 sq ft
Camel Creek

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 See Attached Date _____

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: dirt service 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: wine grapes South: wine grapes
East: Walnuts West: wine grapes/walnuts

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 0 sq. feet 0 % Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) _____
Total area of all paving and structures: N/A ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: 0 Height of tallest structure: _____
Number of trees to be removed: 0 Type: _____
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: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 10,000 ☒ sq. feet ☐ acres
Total floor area of all structures including upper stories: N/A sq. feet

For residential projects, answer the following:

Number of residential units: N/A 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 _____

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

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

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

- Referral -- Page 4 of 35

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? 150
4. How many service connections will be required? none
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: permitted 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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Chemical?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Physical	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Water analysis report submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.

<input checked="" type="checkbox"/> Well Driller's Letter	<input checked="" type="checkbox"/> Water Quality Analysis (<input checked="" type="checkbox"/> OK or <input type="checkbox"/> Problems)
<input checked="" type="checkbox"/> Will Serve Letter	<input checked="" type="checkbox"/> Pump Test <u>480</u> Hours / <u>8</u> GPM
<input checked="" type="checkbox"/> Surrounding Well Logs	<input checked="" type="checkbox"/> Hydrologic Study <input type="checkbox"/> Other _____

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

Sewage Disposal Information

N/A 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)

N/A 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

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: 11 winery's open to the public

(DRUNK Driving)

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

N/A

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: _____
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 *: none

*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:
None 300ft Set back, Walnut trees and other vegetation
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: _____

N/A **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: Paso Robles
2. Location of nearest police station: Templeton
3. Location of nearest fire station: Cal Fire Ranada dr.
4. Location of nearest public transit stop: Spring St
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
☐ Yes ☒ No

Historic and Archeological Information

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

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. _____

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): California cannabis cultivation permit and county

(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 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- 00079

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: David Bailey

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

- ☒ Yes ☐ No

What type of State cultivation license are you seeking?

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

10,000

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
P. g & E	0
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			
Month and Year			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
Totals			

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?

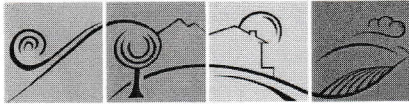
☐ Yes ☐ No

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



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: David Bailey Daytime Phone: 805-712-9321
Mailing Address: 4895 Peachy Cyn. RD. Paso Zip Code: 93446
Email Address: kobusch@gmail.com

2) PROJECT INFORMATION

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

☐ **FINAL** – Construction Permit

Permit Number: CC M2016-00079

Property APN: 026-293-020

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: _____

Total Project Area: 10,000

Post-Project (sqft)

Total Impervious Area: _____

Pervious Area: 10,000

New Imp. Surface: _____

Removed Imp. Surface: _____

Replaced Imp. Surface: _____

Total Site Disturbance: _____

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**

- | | | | |
|--|------------------------------|------------------------------|-----------------------------|
| <input type="checkbox"/> #1 – Site Design | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> #2 – Water Quality Treatment | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> #3 – Runoff Retention | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> #4 – Peak Management | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> 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 April 25, 2018

Preparer's name (if other than the Engineer listed above) Matthew Goodman

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?
Was the project site previously developed?
Is the project site surrounded on all sides by development?

☐ YES ☒ NO
☐ YES ☒ NO
☐ 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.

Drain Water System with Minimal H₂O Runoff
Δ₁

2. Minimize compaction of highly permeable soils.

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 grading or removal of vegetation
Existing Cultivation

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.

Dry Loam Land
Since 1968

David Bailey has developed this overview to comply with County Ordinance no. 3358. He has addressed the SLO County Department of Building and Planning as well as the Cannabis Activities Land Use Application Checklist and all State requirements. Mr. Bailey has met with County Code Enforcement officials, the Sheriff's Department and other necessary agencies involved in the permitting process. We look forward to working with the County through this application process and plan to be a benchmark company in the cannabis industry, as well as, a proud member of the Paso Robles / SLO County Cannabis community.

Mr. Bailey's family farm in Peachy Canyon was established in 1968. He has been a CCOF, California Certified Organic Farmer, in Paso Robles for 16 years and is fully compliant with the Right to Farm Act chapter 5.16 of the San Luis Obispo County Code. The farm sits on a street with eleven wineries, most of which provide wine tasting to the public. Mr. Bailey also has a cannabis farm in Mendocino, where he has obtained his temporary state license for cultivation under the corporation Fish Rock Farms Inc. Mr. Bailey's cannabis farm is a clean green registered cultivation.

This land use permit application is for an existing cultivation of 30 plants registered with the county of San Luis Obispo prior to January 1, 2018. Case ID# CCM2016-00079.

Site Plan/Vicinity Map

David Bailey has an existing outdoor cultivation registered with SLO County. All setbacks: water usage, signage, and safety measures have been addressed prior to September 2016. The Bailey Family owns the subject property for purposes of carrying out a medical marijuana cultivation. The relevant documentation is attached.

The subject property is not located within one thousand feet (1,000 ft) of any sensitive use property as defined by SLO County, i.e., school, college, university, church, park, daycare facility, or drug/alcohol treatment facility. The subject property has received zoning clearance from SLO County and is currently registered and being cultivated.

