



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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/1/2018
TO: 4th District Legislative Assistant, Building Division, Cal Fire/County Fire, Public Works, CA Fish and Wildlife, US Fish and Wildlife, RWQCB, South County Advisory Council, AB 52
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)

PROJECT NUMBER & NAME: DRC2018-00069 Dolny

PROJECT DESCRIPTION: Proposed Minor Use Permit for to be built 46,000 sq/ft greenhouse facility that will house 22,000 sq/ft indoor cannabis cultivation canopy and accessory business functions to be located at 502 Albert Way, Arroyo Grande, CA 93420
APN(s): 091-181-001

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



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): none

Describe existing and future access to the proposed project site: From HWY 101, take Willow Road exit and turn right at Albert Way -Existing private access 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: RR-Greenhouse-Nursery South: AG-Greenhouse-Avocado Orchards

East: AG-Avocado Orchard West: RR

For all projects, answer the following:

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

Buildings: 55,662 sq. feet _____% Landscaping: 34,500 sq. feet _____%

Paving: 6,025 sq. feet _____% Other (specify) _____

Total area of all paving and structures: 61,687 ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 130,500 ☒ sq. feet ☐ acres

Number of parking spaces proposed: 35 Height of tallest structure: 35'

Number of trees to be removed: 486 (1.6 acres) Type: Avocado Trees

Setbacks: Front 580' Right 175' Left 820' Back 400'

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: San Luis Obispo County Fire Department

For commercial/industrial projects answer the following:

Total outdoor use area: _____ ☐ sq. feet ☐ acres

Total floor area of all structures including upper stories: 62,962 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



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: CCM2016-00330.

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: Michael Dolny /Alabaster Inc (Required for CDFA Section C:2 Business Information-"Legal Business Name")

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 checked="" type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor | <input type="checkbox"/> Outdoor |
| <input checked="" type="checkbox"/> Mixed-light | State License Type: Medium-Mixed Light Tier 2 | | |

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.

According to SLO County & CA state canopy definitions, current canopy area is 14,688 sq ft. Alabaster to pursue future growth considerations to maximum allowable for State cultivation license type. Total cultivation area (mother, clone, vegetative, and flower (defined as canopy) is approximately 26,772 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.

See cannabis supplemental overview document for specific dimensions and diagram

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 | 1,280,000 |
| | |
| Total Annual kWh: | 1,280,000 |

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 | Existing Private Ag Well | | |
|----------------|--------------------------|--|--|
| Month and Year | | | |
| 1 | .11 af | | |
| 2 | .11 af | | |
| 3 | .11 af | | |
| 4 | .11 af | | |
| 5 | .11af | | |
| 6 | .11 af | | |
| 7 | .11 af | | |
| 8 | .11 af | | |
| 9 | .11 af | | |
| 10 | .11 af | | |
| 11 | .11 af | | |
| 12 | .11 af | | |
| Totals | 1.32 af / yr | | |

