



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

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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 5/21/2018

**TO:** 1<sup>st</sup> District Legislative Assistant, Agricultural Commissioner, Building Division,  
Cal Fire/ County Fire, Public Works, CA Fish and Wildlife, US Fish and Wildlife,  
RWQCB, AB52

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

**PROJECT NUMBER & NAME:** DRC2018-00064 GHC Ventures

**PROJECT DESCRIPTION:** Proposed Minor Use Permit for 5,000 sq/ft indoor cannabis  
nursery to be located at 655 Almond Dr. Paso Robles, CA

**APN(s):** 019-151-023

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

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

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

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

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

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

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

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

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**Date**

**Name**

**Phone**



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

## APPLICATION TYPE - CHECK ALL THAT APPLY

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

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

## APPLICANT INFORMATION

Check box for contact person assigned to this project

☐ Landowner Name Estrella Land Co LLC by Bill Hodson Daytime Phone 949-233-3636  
 Mailing Address P.O. Box 9 San Juan Capistrano Zip Code 92675  
 Email Address: g.aguirre@rancho m.v. com

☒ Applicant Name GHC Ventures, LLC Daytime Phone 714-309-3690  
 Mailing Address 1600 N. Kraemer Blvd., Anaheim Zip Code 92806  
 Email Address: BillHodson5@gmail.com

☐ Agent Name Gilbert Aguirre Daytime Phone 949-233-3636  
 Mailing Address P.O. Box 9 San Juan Capistrano, Ca Zip Code 92675  
 Email Address: g.aguirre@rancho m.v. com

## PROPERTY INFORMATION

Total Size of Site: 1-3 acres on a 200+ acre parcel Assessor Parcel Number(s): 019-151-023

Legal Description: T26S R14E PTN SEC18 less min RTS

Address of the project (if known): 655 Almond Drive Whiteley Gardens - Area Bables

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Accessible from Hwy 46 via Almond Drive. Gate code = 1963

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

Part of large ranch. Grazing for livestock and bare land. Existing metal buildings. barn, and house. Metal buildings will be used for proposed project. Not much vegetation on the property.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Approx. 5,000sf of commercial cannabis nursery (indoor). Cultivation will occur inside of prefabricated "grow pods" that will be housed in existing metal bldgs.

## 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 Estrella Land Co LLC Bill Hodson Date 4-30-18

## FOR STAFF USE ONLY



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

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

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

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

Describe existing and future access to the proposed project site: Accessible via Almond Drive

**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? Landowner owns several hundred acres in the vicinity

**Surrounding land use:** What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):  
North: Agriculture (ranch land) South: Agriculture / Residential (Whitley Gardens)  
East: Agriculture (vineyard) West: Agriculture (ranch land)

**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: No new paving or structures ☒ sq. feet ☐ acres  
Total area of grading or removal of ground cover: 0 ☒ sq. feet ☐ acres  
Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: 18 feet  
Number of trees to be removed: 0 Type: N/A  
Setbacks: Front 100+ Right 100+ Left 100+ Back 500+

**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: Paso Robles Fire Department

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

Total outdoor use area: 0 ☒ sq. feet ☐ acres  
Total floor area of all structures including upper stories: 14,050 sq. feet

**For residential projects, answer the following:**

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_  
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_ sf  
Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_ sf





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



## Water Supply Information

- What type of water supply is proposed?  
☒ Individual well    ☐ Shared well    ☐ Community water system
- What is the proposed use of the water?  
☐ Residential    ☒ Agricultural - Explain Cannabis nursery cultivation  
☐ Commercial/Office - Explain \_\_\_\_\_  
☐ Industrial - Explain \_\_\_\_\_
- What is the expected daily water demand associated with the project? 100 - 200 gallons (estimated)
- How many service connections will be required? No new connections should be needed
- Do operable water facilities exist on the site?  
☒ Yes    ☐ No    If yes, please describe: Spigots and a sink
- Has there been a sustained yield test on proposed or existing wells?  
☐ Yes    ☒ No    If yes, please attach.
- Does water meet the Health Agency's quality requirements?  
Bacteriological? ☐ Yes    ☐ No  
Chemical? ☐ Yes    ☐ No  
Physical ☐ Yes    ☐ No  
Water analysis report submitted? ☐ Yes    ☐ No  
*Water Quality Analysis will be submitted separately if required.*
- 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

*Landowner grants use of wells on neighboring parcel - contact authorized agent for more information.*

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

- Has an engineered percolation test been accomplished?  
☐ Yes    ☒ No    If yes, please attach a copy.
- What is the distance from proposed leach field to any neighboring water wells? > 200 feet
- 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
- Has a piezometer test been completed?  
☐ Yes    ☒ No    If 'Yes', please attach.
- 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*)  
However, a cannabis permit will be required from the Water Board.

### If a community sewage disposal system is to be used:

- Is this project to be connected to an existing sewer line? ☐ Yes    ☐ No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
- What is the amount of proposed flow? \_\_\_\_\_ GPD
- 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: San Miguel Garbage
3. Where is the waste disposal storage in relation to buildings? Outside, on the farthest side of the building
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

### **Community Service Information**

1. Name of School District: Paso Robles Joint Unified
2. Location of nearest police station: 840 10th Street, Paso Robles, CA, 93446
3. Location of nearest fire station: 4050 Branch Street, Paso Robles, CA, 93446
4. Location of nearest public transit stop: Cuesta College
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: Was originally part of Hearst ranch. Ag storage / processing
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 per week Hours of Operation: Cultivation: 24 hours (as needed)  
Deliveries / Pickups: 8am - 5pm
2. How many people will this project employ? 3-5 initially
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  
Cannabis waste may be produced, and will be handled in accordance with State law.
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. *\*Forthcoming\**
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. 4 Between 4:00 to 6:00 p.m. 4



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

### **Agricultural Information**

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

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

### **Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases? ☐ Yes ☒ No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☒ Yes ☐ No If yes, explain: Potential to expand to include non-nursery cultivation after 2019.
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 \*: Low-powered lights, water conservation techniques, potential to add solar panels to roof

\*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:  
Maintaining driveway and parking area to keep down dust. Planting drought-resistant plants to make the site look more attractive.
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): \_\_\_\_\_ See below

(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

#### Permits / Licenses / Approvals Needed:

State cannabis nursery license from the California Department of Food and Agriculture

Seller's permit from the California Department of Tax and Fee Administration

Cannabis cultivator permit from the State Water Board

LSA Alteration Agreement or Waiver from the California Department of Fish and Wildlife

Building and other related permits from SLO County





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 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-\_\_\_\_\_.

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: GHC Ventures, 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 type="checkbox"/> Type 2        | <input type="checkbox"/> Type 3 | <input checked="" 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.

Approx. 5,000 sq. ft.

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
PG&E	TBD - Will consult with engineer
<b>Total Annual kWh:</b>	<b>Estimate will be provided</b>

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

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

*NOTE: Most plants will be young clones, that only need to be misted with water.*

Source		Well		
Month and Year				
1	Jan. 2019	2,500 gal. <i>(estimated)</i>		
2	Feb. 2019	2,500 gal.		
3	Mar. 2019	2,500 gal.		
4	April 2019	2,500 gal.		
5	May 2019	2,500 gal.		
6	June 2019	2,500 gal.		
7	July 2019	2,500 gal.		
8	Aug. 2019	2,500 gal.		
9	Sep. 2019	2,500 gal.		
10	Oct. 2019	2,500 gal.		
11	Nov. 2019	2,500 gal.		
12	Dec. 2019	2,500 gal.		
<b>Totals</b>	<b>2019</b>	<b>30,000 gal. <i>(estimated)</i></b>		



## CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes      ☐ No

List of pesticides anticipated to be used:

Only pesticides approved for use on cannabis by the California Department of Pesticide Regulation will be used. This may include neem oil, garlic, cinnamon, thyme oil, or other approved products. A list of the approved pesticides for cannabis is included with this application.