The proposed site located at APN: 026-293-020 is zoned AG in the un-incorporated area of SLO County. The site meets the land use category for multi sectional cultivation, nurseries, non-volatile manufacturing, and delivery non-storefront. The property is currently registered for cannabis cultivation and plans to continue as a linear cultivation of 30 plants.

Utility Costs/Water Management Plan

With respect to water use, a direct to soil cultivation irrigation system, from ground sourced well water, will be implemented as a means to reduce overall environmental impact. Mr. Bailey will be using a circulating irrigation system that reduces water waste by supplying water straight to plant bases and avoiding loss through evaporation. The drip system implemented cuts down on water loss, and therefore overall water usage. This system required a consistent amount of water each month throughout the year. With the consistency and reliability of the drip system, estimated monthly water needs for the Bailey cultivation are to remain at around 300 gallons. Given the low amount of water necessary, water consumption will not be an impact on the well water supply. Furthermore, cannabis has no impact on the non-monoculture farming implemented on the Bailey property since the other crops are dry farmed.

- 3 gallons per plant every three days.
- 30 plants per harvest
- 9 month cycle for harvest
- 90 days total per year
- 2,700 gallons per year

David Bailey will use no artificial light and will be reliant on the natural light that is abundant year round in SLO. Yearly electricity and utility costs incurred are estimated at \$5,000 for perimeter fencing, lighting, security and other electrical necessities. This farm has an existing solar field, and is a customer of PG&E .

Operations Plan

In the many years that Mr. Bailey has been cultivating marijuana and other crops, he has never had a violation in regards to land use or medical marijuana distribution to his patients. David Bailey has built upon proven practices within the medical cannabis industry. He utilizes state of the art design features, efficient equipment, standardized and sanitary procedures, and all employees are trained in medical cannabis. Mr. Bailey will also employ industry software to track the product from seed to sale. All trimming is done at a separate facility in Mendocino County, which negates any traffic concerns during harvesting. A secured area will be used to house all material before transportation to maximize safety.

- Utilizing natural sunlight there will be no electrical components to the cultivation.
- A separate trimming facility alleviates the need for traffic plan.
- Only use of natural lighting
- Reduces environmental footprint
- No grading
- Existing cultivation
- Marijuana can be grown direct to soil reducing the need for pots and artificial soil
- An organic nutrient management system and a pesticide free cultivation environment will maximize the production yield while ensuring high quality.

Odor Mitigation Plan

Along with a 300ft. Setback, Mr. Bailey employs natural odor mitigation on his farm by utilizing the farm's existing walnut trees, other natural landscaping, and livestock.

Growing Techniques

Mr. Bailey will grow Indica, Sativa, Hybrid and CBD strains. The cultivation will depend on natural light exposure, which reduces electricity and utility usage and overall environmental impact, to create high-level medical and adult use grade cannabis. All plants will be in a vegetative state and flower in one harvest cycle per year. As mentioned above, Mr. Bailey intends to utilize a direct to soil cultivation irrigation system..

Product Yield Techniques

The harvesting process for medical marijuana is quite involved. Mr. Bailey will provide the support, training, tools, and safety precautions necessary to help the cultivation operation run smoothly. All trimming activity is done via state of the art trimming machines at Mr. Bailey's facility in Mendocino, completely separate from the cultivation. Harvested and manicured medical marijuana product will be packaged appropriately and stored in a secure container until it is sent to the distributor and/or laboratory for testing.

Materials Plan

Mr. Bailey's farm is certified organic and all our crops are pesticide free. All hazardous material is stored in a clearly marked and secured storage area.