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

Cal Jacobson AG / Alabaster Inc

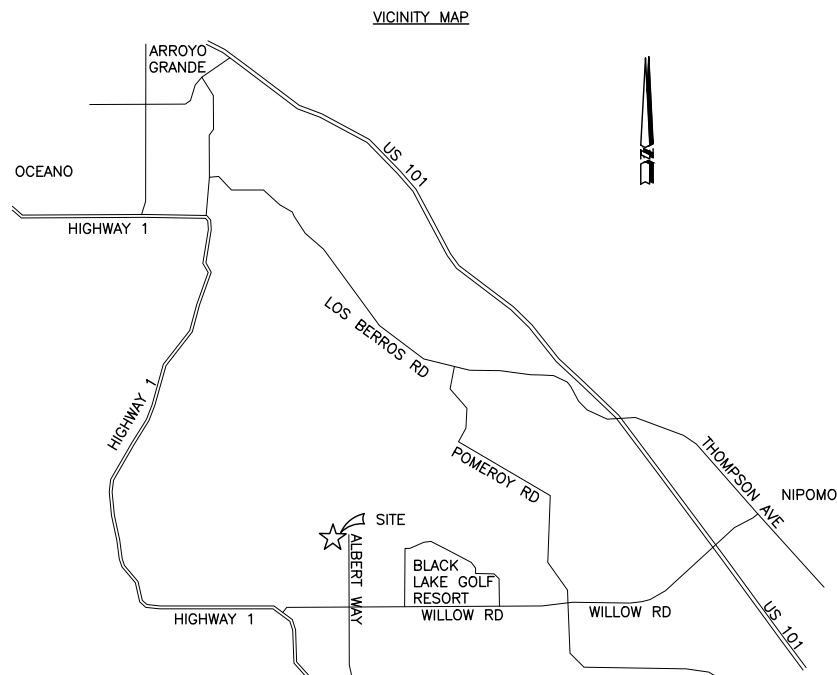
Cannabis Supplemental Overview

Property & Project Overview

The Cal Jacobson AG property is located approximately 1/2 mile north of the corner of Willow Road and Albert Way in unincorporated Arroyo Grande. It is in the South County planning area and zoned Residential Rural (See *Vicinity Map*). Agricultural production on the site includes an existing avocado orchard in operation for 16 years. The site also has a single-family dwelling and orchard support buildings. Cal Jacobson AG will be removing a portion of the current orchard and adding a greenhouse and agricultural accessory structures. The property acreage of 32.77 acres complies with LUO 22.40 minimum site area (20 acres) for indoor cultivation. The location of the property to academic institutions, public parks, youth centers, and treatment facilities outlined in LUO 22.40 is outside the 1000 ft requirement. (See *Vicinity Buffer Map*)

Details

- **Property Owner:** Cal Jacobson AG
- **Parcel Size:** 32.77 Acres
- **APN:** 091-181-001
- **Address:** 502 Albert Way, Arroyo Grande, CA 93420
- **Land Use Designation:** Residential Rural
- **Williamson Act:** No
- **Water:** On-Site Well
- **Domestic Sewer:** On-Site Septic System
- **Existing Uses:** Avocado Orchard, Single Family Dwelling, Ag Support Structures
- **Access:** Private access road



Vicinity Buffer Map



Cannabis Cultivation Relocation

Pursuant to Section 11 or Ordinance 3334, M. Dolny holds certificate of cannabis cultivation registration (#CCM2016-00330). Due to property constraints to expand business on current property, cannabis cultivation registrant M. Dolny/Alabaster Inc, will be relocating his cannabis business to 502 Albert Way in Arroyo Grande, CA. Registrant will lease the greenhouse that will be built by property owner Cal Jacobson AG.

(Attachments: Dolny/Alabaster authorized certificate of registration, Dolny/Alabaster vacate letter, Cal Jacobson legal right to occupy letter, Cal Jacobson / Alabaster lease agreement)

Cannabis Use Permit

The greenhouse will be used to cultivate cannabis starting with the development of clones from mother plants and growing the clones to vegetative phase and finally (“mature”) flowering phase. In accordance with LUO 22.40, cultivation operations will also include harvesting, drying, curing, grading or trimming of cannabis as well as providing temporary storage, packaging and labeling of non-manufactured cannabis products. All aforementioned cannabis activities will take place inside the greenhouse and agricultural accessory structures.

The proposed project will be fully compliant with LUO Section 4, Chapter 22.40-Cannabis Activities of the San Luis Obispo County Code as well as California cannabis regulations, associated compliance criterion and standard business practices within the state of California.