### **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

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### **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: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### 2) PROJECT INFORMATION

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

Permit Number: \_\_\_\_\_  
Property APN: \_\_\_\_\_

*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: \_\_\_\_\_

#### Post-Project (sqft)

Total Impervious Area: \_\_\_\_\_ Pervious Area: \_\_\_\_\_

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**

☐ **#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 \_\_\_\_\_

Preparer's name (if other than the Engineer listed above) \_\_\_\_\_

## OVERVIEW

GHC Ventures, LLC (hereafter “GHC Ventures” or “Applicant”) hereby submits this application for a Minor Use Permit to operate a commercial cannabis nursery facility at 655 Almond Drive, Paso Robles, CA, 93446, APN# 019-151-023. Applicant will operate the facility in compliance with all applicable local and State laws and regulations, including Chapter 22.40 of the San Luis Obispo County Municipal Code and the Medicinal and Adult Use Cannabis Regulation and Safety Act. Applicant will obtain all required licenses and authorizations prior to operating.

There are three existing metal buildings on the property that were previously permitted and built for agricultural storage and processing purposes. Two of these existing structures will be used for the nursery facility, with the option of expanding to the third building in the future.

The proposed operation would contain approximately 5,000 square feet of cannabis canopy area, contained in prefabricated “grow pods” that will be placed within one of the existing structures on the property. The building containing the grow pods will also contain secure rooms for cannabis storage and cannabis waste, as well as a packaging and labeling room and a staging room from which the rest of the building must be entered through so that personal protective equipment (PPE) can be donned. One of the other existing structures will be divided up into rooms including a shipping and receiving area, offices, a maintenance room, a storage closet, a break room, and a restroom. These rooms are indicated on the proposed site plan.

Architectural elevations are not provided since no new structures are being proposed. However, elevations of the existing buildings and the modular grow pods can be provided upon request. Additionally, an assessor’s survey of the property was not available on file, but a survey will be conducted and an updated site plan with site and property dimensions will be provided. A traffic study will be submitted as well.

Applicant had a pre-application meeting with the San Luis Obispo County Planning Department on April 5, 2018. At this meeting, Applicant was represented by Lauren Mendelsohn of the Law Offices of Omar Figueroa.

## **ODOR MANAGEMENT PLAN**

### ***Location of facility:***

655 Almond Drive, Paso Robles, California, 93446

### ***Types of odors that may be created:***

Cannabis odors, emitted from budding plants in the mother room. Note that this mother room is the only area where flowering cannabis plants will be located; these plants will be used for research, development, and stabilization of strains. The rest of the plants will be immature and will not emit a detectable odor. The mother room will be in its own grow pod, detached from the grow pods containing immature plants and contained within an enclosed metal structure. Thus, it is unlikely that the cannabis odors will be detectable outside the premises even without the additional measures described below.

### ***Means of mitigating the odors:***

GHC Ventures, LLC (“GHC Ventures”) plans to mitigate cannabis odors such that they are not detectable outside of the nursery facility. GHC Ventures will accomplish this in the following ways, at all times using industry-specific best control technologies and best management practices.

## **1. Administrative Controls**

### **a. Procedural Activities**

- i. Isolation of odor-emitting activities from the rest of the facility via physical placement. Thus, odor-emitting activities will be located in a cluster away from areas without odor-emitting activities. Flowering rooms will be located in a separate grow pod from the immature plants.
- ii. Minimizing odor escape. Windows and doors of all cultivation rooms will be sealed shut at all times. The entrance(s) to the facility will not lead directly into an area where cannabis is being cultivated or stored, so that odor does not escape when people enter and exit.



**b. Staff Training Procedures**

- i. When new staff members are hired, they are trained on the odor control system. Additionally, at least once per year all employees will go through a 60-minute refresher training on odor control to emphasize key points such as closing doors and windows.
- ii. The facility supervisor shall oversee the staff odor mitigation training.

**c. Recordkeeping Systems and Forms**

- i. The types of records that will be retained include, but are not limited to, records of purchases of filters, performed maintenance tracking, documentation and notification of malfunctions, scheduled and performed training sessions, and monitoring of administrative and engineering controls.

**2. Engineering Controls****a. Evidence that the proposed controls are sufficient to effectively mitigate odors from all odor sources**

- i. If required by the County, a Professional Engineer or Certified Industrial Hygienist will certify that the plan meets professional expectations of competency and is sufficient to effectively mitigate odors for all sources.

**b. Components of Engineering Controls****i. System Design**

- 1. GHC Ventures plans to utilize odor control technology consisting of carbon filtration, neutralization, fans and/or vacuums. Areas where cannabis will be grown, as well as any areas where cannabis will be stored, will be equipped with appropriate odor-control technology. This technology will either be built into applicant's grow pods, or will be installed by a professional company (to be determined).

**ii. Operational Processes**

1. Minimizing odor escape. Windows and doors of all cultivation rooms will be sealed shut at all times. The entrance(s) to the facility will not lead directly into an area where cannabis is being cultivated, propagated, or stored, so that odor does not escape when people enter and exit.
2. The facility supervisor shall be responsible for isolating the odor-emitting activities and making sure the odor control technology is functioning.

**iii. Maintenance Plan**

1. GHC Ventures will ensure that the odor control system is regularly inspected, at least once every three months, and that any necessary repairs are made immediately. At least once every six months, or more frequently if required by law, any carbon filters will be replaced by an individual employed by the GHC Ventures. The facility manager will ensure that these regular inspections occur.

**3. Timeline for Implementation of Odor Control Practices**

- a. GHC Ventures plans to implement its odor control practices as soon as the County of San Luis Obispo issues it a permit to operate and it is able to purchase and install odor control technology. Prior to operating, GHC Ventures will make all other necessary improvements and installations to the facility.

**4. Complaint Tracking System**

- a. GHC Ventures will keep track of any and all complaints brought against it regarding odors emanating from the facility. GHC Ventures will record the date of the complaint, who made the complaint (if they did not make it anonymously), and the specific details about the complaint. GHC Ventures will keep this record on file in a logbook at their office for at least two years, or longer if required by law. GHC Ventures will designate an employee to be responsible for following up regarding complaints and ensuring that any problems are addressed.

## **SIGN INFORMATION**

All signs on the property will comply with local and state law, including Chapter 23.04.300 of the San Luis Obispo County municipal code (“Sign Ordinance of the County of San Luis Obispo”), the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), and any applicable regulations. No signs will be constructed, displayed or altered without obtaining a sign permit from the County, unless the sign is exempted from the permit requirement pursuant to County Code Section 23.04.306(b). No prohibited signs or materials will be used.

All entrances to limited-access areas on the premises will contain a sign, at least 12” x 12” in size, that reads:

DO NOT ENTER  
LIMITED ACCESS AREA  
ACCESS LIMITED TO AUTHORIZED PERSONNEL ONLY

Additionally, any signs or advertisements by the Applicant will contain the Applicant’s State license number, once that number has been assigned.

In compliance with State law, Applicant will not do any of the following:

- Advertise or market in a manner that is false or untrue in any material particular, or that, irrespective of falsity, directly, or by ambiguity, omission, or inference, or by the addition of irrelevant, scientific, or technical matter, tends to create a misleading impression.
- Publish or disseminate advertising or marketing containing any statement concerning a brand or product that is inconsistent with any statement on the labeling thereof.
- Publish or disseminate advertising or marketing containing any statement, design, device, or representation which tends to create the impression that the cannabis originated in a particular place or region, unless the label of the advertised product bears an appellation of origin, and such appellation of origin appears in the advertisement.
- Advertise or market on a billboard or similar advertising device located on an Interstate Highway or on a State Highway which crosses the California border.
- Advertise or market cannabis or cannabis products in a manner intended to encourage persons under 21 years of age to consume cannabis or cannabis products.
- Publish or disseminate advertising or marketing that is attractive to children.



- Advertise or market cannabis or cannabis products on an advertising sign within 1,000 feet of a day care center, school providing instruction in kindergarten or any grades 1 through 12, playground, or youth center.