Traffic Analysis

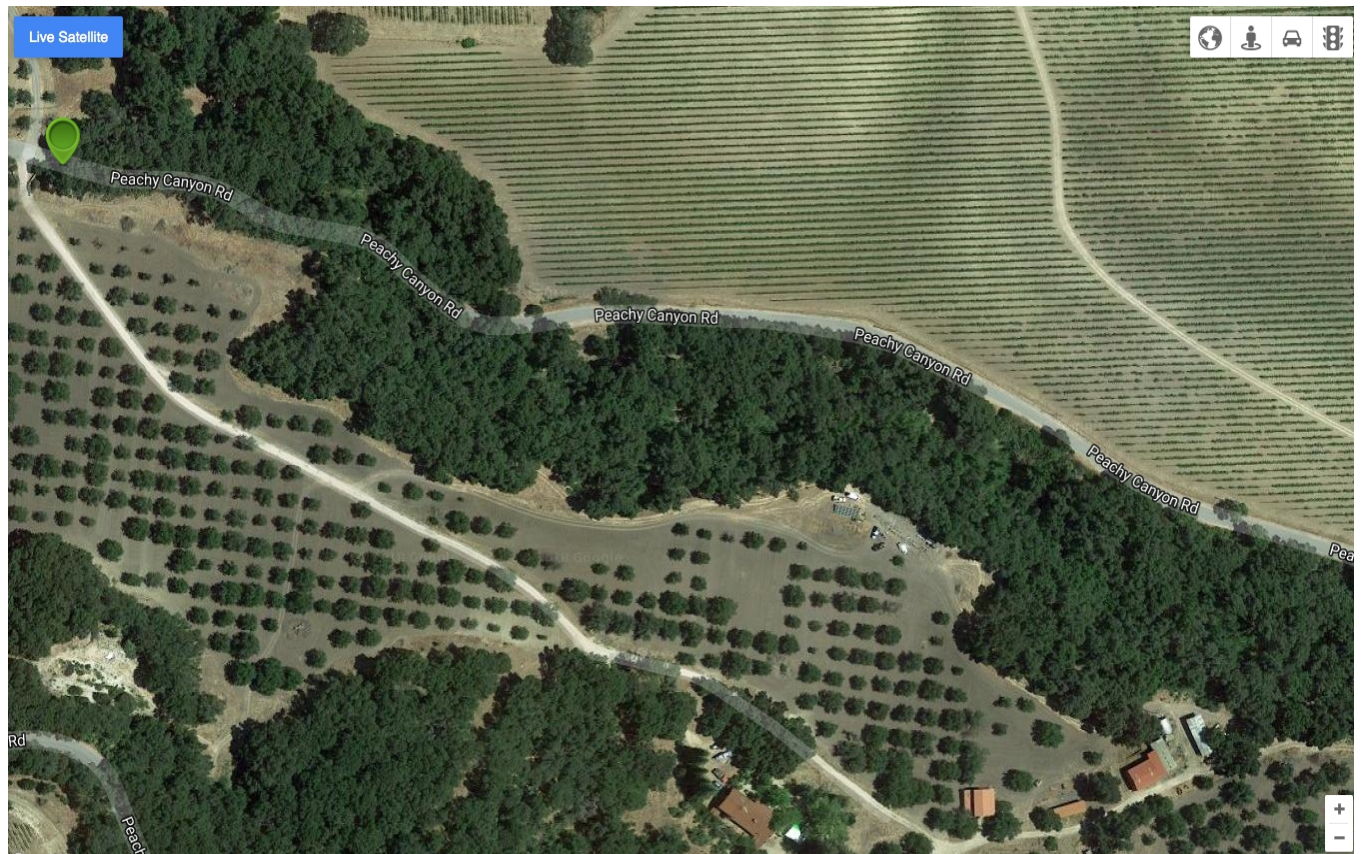
Mr. Bailey has an existing cultivation and working farm. He is the sole cultivator and already has a work force that harvests his farm for walnuts and grapes. The same work force does the harvest of cannabis; no additional employees would be needed. All cultivated cannabis is processed at a separate location.

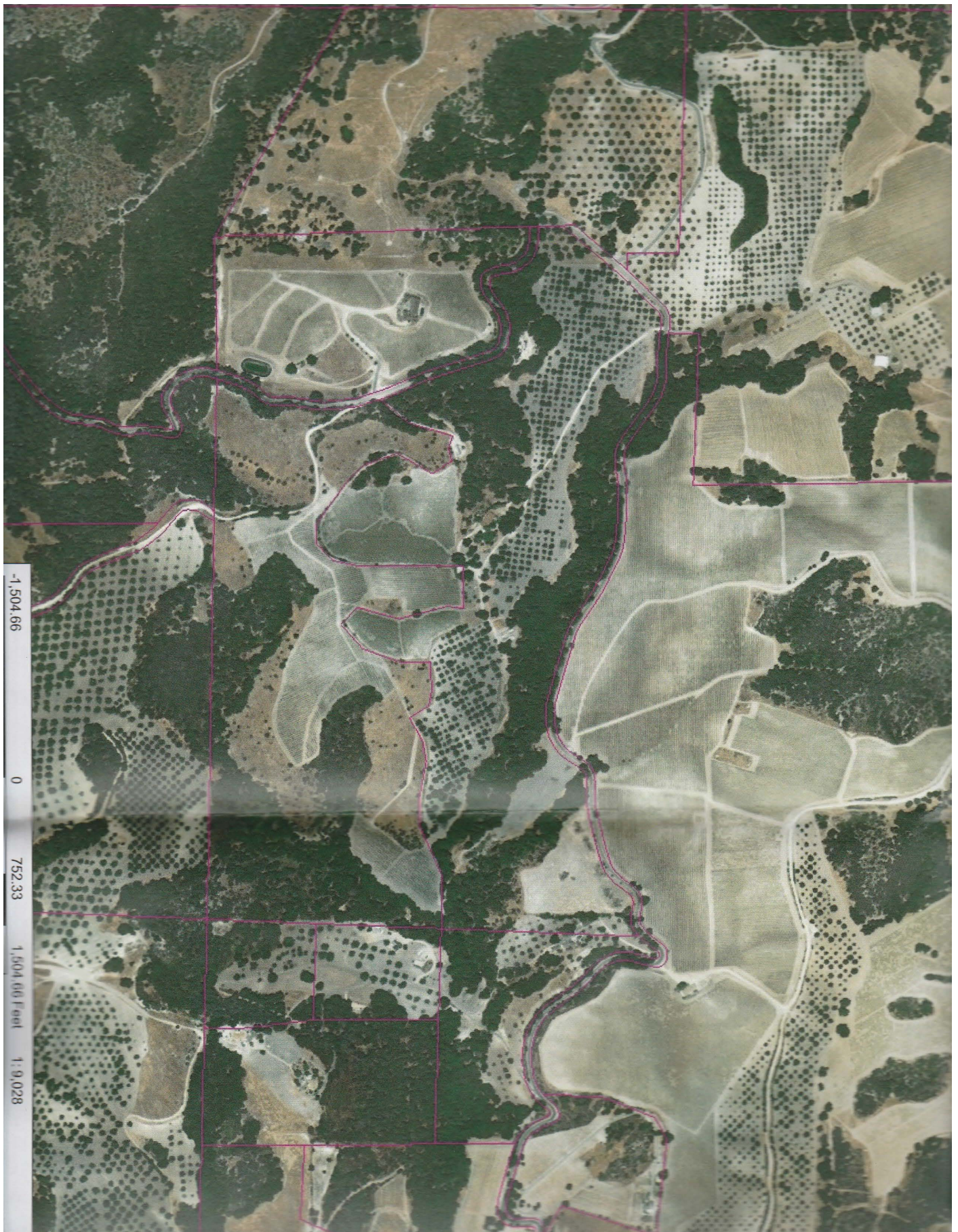
Traffic from this farm compared to its neighboring wineries has no impact what so ever on Peachy Canyon Road. Further more, the farm is non-conforming and all issues in regards to a new business **DO NOT** pertain. Under prop. 215, AB266 and 263, David Bailey has been compliant for the duration of his marijuana cultivation.