Greenhouse, Cultivation Areas and Canopy

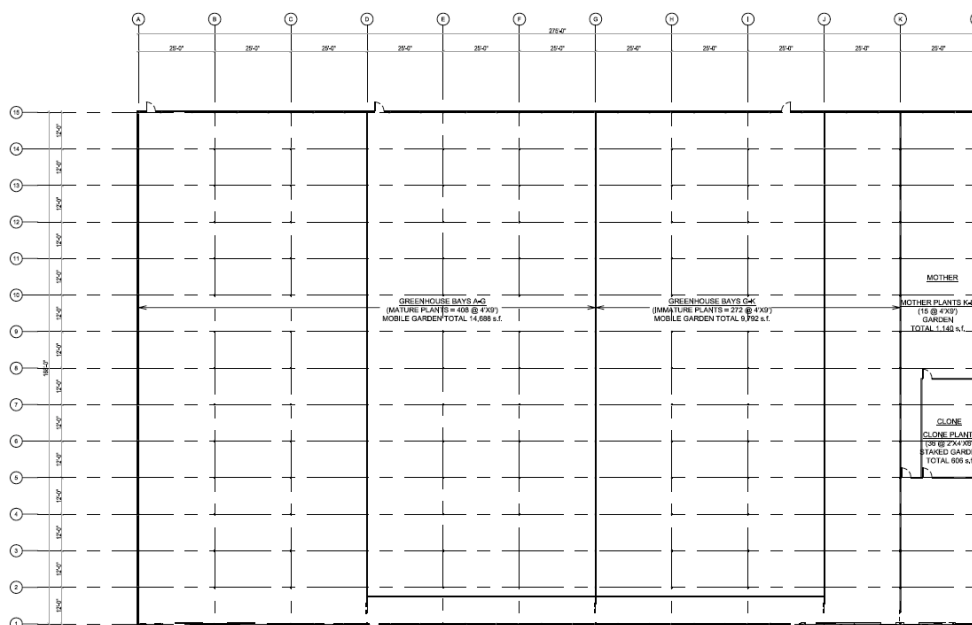
The greenhouse is being developed to be an environmentally controlled structure to mitigate risk, control product consistency and maintain high quality. It is designed with progressive innovations including but not limited to a curtain system to eliminate light pollution, environmental controls for operational energy efficiency and renewable energy from solar. The total greenhouse area will be 46,200 sq ft. consisting of 11 bays (25’x168’ each). One bay will contain mother (15-4’x19’ benches) and clone plants (36-2x4x6 stacked

shelving units), 4 bays will contain immature vegetative plants and 6 bays will contain mature plants. All vegetative and mature plant bays will have 68-4'x9' garden benches in each bay. Consistent with the definitions within LUO 22.40 Cannabis Activities and CA cannabis regulations, garden benches can legally define the identifiable boundaries for plants. Therefore the current total canopy is 14,688 sq ft. with future growth considerations to pursue the maximum square footage within our license type. The current canopy does not exceed the current established threshold for indoor cultivation at 22,000 sq ft. Consistent with the current state license definitions, the CA state license type will be a Medium Mixed Light Tier 2 license. (See *attached Cannabis Application Supplement*). A breakdown of cultivation areas, review of definitions and work areas are depicted in Table A & Exhibit A.

| Table A: Cannabis Cultivation and Ancillary Work Areas | | | | |
|--|----------------------------------|--------------------------------|-----------------------------|-----------------------------|
| Floor Plan Reference | Cultivation Phase | Cultivation Boundary | Cultivation Area (sq ft) | Ancillary Work Area (sq ft) |
| Bay K-L | Mother Plants (Immature) | Fixed Garden Benches 4'x19' ea | 1140 | 2400 |
| Bay K-L | Clone Plants (Immature) | Stacked Shelving 2'x4'x6' ea | 288 (1152 stacked sq ft) | 372 |
| Bays G-K | Veg Plants (immature) | Mobile Garden Benches 4'x9' ea | 9792 | 7008 |
| Bays A-G | Flowering Plants (Mature Canopy) | Mobile Garden Benches 4'x9' ea | 14688 | 10512 |
| | | | 25908 / incl. stacked 26772 | 20292 |

| CA Cannabis Regulatory Definitions |
|--|
| Immature plants are cannabis plants that are not flowering |
| Canopy is designated area containing mature plants, calculated in sq ft, using identifiable boundaries of all areas containing mature plants at any point in time... canopy may be noncontiguous but each unique area included in total canopy calculation shall be separated by an identifiable boundary that includes, but is not limited to garden benches, etc.... |
| Mature Plants are plants that are flowering. |
| Flowering means that a cannabis plant has formed a mass of pistils measuring greater than one-half inch wide as its widest point |