In addition, the facility will not display any signs or images depicting cannabis.

## **PARKING PLAN**

In accordance with Chapters 22.40.040 and 22.18 of the San Luis Obispo County Code, the Applicant will provide an appropriate number of vehicle and bicycle parking spaces in appropriate locations. The parking lot will follow the standards set forth in the County Code.

The parking lot, which is currently hard-packed dirt, can be covered with gravel if the County desires in order to keep down the dust that could result from a dirt parking lot. Applicant does not want to pave the area unless required to do so. The facility will not be open to the public, so parking spaces would only be used by employees and approved visitors (including contractors, regulators, vendors, and customers on an “appointment only” basis).

The facility will have at least 10 parking spaces, including at least one handicap parking spaces, as required by Chapter 22.18 of the San Luis Obispo County Code. There is already a concrete platform near the entrance to the facility, which is where the parking area could be located.

Applicant would like to explore the possibility of covering the parking spaces with solar-panels, which will help generate power while also providing shade for the cars parked beneath them. The following is an example of the solar panel parking lot covers that will be used: <http://www.blueoakenergy.com/solar-carports>

## **NEIGHBORHOOD COMPATIBILITY**

### **Overview**

The proposed cannabis nursery facility is compatible with the surrounding land uses, which are primarily agricultural in nature. Across the street from the proposed operation, there is a vineyard. The property adjacent to the subject property is home to livestock. On the other side of the proposed facility is over two hundred acres of ranch land owned by the same owner of the subject property, and that land is currently undeveloped.

Prior to this proposal, the property was part of a ranch where some farming activities took place. The facilities in which the nursery activity is proposed used to be used for storage of apples and grain, and it already has electricity and fans for ventilation. The use being proposed is not significantly different, as it is still a type of agriculture regulated by the Department of Food and Agriculture.

Additionally, no cannabis would be visible from the exterior of the facility. Odors will also be mitigated using a filtration system. Thus, there would be no smell or sight of the cannabis plants from the road or nearby properties.

### **Plan for Addressing Compatibility Issues**

Applicant will comply with all applicable local and state laws and regulations regarding commercial cannabis operations, and will not create a nuisance on the property. Applicant's proposed operation is a commercial agricultural use, which the property was previously used for. The property was also previously used for ranching / grazing activities. Applicant does not plan to develop most of the parcel, but rather desires to leave most of it as open space to preserve the local environment. The property is surrounded on three sides by agriculturally-zoned parcels, and on one side by a mixture of rural residential and suburban residential parcels.

Applicant's property is accessible via Almond Drive, a road that goes through the Whitley Gardens neighborhood. The Applicant will maintain a good relationship with neighbors and will encourage them to share their feedback. Applicant will make its contact information readily available for neighbors and other members of the public. If Applicant receives negative feedback from a neighbor, Applicant will work with the neighbor(s) in question to resolve the issue.



## **WASTE MANAGEMENT PLAN**

### **Solid Waste (Non-Cannabis)**

Non-toxic solid waste will be disposed of by the property's solid waste hauler.

All hazardous waste, as defined in section 40141 of the Public Resources Code, will be handled in compliance with all applicable hazardous waste statutes and regulations

Medium, bulbs and ballasts utilized during the cultivation of cannabis must be disposed of in accordance with manufacturer's recommendations, or recycled when feasible.

Nutrients, pesticides, and other chemicals used in cultivation and processing operations must be disposed of in accordance with manufacturer's recommendations.

### **Liquid Waste**

Liquid waste will be disposed of using the property's septic system. A percolation test will be completed and the results provided to the County upon request. Applicant will comply with all applicable local and state laws and regulations regarding disposal of liquid waste.

### **Cannabis Waste**

Cannabis waste will be managed and disposed of in accordance with State law.

Pursuant to 3 Cal. Code of Regs. § 8108, cannabis waste will be managed in one or more of the following ways:

1. On-site composting of cannabis waste in compliance with Title 14 of the California Code of Regulations, division 7, chapter 3.1 (commencing with section 17850);
2. Collection and processing of cannabis waste by a local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by a local agency; and/or
3. Self-haul cannabis waste to one or more of the following:
  1. A manned fully permitted solid waste landfill or transformation facility;
  2. A manned fully permitted composting facility or manned composting operation;
  3. A manned fully permitted in-vessel digestion facility or manned in-vessel digestion operation;

4. A manned fully permitted transfer/processing facility or manned transfer/processing operation; or
5. A manned fully permitted chip and grind operation or facility.

Applicant will manage all cannabis waste in compliance with division 30, part 3, chapters 12.8, 12.9 and 13.1 of the Public Resources Code. In addition, Applicant will obtain all required permits, licenses, or other clearances and comply with all orders, laws, regulations, or other requirements of other regulatory agencies, including, but not limited to, local health agencies, regional water quality control boards, air quality management districts or air pollution control districts, local land use authorities, and fire authorities.

Applicant will dispose of cannabis waste in a secured waste receptacle or in a secured area on the licensed premises designated on applicant's premises diagram and as identified in applicant's cultivation plan. Physical access to the receptacle or area is restricted only to Applicant, Applicant's employees, or the local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by the local agency. Public access to the designated receptacle or area shall be strictly prohibited.

If Applicant decides to use a local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by a local agency to collect and process cannabis waste, they will provide the information for this waste hauler to the Department of Food and Agriculture and the local authorities. Applicant will also obtain and retain documentation from the waste hauler regarding the collection of waste, as well as a weight ticket or other documentation evidencing the receipt of the cannabis waste at an approved facility.

Applicant will ensure that the disposal of cannabis waste has been entered into the track-and-trace system. Applicant will maintain accurate and comprehensive records regarding cannabis waste that account for, reconcile, and evidence all activity related to the generation or disposition of cannabis waste.

## **MATERIALS PLAN**

### **Storage and Safe Use of Pesticides and Fertilizers**

Applicant will comply with all pesticide laws and regulations enforced by the Department of Pesticide Regulation. Applicant will be guided by the Department of Pesticide Regulation's "Legal Pest Management Practices for Cannabis Growers in California," which is included as an attachment to this application. Applicant will also follow guidance from the US Environmental Protection Agency regarding proper storage of pesticides.

Only pesticides that have been approved by the Department of Pesticide Regulation for use on cannabis will be used. That list is included as an attachment to this application. Applicant will not use any pesticides which the Department of Pesticide Regulation has specifically prohibited from being used in cannabis cultivation. A list of the prohibited pesticides is also included as an attachment to this application.

All pesticides will be properly labeled in secure containers and will be stored separately from cannabis goods, food products, gasoline, cleaning supplies, fertilizers, animal feed, or medicine. Pesticides will not be stored outside, or anywhere where they could leak or spill into drains, wells, groundwater, or surface water. Pesticide storage areas will be properly ventilated, and will not be located near any ignition sources. Pesticide containers will not be stored directly on the floor, but will be elevated on shelves or pellets in the following order to prevent spills and breakage: liquids and any glass containers on the bottom, dry formulas above. The pesticide storage area will be locked when not in use and will be kept clean at all times. Appropriate warning labels and signage will be posted.

Prior to using any pesticides, Applicant will comply with any applicable registration requirements. Applicant will communicate with the San Luis Obispo County Department of Agriculture, Weights and Measures regarding their pesticide usage procedures.

Applicant will comply with the following protocols for pesticides that are approved by the Department of Pesticide Regulation and are exempt from registration requirements:

1. Comply with all pesticide label directions;
2. Store chemicals in a secure building or shed to prevent access by wildlife;
3. Contain any chemical leaks and immediately clean up any spills;
4. Apply the minimum amount of product necessary to control the target pest;
5. Prevent offsite drift;
6. Do not apply pesticides when pollinators are present;
7. Do not allow drift to flowering plants attractive to pollinators;
8. Do not spray directly to surface water or allow pesticide product to drift to surface water. Applicant will spray only when wind is blowing away from surface water bodies;
9. Do not apply pesticides when they may reach surface water or groundwater; and



10. Only use properly labeled pesticides. If no label is available, Applicant will consult the Department of Pesticide Regulation.