To support the non-impact of cannabis cultivation, attached are two separate road calculations from Matthew Goodman's other San Luis Obispo cannabis projects.

Peachy Canyon Road is a two-lane County road that extends from the community of Paso Robles to the Wine Country area of north west Paso Robles. Peachy Canyon Road primarily houses business that promote wine tasting, and will add less than 38 ADT. Based on the forecast traffic volumes, the Project would not significantly impact traffic operations on Peachy Canyon Road .

Drivers of vehicles turning to/from the Project's access road connection should have unobstructed view along Peachy Canyon Road sufficient in length to permit them to anticipate and avoid potential collisions. There are no posted speed limit signs on North River Road or Peachy Canyon Road near the Project's driveway. Floating vehicle speeds surveys found that vehicles travel in the 30-35 MPH range in both northbound and southbound directions. The County's minimum sight distance standard for roads with 35 MPH speeds is 250 feet.





(4)

Waste Management Procedures

Mr. Bailey is committed to bringing all of his operations into compliance with both state and local requirements. With respect to product disposal, his management team has researched requirements in other states and plans to begin operations in a way that would be compliant with such requirements and hope to exceed any subsequent regulations that California or SLO County may later impose.

The following steps are being taken in order to ensure proper product disposal procedures:

Chemical, Dangerous and Hazardous Waste: Disposal of chemical, dangerous or hazardous waste will be conducted in a manner consistent with federal, state and local laws, regulations, rules or other requirements. Thus, all solvents or other chemicals used in the production of marijuana concentrates will be disposed of with a contracted hazardous waste disposal company.

Unusable and Unrecognizable Waste: All medical marijuana waste will be made unusable and unrecognizable prior to leaving the premises.

Medical marijuana waste shall be rendered unusable and unrecognizable through one of the following methods:

Grinding and incorporating the marijuana waste with non-consumable, solid wastes listed below such that the resulting mixture is at least 50 percent non-marijuana waste:

- Paper Waste
- Plastic Waste
- Cardboard Waste
- Food Waste
- Grease or other Compostable Oil Waste
- Bokashi, or other Compost Activators
- Soil
- Other wastes approved by the state licensing authority that will render medical marijuana and medical marijuana-infused product waste unusable and unrecognizable as marijuana.

After waste is made unusable and unrecognizable, then the rendered waste will be disposed of in one of the following manners:

- Disposed of at a solid waste site and disposal facility that is designated or approved by SLO County or the state of California
- Deposited at a compost facility that has a certificate of designation from the Department of Public Health and Environment
- Composted and or burned on-site at in compliance with the regulations with the Department of Public Health and Environment. In no circumstances will medical cannabis waste be disposed of in an unsecured waste receptacle not in control and possession of the farm.

Furthermore, Mr. Bailey will take steps to ensure waste materials are identified, weighed and tracked while on the premises until disposal. Such waste will be weighed before leaving the premises. The management team will maintain comprehensive records regarding waste materials which will account for, reconcile, and evidence all waste activity related to the disposal of Cannabis. Accordingly, product waste procedures will make certain that all waste is made unusable and unrecognizable and will include record keeping of our product disposal and waste management procedures.

Green Practices and Soil Description

Mr. Bailey will utilize innovative and sustainable materials and practices to ensure that the farm runs as environmentally friendly as possible. Due to California's strained water sources in recent years, the farm will vigilantly monitor its' water usage and recycle it whenever possible.

Biological Resources Assessment

Mr. Bailey Commissioned CALSUN ELECTRIC & SOLAR SYSTEMS INC. to install A fully permitted solar field in August 2013. The company submitted the BRA to SLO county Planning and Building.