Exhibit A



Neighborhood Compatibility

The site has been operating a problem-free avocado farm since 2002. The current project is investing in significant and responsible measures to ensure an efficient and compatible design and operations in the area.

Property

The property is appropriately located within other agricultural properties and well distanced from schools, parks, and treatment facilities. It is located along a private road, will be widened in sections for safe fire access, directed to an entrance that will have no identifiable business signage and a greenhouse that is screened by oak woodlands and the remaining avocado orchard.

Design

The project is designed with a discreet but highly efficient security system. It incorporates a plethora of energy efficient standards in pursuit of silver LEED certification. It includes state of the art odor control measures. And it manages all employees and visitors to arrive and depart outside of peak hours and limit site trips by promoting carpooling and other incentive measures.

Screening

Property fencing and natural screening exists at property perimeter (south-tall eucalyptus trees, west & north-dense oak woodlands, east- large avocado trees). Surrounding the greenhouse and accessory structures will be the existing tall and dense avocado orchard to the south and west, oak woodlands to the north and single-family dwelling, support structures and plantings to the east. Per LUO 22.30.310, the Cal Jacobson AG project greenhouse shall be more than 50% screened from any public roads.

Setbacks

The project is in full compliance of setbacks. As referenced in LUO 22.40, setbacks for indoor (fully enclosed building) cannabis cultivation are set forth in LUO Section 22.30.310. Under LUO Section 22.30.310, B: Residential Rural land use category, setback are front-80 ft, side and rear-100 ft. The Cal Jacobson AG project setbacks are: Front-580 ft; Right Side- 175 ft, Left Side -820 ft, and Rear- 400 ft.

Signage

To remain discreet, no exterior business signage is proposed.

Security Plan

Overview

Property and business ownership are committed to ensuring a safe environment that mitigates as much risk as possible. Risk mitigation includes, but is not limited to, implementing the all security requirements as mandated by California cannabis regulations, the cannabis ordinance set forth by San Luis Obispo County and requirements by local law enforcement. In addition to ensuring the safety and security of its employees and visitors, the company is responsible for safeguarding the theft or diversion of any cannabis items, and any records, be they in hardcopy documents or in digital form. Business ownership will employ a full-time security manager who will oversee all security aspects (i.e. training, etc...) as well as supervising security officers.

Access & Security

The property at 502 Albert Way, Arroyo Grande, CA., will prevent public access. The property perimeter is fenced. There will be only one main security gate to and from the property complete with access control and security cameras. Gate access will be shared with local law fire, and code enforcement agencies as well as state enforcement agencies.

All employees will be assigned access and permissions to enter the property, specific buildings and doors within each building. All visitors will be registered prior to property access, logged and escorted throughout their visit. All areas, including but not limited to, offices, reception areas, break rooms, cultivation, processing, packaging, curing, storage, loading, and composting (waste management) will have assigned access and permissions. Additionally, the property and all buildings will have a combination of alarm keypads, panic buttons, motion detectors, door contacts, garage contacts, outdoor and indoor surveillance domes, 360 degree cameras, locking server rack, glass breaking sensors, server and battery back up areas throughout. (*Attached Confidential Security Operation Plan*)

Employee Safety and Training Plan

Qualified candidates will be hired on a termed probationary status. During this period, they will participate in a rigorous training process, and be evaluated for suitability in a restricted-access environment. Training will include the employee handbook, SOP review, attending certification classes for the area hired, shadowing practice and hands-on training. Specific training in the areas of:

Legal and Liability

Understanding all local, state and federal laws related to cannabis and product risk. Obligations of licensed cultivation businesses include, but are not limited to, compliance to the state track and trace program, compliance with SLO county monitoring program and mitigating product contamination. Other topics include, but are not limited to, worker safety and reporting, sexual harassment training, effective interaction with state compliance agencies, local code and law enforcement personnel.