### **Storage and Safe Use of Hazardous Materials**

Applicant does not anticipate generating any hazardous materials; however, if hazardous materials are present, they will be stored and handled in accordance with applicable state and local hazardous waste laws and regulations. Applicant would follow guidelines from the California Department of Toxic Substances Control and the United States Environmental Protection Agency. Additionally, any substance that has a Material Safety Data Sheet (MSDS) will be handled in accordance with those specifications.

Cannabis waste is considered “organic waste” according to the Department of Food and Agriculture Emergency Regulations, and will be disposed of in accordance with 3 Cal. Code of Regs. § 8308. Specifically, Applicant will manage all cannabis waste in compliance with division 30, part 3, chapters 12.8, 12.9 and 13.1 of the Public Resources Code, and will obtain all required permits, licenses, and other clearances from regulatory agencies such as local health officials and regional water quality control boards.

Applicant will dispose of cannabis waste in a secured waste receptacle or a secured area on the licensed premises. This secured waste receptacle will initially be located in Building B of Applicant’s facility, in an area that is monitored by the Applicant’s surveillance cameras. Physical access to the secure cannabis waste receptacle is restricted only to the Applicant, employees of the Applicant, the local agency, a waste hauler contracted by a local agency, or a private waste hauler permitted by the local agency. Public access to the secure cannabis waste receptacle will be prohibited.

### **Pesticides, Fertilizers and Hazardous Materials that May be Used**

#### Pesticides

Citric acid

Cinnamon / cinnamon oil

Cloves / clove oil

Garlic / garlic oil

Neem oil

Rosemary oil

Peppermint / peppermint oil

Sesame / sesame oil

Thyme oil

Any other item on this list, which has been approved by the California Department of Pesticide Regulation as safe to use on cannabis:

[http://cdpr.ca.gov/docs/cannabis/can\\_use\\_pesticide.pdf](http://cdpr.ca.gov/docs/cannabis/can_use_pesticide.pdf)

Fertilizers

Worm casings

Bat guano

Compost

Fish meal

Feather meal

Calcium

Phosphorus

Manganese

Potassium hydroxide

Citric acid

Pre-mixed nutrients (such as FoxFarms brand products)

Hazardous Materials

N/A

## MEMORANDUM



**Date:** May 2, 2018  
**To:** Bill Hodson, GHC Ventures, LLC  
**From:** Shannon Jessica, PE, Wallace Group  
**Subject:** Water Use Estimates for Cannabis Cultivation (APN: 019-151-023) in Paso Robles Groundwater Basin

Wallace Group has been retained 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 in San Luis Obispo County. The proposed cultivation operation, located off Almond Drive in Paso Robles, proposes the following:

- Four (4) pre-manufactured grow-pods for nursery plants; approximately 5,000 square feet of cultivation

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 the 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 references an estimate of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gallons per square foot of canopy for indoor grow operations.

As defined in the San Luis Obispo County Cannabis Ordinance, nursery plants are considered "indoor" grow and therefore an estimated water use of 0.1 gal/sf/day has typically been applied to nursery cultivation operations. It should be noted however, that this facility will be mainly nursery plants with few mother plants and therefore the water use will be considerably less than the industry standard indoor application rate.

Each of the grow pods include a 150 gallon water tank. It is estimated that the 150 gallons of water will supply the nursery plants inside the pod for one week. Therefore monthly application rates are estimated to be approximately 2,400 gallons for all four pods combined, for a total annual water demand of 0.09 AFY. The facility will be metering and monitoring water use closely during operation.



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CALIFORNIA 93401

T 805 544-4011  
F 805 544-4294

[www.wallacegroup.us](http://www.wallacegroup.us)



### **Water Offset Calculation**

The project is located within the Paso Robles Groundwater Basin, and therefore a 1:1 water offset is required for cannabis cultivation. Table 1 outlines the overall water demand for this project. Table 2 outlines the proposed monthly water use, based on the new water demand for the cultivation operation. Because the nursery will be operated year-round, it is estimated that water use will be fairly consistent on a monthly basis. The owner does not currently irrigate crops or ornamental landscape on the property, therefore the offset requirement will be met with the one-time fee option.

<b>Table 1: Annual Water Estimates</b>			
<b>Use</b>	<b>Rate</b>	<b>Gross Demand (gallons/ year)</b>	<b>Gross Demand (AFY)</b>
Nursery	150 gallons/week x 4 pods	28,800	0.09

<b>Table 2. Estimated Monthly Water Demand for Cannabis Cultivation Operation</b>	
<b>Month</b>	<b>Indoor/Nursery Water Use</b>
	<b>(gal/month)</b>
October	2,400
November	2,400
December	2,400
January	2,400
February	2,400
March	2,400
April	2,400
May	2,400
June	2,400
July	2,400
August	2,400
September	2,400
<b>Total</b>	<b>28,800 gal/year</b>

### **Water Supply**

Water supply for this project will be from an existing groundwater well.

### **Storm Water Control Plan**

The proposed project will be within existing structures and is not anticipated to increase or alter more than 2,500 square feet of existing impervious area on the property, therefore a Storm Water Control Plan will not be necessary.



### **California Department of Fish and Wildlife**

Because the project will be using an existing groundwater well for water supply, and construction of cultivation areas will be within existing structures, the owner will not need to obtain a General Agreement or Lake or Streambed Alteration (LSA) permit through California Department of Fish and Wildlife (CDFW). However, annual licenses for cannabis cultivation issued by California Department of Food and Agriculture (CDFA) will require the owner to demonstrate by written verification from CDFW that an LSA Agreement is not required. This is accomplished by submitting a self-certification application on the CDFW webpage and obtaining written correspondence from CDFW verifying that the LSA is not required for this project.

### **Regional Water Quality Control Board**

Typical indoor cultivation activities can generate wastewater such as hydroponic solutions, irrigation tail water, and sanitation activities, etc. The wastewater will be discharged either into a community collection system or to an onsite wastewater treatment system (septic tank/leachfield). These activities will be monitored through the system operator of the community collection system (City of Paso Robles industrial discharge permit) or through the Regional Water Quality Control Board for on-site disposal systems.