Neighborhood Compatibility Plan

Local Enterprise

Mr. Bailey has been utilizing locally licensed contractors, engineers, and architects to apply for and obtain the necessary construction permits to build the facility pursuant to plans. Improvements to the facility will include quality construction such as, security doors, a secured inventory room with a safe, surveillance, as well as any new construction and landscaping necessary to operate the business safely and pursuant to code. Mr. Bailey is prepared and committed to obtaining as many building and construction licenses as the situation demands. He is confident that these planned improvements will substantially improve the property's current aesthetics and believes the neighborhood will benefit as well. Mr. Bailey has a strong commitment and loyalty to Paso Robles, SLO County and the greater Central coastal area.

Community Benefits

It is the belief of Mr. Bailey that a business is only as strong as its connections with the community it serves. A truly successful business becomes an integral part of its community by harvesting a connection with its community beyond the day-to-day structures of its operations. Mr. Bailey is committed to engaging with the community and serving both his local neighborhood and SLO County as a whole. He aims to encourage all employees to cultivate the values of good citizenship through actively participating in the community as well.

One platform of community involvement will be creating a trade marked logo for the SLO County Cannabis Business along with an association of owners that pay those trademarked items. These products can be sold at local non-cannabis businesses as well. An annual gift of \$5,000 to a local veteran organizations and plan and fund to teach sustainable farming techniques to third world nations will be will also be a part of Mr. Bailey's plan to benefit the community. Another exciting outreach platform Mr. Bailey plans on developing, upon obtaining the proper permits, a public education plan that outlines the risks of youth addiction to marijuana, and a comprehensive resource list for obtaining help. David Bailey looks forward to having a healthy and helpful relationship to the local communities youth organizations and educational institutions.

Inventory and Record Keeping

With regards to the Bureau of Medical Cannabis regulations and SLO County requirements, Accela's track and trace system will be implemented. All products will be documented by weight or storage location as required.

Complying with individual County and State law regulations, transport agents will carry with them a copy of a transport agreement and a manifest during transportation of all cannabis products. A copy of the manifest will be provided by Mr. Bailey.

- Transport company and all paperwork for designated transportation agreements
- Products, quantity, strain (if applicable), and weight
- Verification of personnel accepting delivery from transport personnel
- Detailed time log accessible by SLO County Sheriff's Department
- Name, address, phone number, and licensee number of company receiving product

Compliance

The business plan, operating plan, and all plans related to the business proposal are compliant with Ordinance No. 3358 section 22.40.010, 22.40.040, 22.40.070, 22.40.090 and 22.40.100. State law vests authority in local municipalities to regulate medical marijuana business, and to eventually obtain a state license, a business must first be permitted by its municipality. Thus, has consulted not only Ordinance No. 3358, but also the relevant provisions of the California Municipal Code unaffected by the Ordinance, as well as the County website, application materials and supplements, as well as state law. We are fully compliant with Ordinance no. 3358 in its entirety. The site is in the AG zone, is not within 1000 feet of any residentially zoned property, and is not within 1,000 feet of any parcel listed in Ordinance No. 3358 section 22.40.010, 22.40.040, 22.40.070, 22.40.090 and 22.40.100. David Bailey has developed its proposal so as to be in full compliance with all relevant laws. Before commencing operations, to the extent not already achieved, David Bailey has been fully compliant.

The proposal includes plans for how David Bailey will be fully compliant with all Records and Record keeping. The third party security contractor has consulted Ordinance No. 3358 section 22.40.010, 22.40.040, 22.40.070, 22.40.090 and 22.40.100 specifically focusing on Security Measures, as well as the supplemental instructions from the SLO Sheriff's Department. The operating plan, security plan, site plan, and other specific application materials are compliant with the ordinance. All miscellaneous operating requirements, including signage, will meet the standards set forth.

ORDINANCE No. 3358, 22.40.040 - REQUIREMENTS FOR ALL CANNABIS ACTIVITIES

The application for a land use permit and for amendments thereto, shall be processed in accordance with Chapter 22.60. Notwithstanding the foregoing, and in addition to all other remedies available under this Title, the procedures for revocation of a land use permit granted under this Chapter shall be as set forth in Sections 22.40.110 and 22.40.120 of this Chapter. The following requirements apply to all cannabis activities not otherwise exempted by this Chapter.

State-issued Compliance

Business and Professions Code section 19340(a) provides that medical marijuana deliveries can *only* be made by a state-licensed dispensary in a city, county, or city and county that does not *explicitly* prohibit it by local ordinance. Therefore, in order for a city or county to prohibit medical marijuana delivery services by a state-licensed dispensary, it will need to enact an express ban. Business and Professions Code section 19300.5(m) defines “delivery” as follows”

“[T]he commercial transfer of medical cannabis or medical cannabis products from a dispensary, up to an amount to be determined by the bureau to a primary caregiver or qualified patient as defined in Section 11362.7 of the Health and Safety Code, or a testing laboratory. ‘Delivery’ also means the use by a dispensary of any technology platform owned and controlled by the dispensary, or independently licensed under this chapter, that enables qualified patients or primary caregivers to arrange for or facilitate the commercial transfer by a licensed dispensary of medical cannabis or medical cannabis products.”

For those cities that choose to ban medical marijuana deliveries, there is one exception: a local jurisdiction cannot prevent a delivery service from using public roads to simply pass through its jurisdiction from a licensed dispensary to a delivery location outside of its boundaries. (Bus. & Prof. Code § 19340(f).)