Employee Health and Safety

Understanding rights for disabled individuals, sensitivity training, how to identify and respond to a medical emergency, using the appropriate health and safety gear for each area effectively, reporting hazardous areas, falls prevention, cleanliness procedures, etc...

Security

Employees will be trained in information and personal safety and security measures, adhere to employee theft standards, understand workplace search protocol, review appropriate lock and alarm procedures, adhere to employee access cards and permissions standards, understand perimeter and entrance control, and review intruder response techniques.

Transportation Management / Public Works

A traffic study was conducted for the project. Scope of work (trip generation, site access, site distance, TMP, impact fees) was outlined to a transportation engineering firm by SLO County DPW Transportation Division Manager. Excerpts from report are provided below. (*Full report attached*)

Plan

All employee shifts would be scheduled outside of the 7:00-9:00 AM and 4:00-6:00 PM peak

commuter periods; and employees would participate in carpooling, cycle to work, and other special incentives to reduce automobiles on county roadways. Visitors would also be asked to carpool to site. Deliveries, contractors, transporters, etc., would be scheduled outside of the 7:00-9:00 AM and 4:00-6:00 PM peak commuter periods.

Existing + Project Conditions

“Albert Way is a two-lane private road that extends about ½ mile north of Willow Road and terminates at the Project site. The roadway serves several agricultural properties. Based on the land uses served, it is estimated that Albert Way carries less than 300 Average Daily Trips (ADT). The existing traffic volumes on Albert Way equate to LOS “A” operations (very good free-flow operations). The Project would add about 98 ADT to Albert Way, resulting in less than 400 ADT on the roadway between the Project site and Willow Road. These volumes equate to LOS “A” operations (very good free-flow operations). Based on traffic volumes, the Project would not significantly impact traffic operations on Albert Way.” (Traffic Study: pg. 3)

Site Access & Site Distance

“Existing security gate will control access to/from the property. Drivers of vehicles turning to/from the onsite access road should have unobstructed view along Albert Way sufficient in length to permit them to anticipate and avoid potential collisions. There are no posted speed limit signs on Albert Way in the vicinity of the Project site. The proposed security gate would affect vehicle speeds on Albert Way approaching the proposed onsite access road. Since all vehicles would be required to stop at the gate before entering/exiting, vehicle speeds would be low when approaching the gate (less than 25 MPH). The County's minimum sight distance standard for roads with 25 MPH speeds is 150 feet. The sight distance looking to the north along Albert Way from the access road was measured at about 250 feet to a crest vertical curve in the roadway. The sight distance looking to the south along Albert Way from the access road was measured at more than 650 feet to a crest vertical curve in the roadway (see Figure 5). The analysis shows that adequate sight lines are provided for drivers of vehicles turning to/from the onsite access road.” (Traffic Study: pg. 3). *See attached letter from Civil identifying road width and slope*

Parking & Flow

The project intends to provide 35 parking spaces, more than required on the site by LUO Section 22.18.050, subsection F.1. Agricultural Uses to accommodate for green vehicles and handicap spaces. Because “Wineries” is the closest Agricultural use to greenhouse production identified in the LUO, parking spaces required are: 1 per 2,000 sq ft of active use area (see Table 1). Ingress and egress to on-site parking areas will maintain good flow routes and limit congestion through managed designated parking, shift hours, and authorized visits.