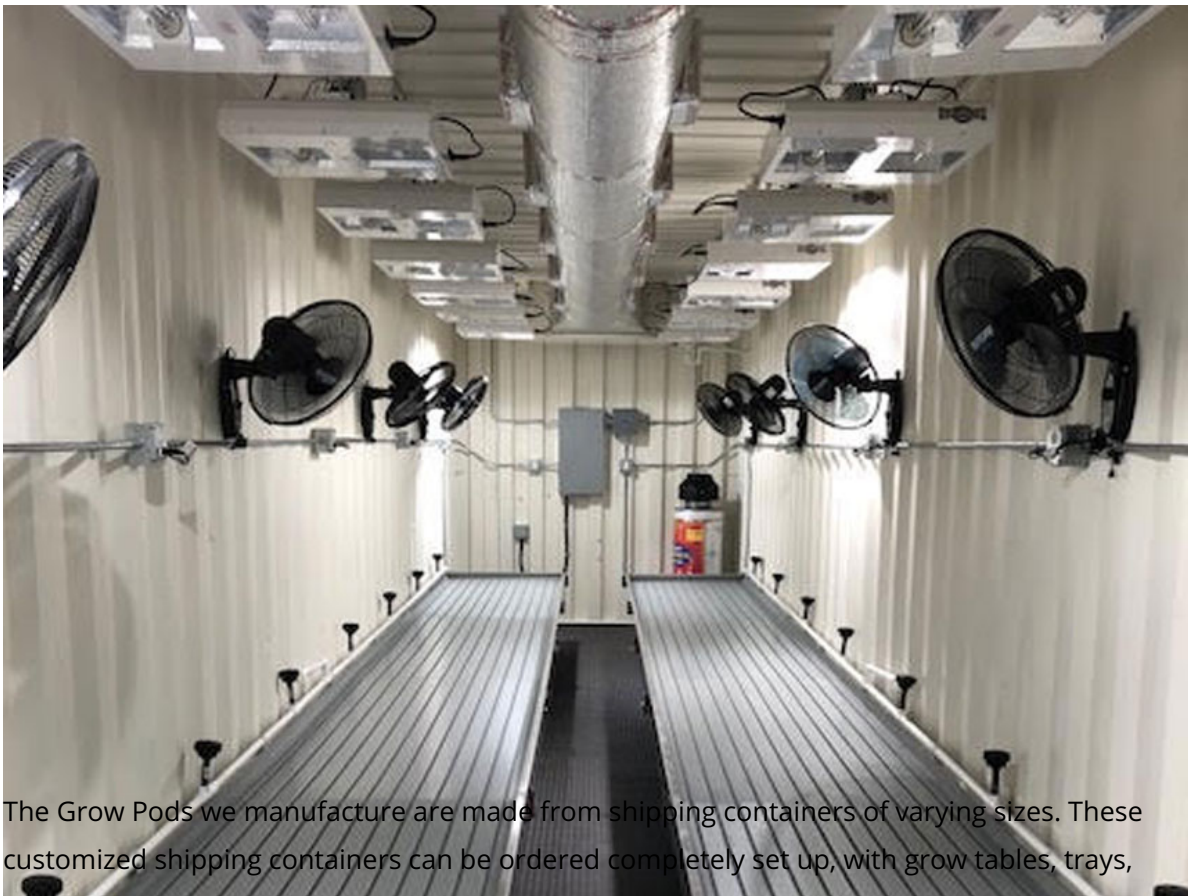
Regardless of the process wastewater discharge strategy, the RWQCB will require that indoor cultivation operations enroll in the General Waste Discharge Requirements for Waste Associated with Cannabis Cultivation Activities (Cannabis General Order). The Cannabis Policy and General Order apply to commercial cannabis cultivation activities and enrollment in the General Order will be required for all commercial cultivation activities.

Coverage under the General Order is obtained by applying through the online application portal on the Regional Water Quality Control Board website. After the application is submitted and the application fee paid, the RWQCB will issue a Notice of Applicability (NOA). The NOA can be presented to the CDFA to obtain a commercial cannabis cultivation license. The application portal is located at: [www.waterboards.ca.gov/cannabis](http://www.waterboards.ca.gov/cannabis).

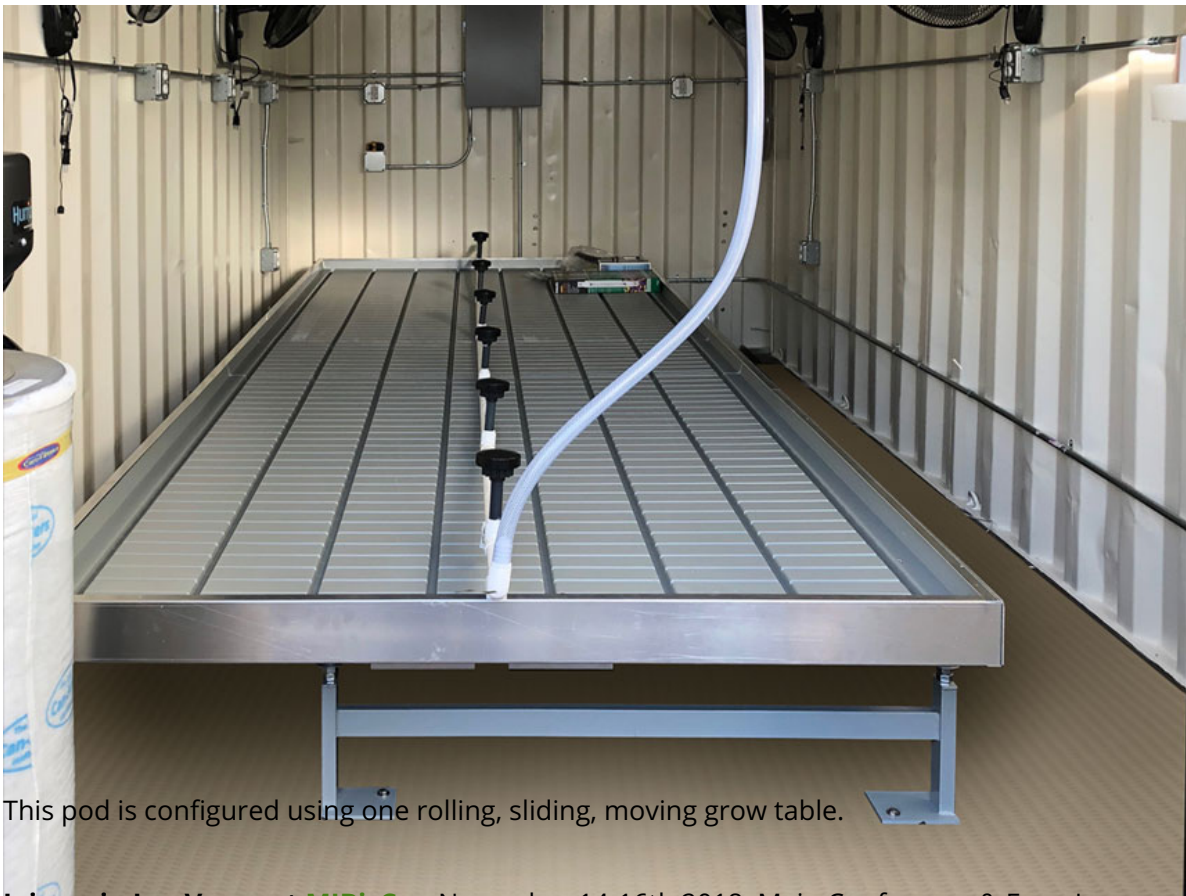


## Grow Pods

Get off to a quick start with shipping containers that have been converted into Grow Pods. Our Pods are a great way to quickly expand your growing operation or get a new one off to a quick start, whether you're in the Cannabis Industry or any other type of plant growing operation.



The Grow Pods we manufacture are made from shipping containers of varying sizes. These customized shipping containers can be ordered completely set up, with grow tables, trays, lighting, and irrigation. This one is configured using two fixed position grow tables..



This pod is configured using one rolling, sliding, moving grow table.