Cities can also choose to allow and regulate medical marijuana deliveries by licensed dispensaries. Business and Professions Code section 19316(a) provides that a local agency “may adopt ordinances that establish

additional standards, requirements, and regulations for local licenses and permits for commercial cannabis activity.” This would include deliveries by a licensed dispensary. MMRSA currently imposes very basic requirements on delivery services. Under MMRSA, a delivery person must carry a copy of the dispensary’s state-issued license, a government ID, and a copy of the delivery request. The patient or caregiver requesting a delivery must also maintain a copy of the delivery request (which suggests that each delivery request must generate a written record of some type). MMRSA does not require that the delivery person be a primary caregiver. Dispensaries and delivery people who comply with MMRSA will be immune from prosecution for marijuana transportation. (Bus. & Prof. Code § 19317(f).)

Keep in mind, however, that the state is working on the implementing regulations, which may further explain how medical marijuana deliveries can occur. For instance, it will be up to the Department of Consumer Affairs to determine how much marijuana can be transported during the delivery process. This is an important question because a small amount of marijuana can have a significant street value, making it an attractive criminal target. Any health and safety regulations developed by the state for medical marijuana deliveries will represent the minimum state-wide standards.



Parcel Information

APN: 026-293-020

Assessee: BAILEY PATRICIA K TRE ETAL

Care Of: %BAILEY PROPERTIES

Address: PO BOX 2517 PASO ROBLES
CA 93447

Description: PM 40/60 PAR 1

Site Address:
04985 PEACHY CANYON RD

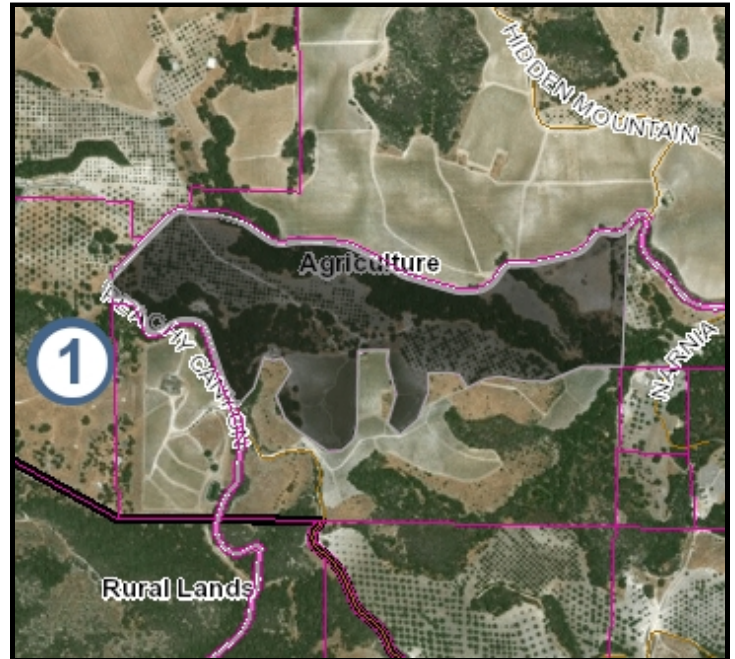
Tax Rate Area Code: 104001

Estimated Acres: 99.79

Community Code: NCADEL

Supervisor District: Supdist 1

Avg Percent Slope: 24



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
2018-00006	Cannabis Activities	5/4/2018 12:00:00 AM
DRC2018-00063	Land Use	5/2/2018 12:39:41 PM
CCM2016-00079	CCM - Condition Compliance Monitoring	11/7/2016 11:07:58 AM
PMT2013-00503	PMTR - Residential Permit	9/3/2013 10:07:01 AM
ZON2009-00721	Zoning Clearance	6/14/2010 9:53:58 AM