Table 1

| Active Use Area | Sqft |
|--|-----------|
| Greenhouse | 46200 |
| Head house | 13740 |
| Admin | 3022 |
| Total | 62962 |
| Parking Spaces (Total divided by 2000) | 31 spaces |

Odor Management Plan / Air Quality

The greenhouse is environmentally controlled with all production occurring indoors thereby eliminating dust and other environmental contaminants. Within the greenhouse we will manage air contaminants including odor. Air circulation will be managed at entry, return and exhaust. Air entry will be environmentally safe photohydroionization air purification system mounted on the air supply to purify grow spaces. Air return will consist of a minimum MERV 11 pre-filter and secondary carbon filters on return ductwork from grow spaces to remove impurities and neutralizes odors to circulate back to grow space or exhaust. On the rare occasion that air exhaust is dispersed through ridge vents, a subtractive odor control system utilizing nozzles positioned accordingly based on wind direction, neutralize and eliminate odors. The control elements are nontoxic and biodegradable with no contamination impact. The subtractive odor control system was independently tested and approved by St. Croix Sensory Inc, which is an ISO/IEC 17025:2005 accredited firm.

Private access road Albert Way from the corner of Willow Road and Albert Way and proceeding north, consists of concrete paving for the first ¼ mile and a combination of gravel and surface paving for the second ¼ mile. For the past 16 years, agricultural production existed at property site and movement of workers along Albert Way. A mitigation plan will be in place to reduce air quality concerns along sections of Albert Way if such actions are needed.

Green Waste Plan

Greenhouse grow medium will be stone wool (rock fibers). The medium is inert, pathogen-free, disease-free and highly sustainable. The first part of our green waste plan is to provide recycling opportunities for others to convert used stone wool into other products including new stone wool, bricks and potting soils. Due to UCR, Dept of Env. Sciences study showing no significant effect on either germination or plant growth, the second part of our green waste plan is to compost stone wool with on-site green waste and organic materials using a tub grinder and apply to existing avocado orchard.

Pesticide Usage

Alabaster Inc does not currently intend to use any pesticides in the production of cannabis. Employing organic integrated pest management practices like companion planting and incorporating predatory insects, mites and nematodes will be favored practices. In preparation to possible legal pesticide use, the grower intends to submit an application to DPR and abide by all rules for protecting human and environmental health, storage, disposal and directions for use according to the California Department of Pesticide Regulation (DPR) and County Ag Commissioners (CAC).

Environmental Analysis

Although the project will be the construction of greenhouse and accessory structures on existing agricultural area where avocado trees are removed, environmentally conscious property owner, Cal Jacobson AG, proactively pursued additional environmental analysis in the form of Biological Resources Assessment and Cultural Resources Survey. Below are excerpt summaries and conclusions for both reports. *Full reports are attached.*

Biological Resources Assessment

“The project is situated on the western part of the Nipomo Mesa in an agricultural and rural residential area composed of avocado and citrus orchards, irrigated row crops, horticultural nurseries, and planted eucalyptus (primarily *Eucalyptus globulus*) windrows

and woodlands. The study area is generally flat with a westerly slope aspect, and average elevation of 280 feet above mean sea level.” (Results: pg3)

“The proposed project is the construction of greenhouses and agricultural improvements to an existing agricultural property located on the western Nipomo Mesa. The greenhouses would be constructed in an area where avocado trees were removed, and employee parking would be sited in the southern part of the property where avocado trees abut the eucalyptus windrow... Agricultural areas, from a biological perspective, are not sensitive or a special status plant community, and do not support special status species of plants or wildlife. Therefore, impacts to agricultural areas on the property would be less than significant pursuant to the California Environmental Quality Act (CEQA) and do not require mitigation.” (Impact Analysis and Recommended Avoidance / Mitigation Measures: pg. 9)