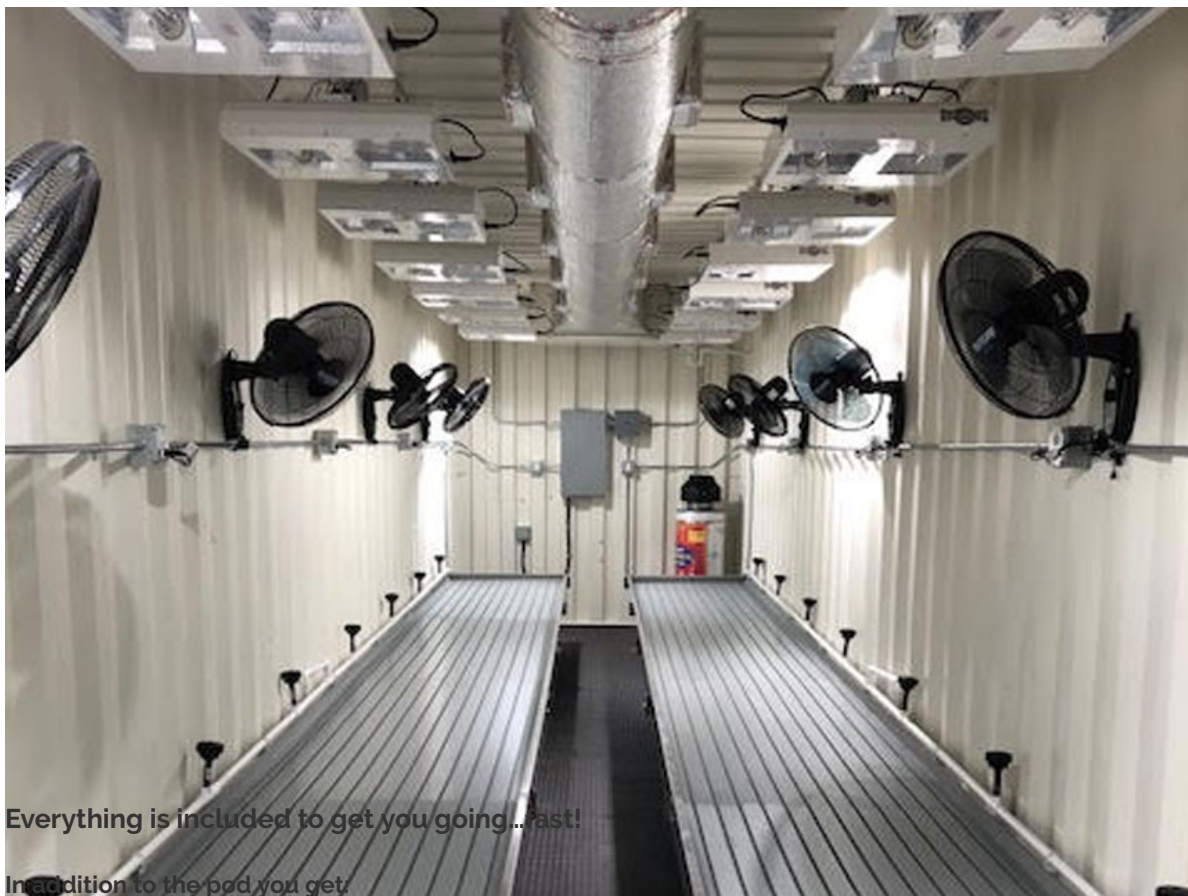
**Join us in Las Vegas at [MJBizCon](#)** November 14-16th 2018: Main Conference & Expo Las Vegas Convention Center, Las Vegas, NV BOOTH #TBD

## Grow Pods

Get off to a quick start with shipping containers that have been converted into Grow Pods. Our Pods are a great way to quickly expand your growing operation or get a new one off to a quick start, whether you're in the Cannabis Industry or any other type of plant growing operation.

**Call Now for a Quote**

**800-626-9193**



Everything is included to get you going... fast!

In addition to the pod you get:

- Grow tables
- Lighting system
- Fans
- Irrigation System

We take farming very seriously. All of our pods are completely gone through prior to outfitting. The interior gets acid washed, all seals & gaskets replaced, levers and doors checked out for smooth operation.

We then build off of customer specs such as painting inside & out, roof coatings, cut in steel doors, etc...

We manufacture our own table systems whether clients want a 5' wide rolling table down the center or 3' wide fixed tables along the sides.

We offer two story for VEG and 4 Tier for Clone Racking.

We use all big brand state of the art lighting from clone to flower, high-end controls, Mega Split AC Systems, Titan CO2 Systems, Quest Dehumidifiers, etc...

We build irrigation towers & irrigation systems for turn-key operations as well as simple reservoirs with pumps.

We know that each farmer has their own very unique way of growing so we cater to all.

We offer mezzanine structures for stacking options.

Our satisfaction comes from successful farmers and we are here to help.





We manufacture our own table systems whether clients want a 5' wide rolling table down the center or 3' wide fixed tables along the sides. Our tables accept the Botanicare "flood trays" and our continuous "ebb & flow" trays.

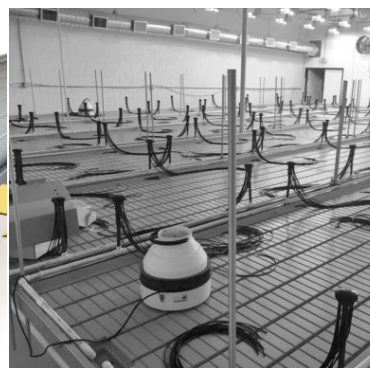
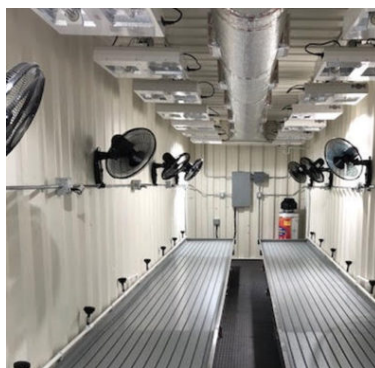
**Here are some of our other products:**

- **Grow Tables**
- **Lighting Fixtures**
- **Plumbing/Irrigation**

**We also have Delivery and Set-Up.**

- **Delivery / Set-Up**

**Join us in Las Vegas at **MJBizCon** November 14-16th 2018: Main Conference & Expo Las Vegas Convention Center, Las Vegas, NV BOOTH #TBD**



### **Contact Information**

**Jesse Barnett**

t: (951) 290 – 0028

toll free: (800) 626 – 9163

[Jesse@AmericanGrowProducts.com](mailto:Jesse@AmericanGrowProducts.com)

### **Address**

450 N. Sheridan St.

Corona, CA. 92880

[www.AmericanGrowProducts.com](http://www.AmericanGrowProducts.com)



## Parcel Information

**APN:** 019-151-023

**Assessee:** ESTRELLA LAND COMPANY LLC

**Care Of:**

**Address:** PO BOX 1930 GREELEY  
CO 80632

**Description:** T26S R14E PTN SEC 18 LESS MIN RTS

**Site Address:**  
00655 ALMOND DR

**Tax Rate Area Code:** 104014

**Estimated Acres:** 219.22

**Community Code:** NCSHCA

**Supervisor District:** Supdist 1

**Avg Percent Slope:** 6



Selected Parcel

## Land Use Information

### Land Uses Combining Designations

AG	Flood Hazard Area
----	-------------------



Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
DRC2018-00064	Land Use	5/7/2018 9:43:57 AM
PRE2018-00031	Pre-Application	3/20/2018 4:44:44 PM
ZON2007-00408	Zoning Clearance	12/13/2007 11:08:37 AM
SUB2003-00189	Subdivision	4/28/2004 12:00:00 AM
S030039V	Subdivision	8/4/2003 12:00:00 AM





## Parcel Summary Report

**APN: 019-151-023**


---

S020228C	Subdivision	1/14/2003 12:00:00 AM
PMT2002-26488	PMTC - Commercial Permit	9/8/1998 12:00:00 AM
D970103P	Land Use	10/27/1997 12:00:00 AM
E970075	Code Enforcement	8/15/1997 12:00:00 AM
A1181	PMTR - Residential Permit	6/12/1997 12:00:00 AM
A0967	PMTR - Residential Permit	5/16/1997 12:00:00 AM
A1349	PMTR - Residential Permit	4/4/1997 12:00:00 AM
A0569	PMTR - Residential Permit	3/24/1997 12:00:00 AM