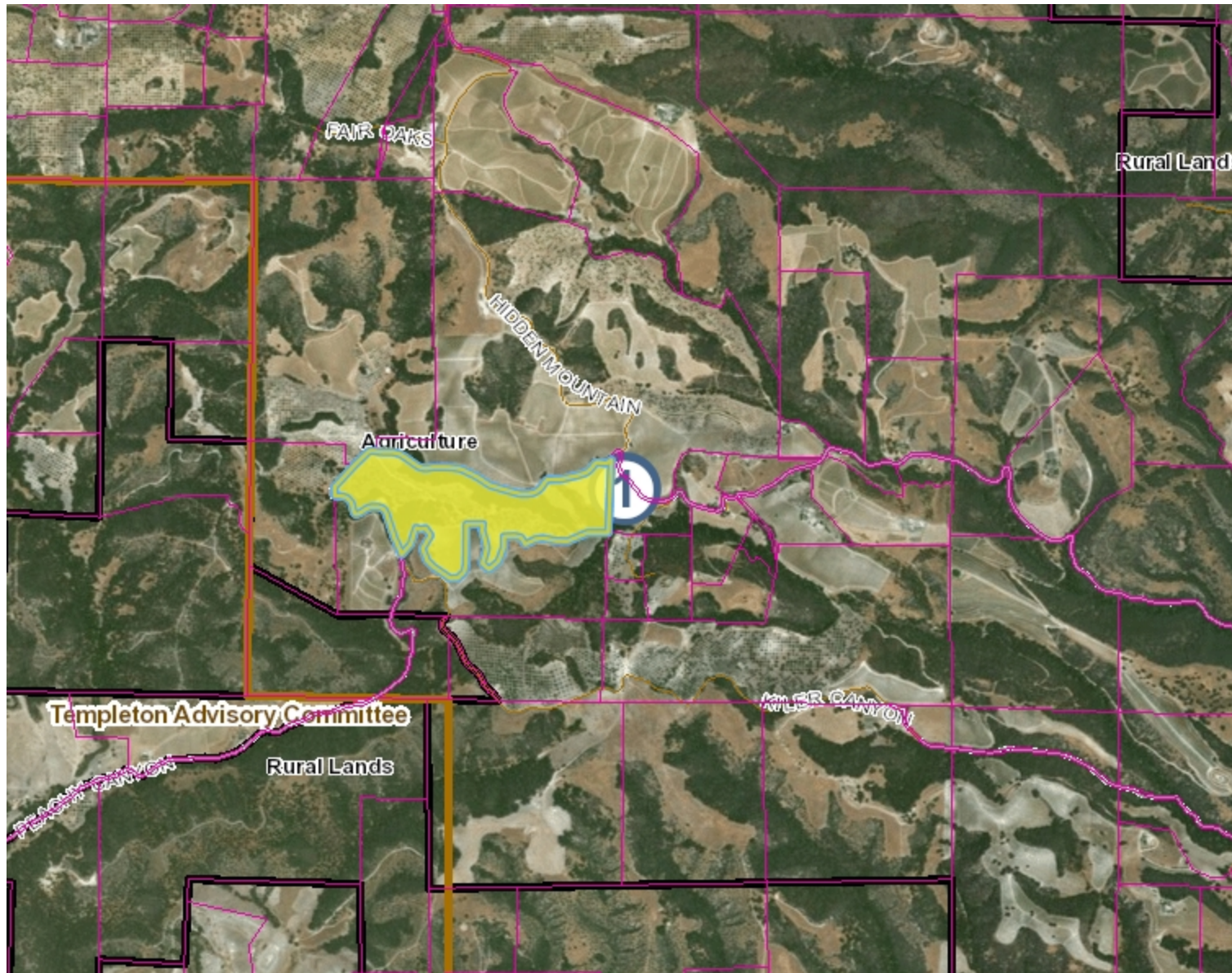


84292











PMTR - Residential Permit

2/7/1991 12:00:00 AM

Interactive Data Viewer



Legend

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only



Referral -- Page 30 of 35



Interactive Data Viewer



Legend

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
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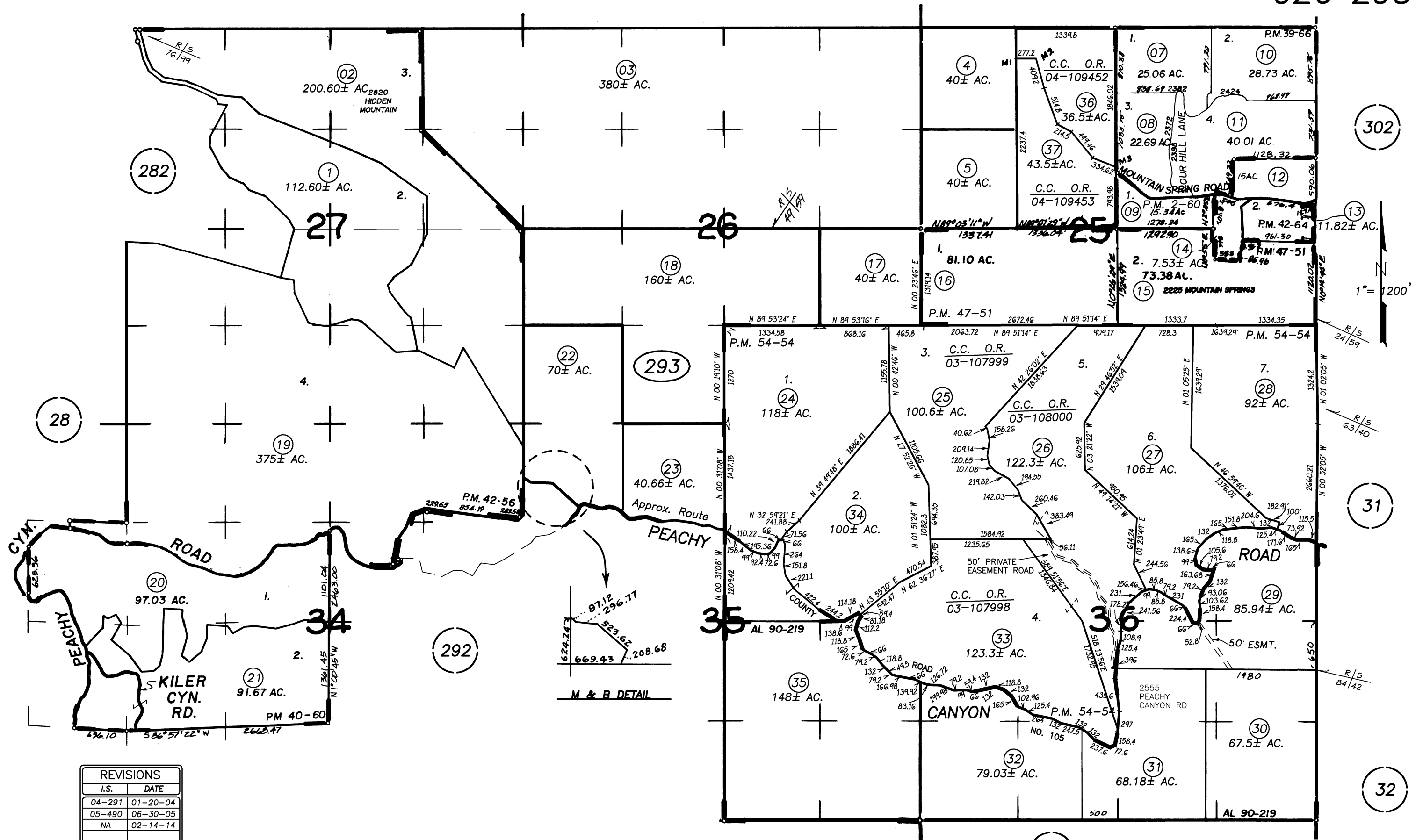