“Two land types and two habitat types were identified on the 502 Albert Way property, which included agriculture, ruderal/developed, eucalyptus and oak woodland. The proposed project, consisting of the construction of greenhouses, employee parking and installation of landscaping, would be sited within disturbed agricultural areas and would not affect any native habitat. No special-status plant species or plant communities of special concern were observed within the proposed development footprint. Several special status wildlife species could occur in oak woodland habitat in the northern part of the study area, but would not be expected to occur within the development footprint. ...further study to determine the presence or absence of special status plants is not recommended at this time.” (Conclusion: pg. 11)

Cultural Resources Survey

“The purpose of this study is to determine if there are cultural resources within the study area, pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, (Sections 21083.2 and 21084.1) and Sections 5020 through 5024 of the Public Resources Code which mandates public agencies to consider the effects of projects on historic properties. These regulations require public agencies to identify the environmental impacts of proposed undertakings, determine if the impacts will be significant and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment. This study also adheres to the standards established by the San Luis Obispo County Department of Planning and Building, "A Guide to Archaeology and Historic Resources". (Introduction: pg. 1)

“Archival research, previous studies, and an intensive archaeological survey at 502 Albert Way, Arroyo Grande (APN 091-181-001) identified no cultural resources. As a result, no further archaeological work is required or recommended within the acreage investigated during this study. In the unlikely event that buried cultural materials are encountered during construction, all ground disturbances will cease until a qualified archaeologist is contacted to evaluate the nature, integrity, and significance of the deposit.” (Summary and Conclusions: pg. 8-9)

Energy Efficiency

In year one, greenhouse energy needs are designed to include renewable energy production to create a 30-40% offset through greenhouse integrated solar and head house mounted

solar. The five-year plan is to continue to expand energy production capacity with the goal to achieve “net-zero energy”, meaning, the total amount of energy used by the greenhouse on an annual basis is equal to the amount of renewable energy created for the greenhouse.

Green Building

LEED (Leadership in Energy and Environmental Design) provides the framework to create efficient and cost-saving buildings. Sustainability is one of the keys to this project, saving energy, water, and resources, generating less waste and supporting human health. Our current design is tracking toward LEED Silver Certification. Listed below are many of our sustainably focused areas:

- Transportation-Bicycle facilities, carpool programs & green vehicle parking
- Sustainable Site: Native vegetation and rainwater management
- Water efficiency: Water recycling, reuse & condensate recovery, and drought resistant landscaping
- Energy Efficiency: Greenhouse environmental controls (climate, light, temp, humidity, weather station, plant sensors), greenhouse integrated solar and LEDs with auto dimmers
- Materials: Recycling & on-site green waste composting,
- Indoor Env. Quality: Lighting controls, day lighting & breezeways

Water Management Plan

Management

The project will utilize one existing Ag well, which has served the property for 16 years irrigating a large avocado orchard. Roof water catchment is planned to be phased-in.

- Well permit: 2002-329 (*letter attached*)
- Well testing: Dec 2016, 4 hr. pump test, yield 325 g.p.m. (*report attached*)
- Water testing: 2017 water quality analysis (*report attached*)
- Water usage projected: 1,182 g/day=431,645 g/yr =**1.32 af/yr**
- Water storage for cultivation: Underground concrete storage eliminates water loss to evaporation and manages constant temperatures naturally- 30,000 gallons

Quality

Upon reception of local licensure, Alabaster Inc will be pursuing a permit / approval from the Central Coast Regional Water Quality Control Board (CCRWQCB) and will adhere to the environmental measure outlined in their standards.

Wastewater

A condensate recovery system, water reuse and recycle system provide minimal water usage requirements for plants and will not produce any wastewater.

Water Conservation

Although the site is not located in a groundwater basin at Level of Severity III, the project has calculated the offset of predicted water use by reducing existing water use. The reduction of water usage by removing 1.6 acres of avocado trees is 3,299.6 gallons/day. Given that this cannabis cultivation operation only needs 1,182.6 gallons/day, the project will provide a surplus of water (i.e. water savings) for the county of 772,716 gallons year.