# Interactive Data Viewer



## Legend

 SLO County Parcels

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

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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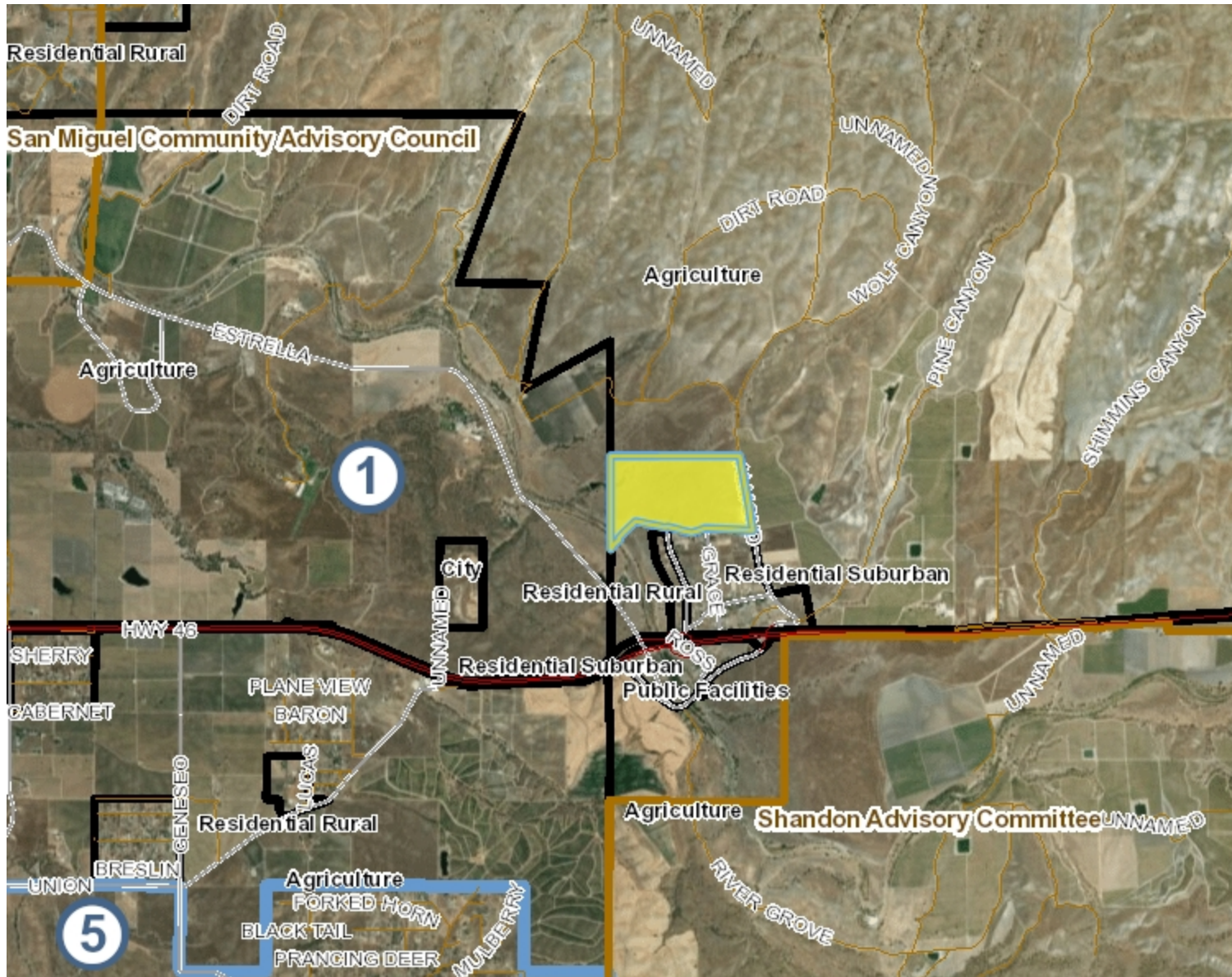
Map for Reference Purposes Only



Referral -- Page 38 of 42







# Interactive Data Viewer








## Legend

### Roads

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

### Community Advisory Groups

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

-  Supervisor Districts
-  Land Use Outlines

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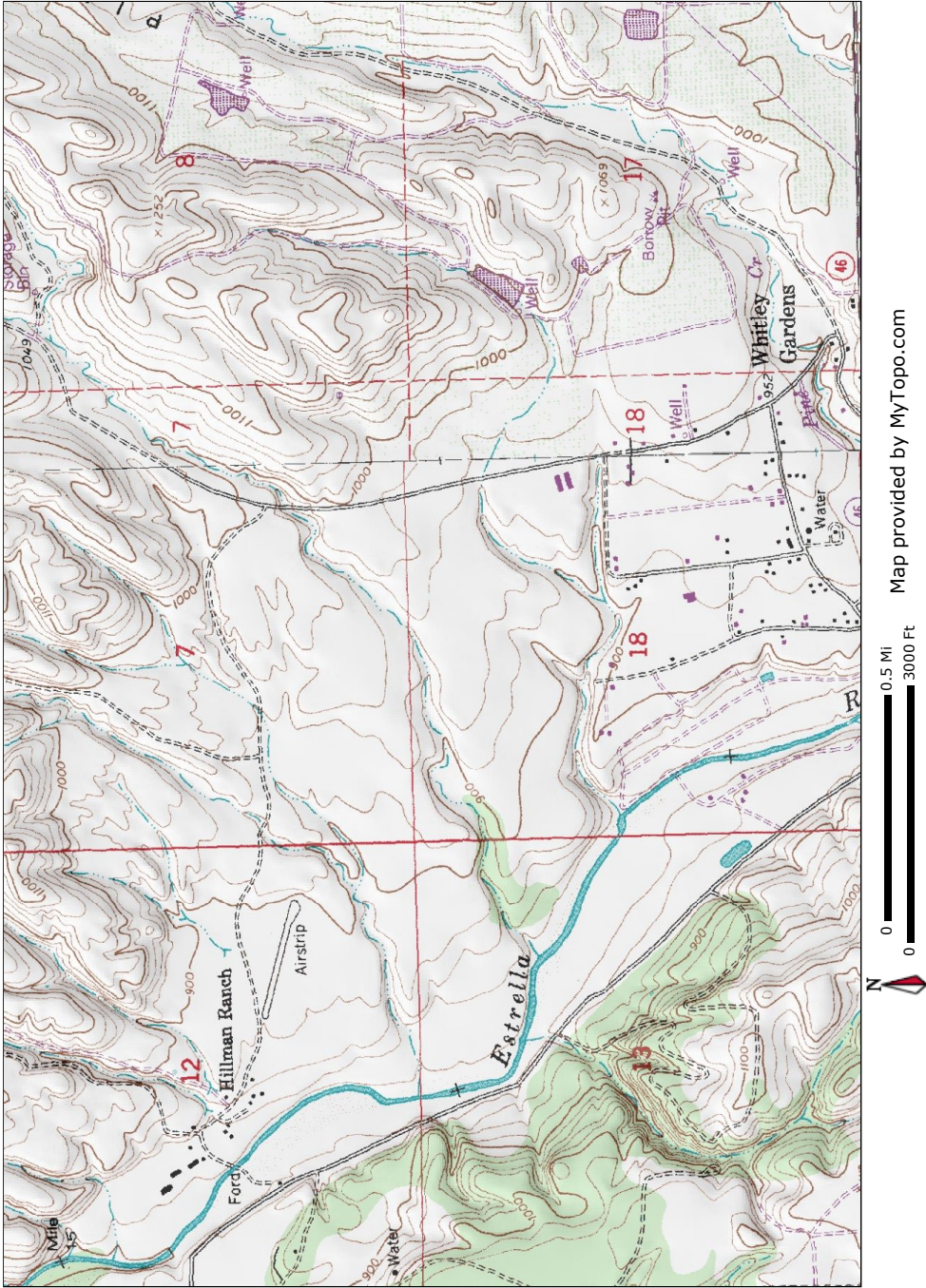


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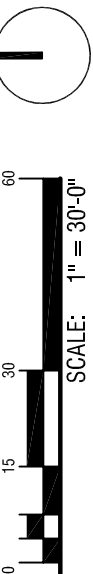