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Map for Reference Purposes Only



Referral -- Page 31 of 35



T. 26 S., R. 11 E., M.D.M.
AL 90-219 OR V. 3770 P. 688-716

Referral -- Page 32 of 35
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 026 PAGE 293

[illegible]

600' 0 1200' 2400'

JS
04-01-99

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

PLAN PREPARED FOR:
 PATRICIA BAILEY DUVEINECK
 4985 PEACHY CANYON ROAD
 PASO ROBLES, CA 93446

REVISION LOG		
REV.	DESCRIPTION	DATE

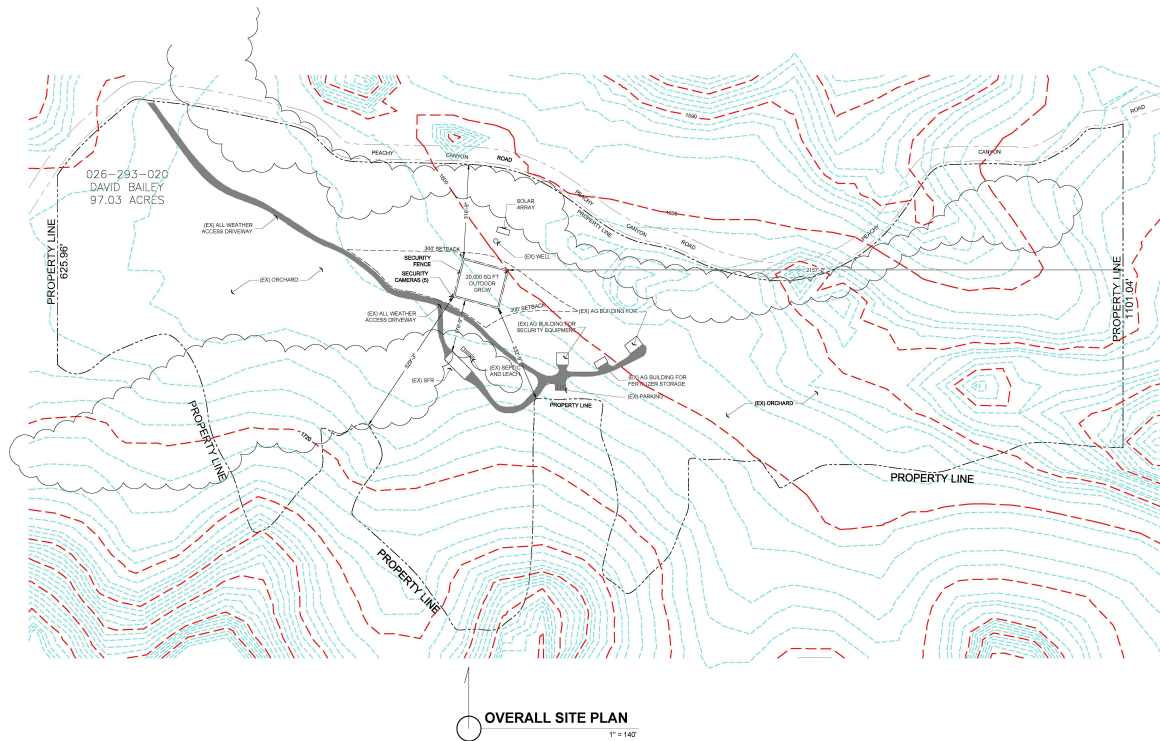
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FILE NAME: 4985 PEACHY CANYON ROAD
 DRAWN BY: DJM
 DATE: 08/20/11 12:00 PM
 SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-2.1



PLAN PREPARED FOR:

PATRICIA BAILEY DUVEINECK
 4985 PEACHY CANYON ROAD
 PASO ROBLES, CA 93446

REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. 026-293-020
 FILE NAME: 026-293-020.DWG

DRAWN BY: D.M.
 DATE: 10/20/08 9:57 AM

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-2.1