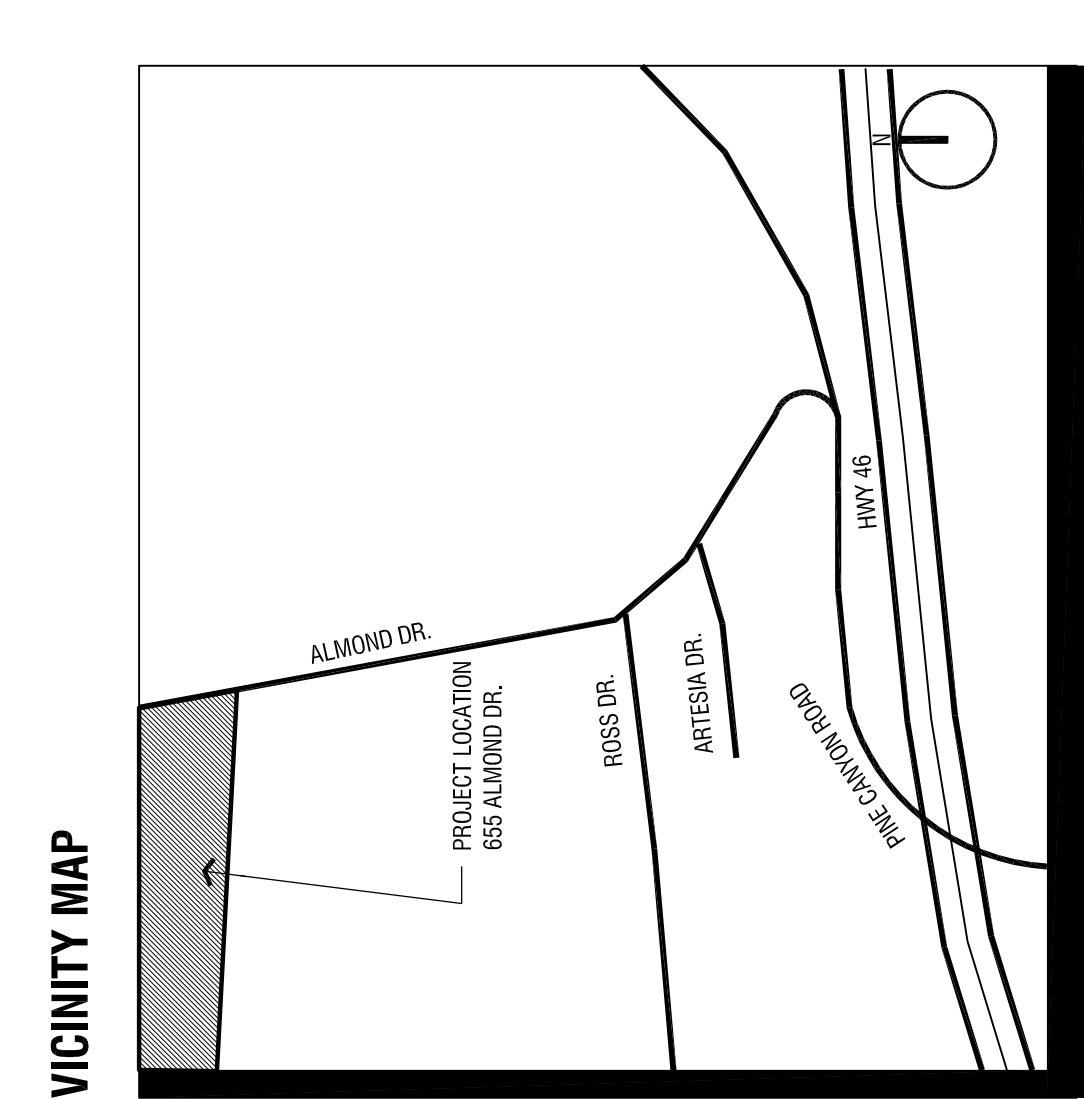


Map provided by MyTopo.com





2 ENLARGED SITE PLAN



VICINITY MAP



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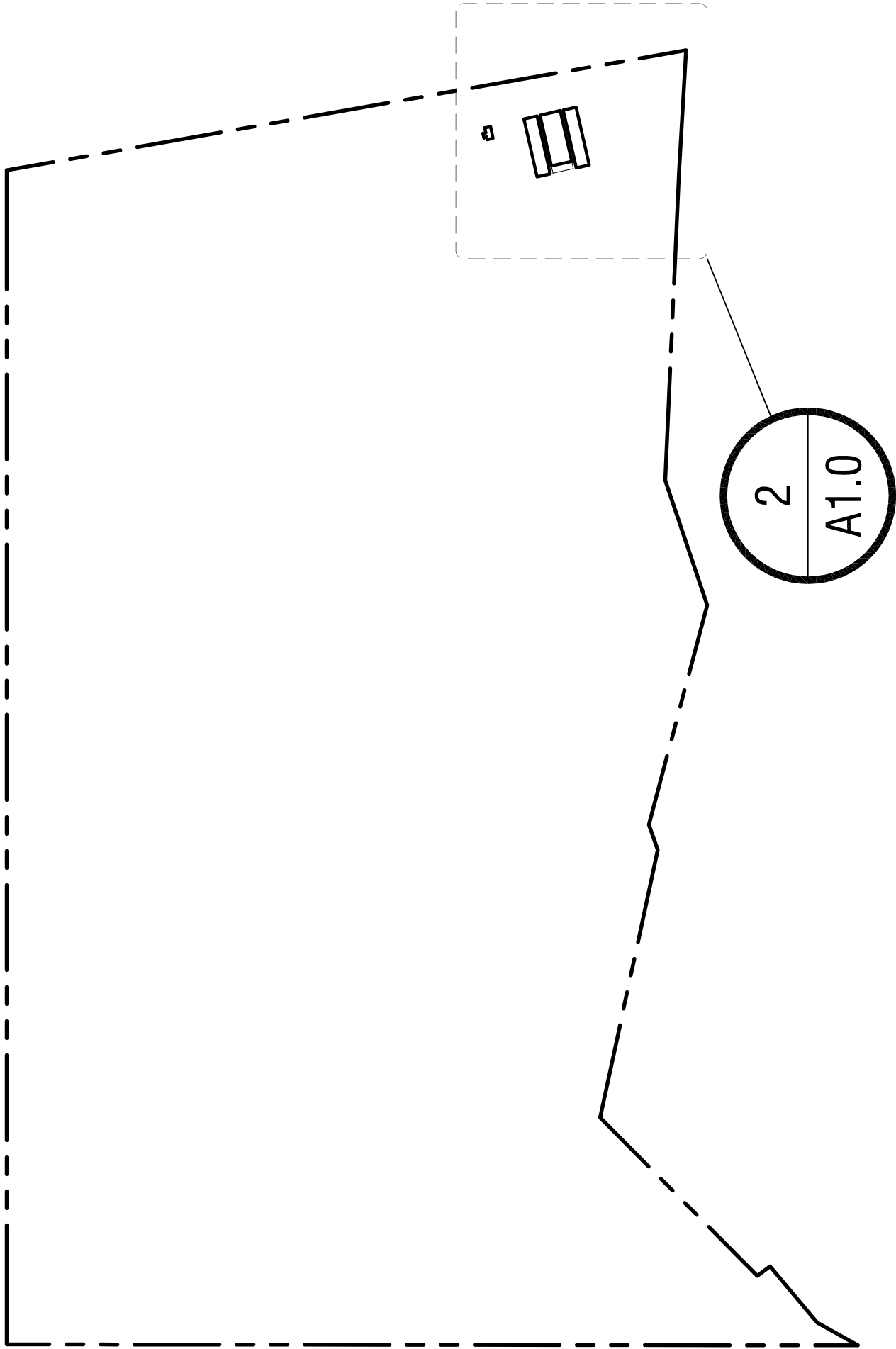
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# ALMOND ROAD CANNABIS

655 ALMOND DRIVE, PASO ROBLES

NOT FOR CONSTRUCTION

1 SITE MAP  
SCALE 1"=400'



## ENLARGED SITE PLAN NOTES

- CLONE ROOMS 1, 2 AND 3 ARE PREFABRICATED GROW POD CONTAINING APPROXIMATELY 1,200 SQUARE FEET OF CANNOPY SPACE USING VERTICALLY STACKED TRAYS.
- TOTAL NURSERY CULTIVATION AREA APPROXIMATELY 5,000 SQUARE FEET.

DATE	SUBMITTAL
TYMAD02	BUILDING PERMIT II



## VICINITY MAP



There are no pre-schools, elementary schools, junior high schools, high schools, libraries, park, playgrounds, recreation or youth centers, licensed drug or alcohol recovery facilities, or licensed sober living facilities within 1,000 feet of the site.