SWPPP

A stormwater pollution prevention plan (SWPPP) has been prepared for 502 Albert Way

property. A construction site risk assessment has been performed for the project and the resultant risk level is Risk Level 2. The risk level is based on project duration, location, proximity to impaired receiving waters (result: low) and soil conditions (result: medium). See attached SWPPP

SWCP

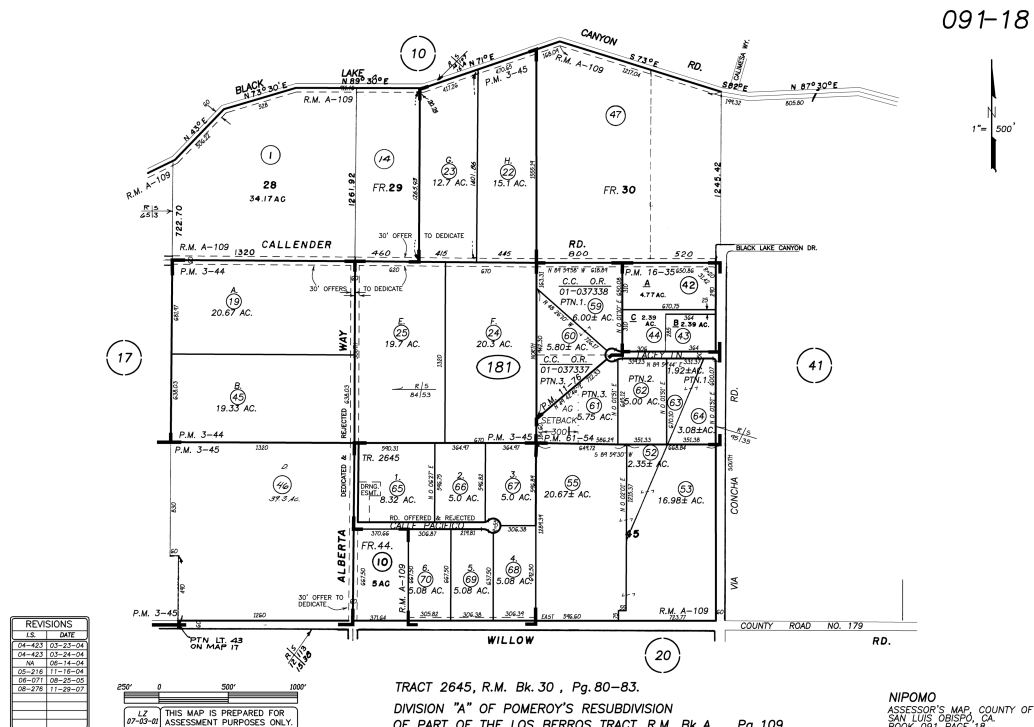
A stormwater control plan was performed. The project is exempt from a SWCP because it is outside of MS4-not located in Stormwater Management Area. See attached SWCP

Fire Protection Plan

A fire protection plan prepared by a fire protection engineer was requested by Cal Jacobson AG to proactively assist county planning information, refining design and construction documents and begin preparing site requirements. All proposed requirements are in accordance with County Ordinances and based on Cal Fire / San Luis Obispo County Fire Department Standards, 2016 California Fire Code (CFC) and 2016 Edition of NFPA 13. Results of the report include minimum water storage capacity, new fire hydrants, sprinkler systems installations and monitoring system, underground fire service piping materials and installation and access road widening for all weather access, access to within 150 ft of building, fire extinguishers, fire alarm system and dedicated site fire pump. All pertinent design changes due to aforementioned requirements have been made to design documents. (See attached Fire Protection Plan report)

Location, Property Maps and General Plans

Tract Map-502 Albert Way is located in the upper left corner





Parcel Information

APN: 091-181-001

Assessee: CAL JACOBSON CINN LLC

Care Of:

Address: 1023 OXFORD WAY LA CANADA
CA 91011

Description: RHO NIP POM DIV A LT 28

Site Address:
00502 ALBERT WY

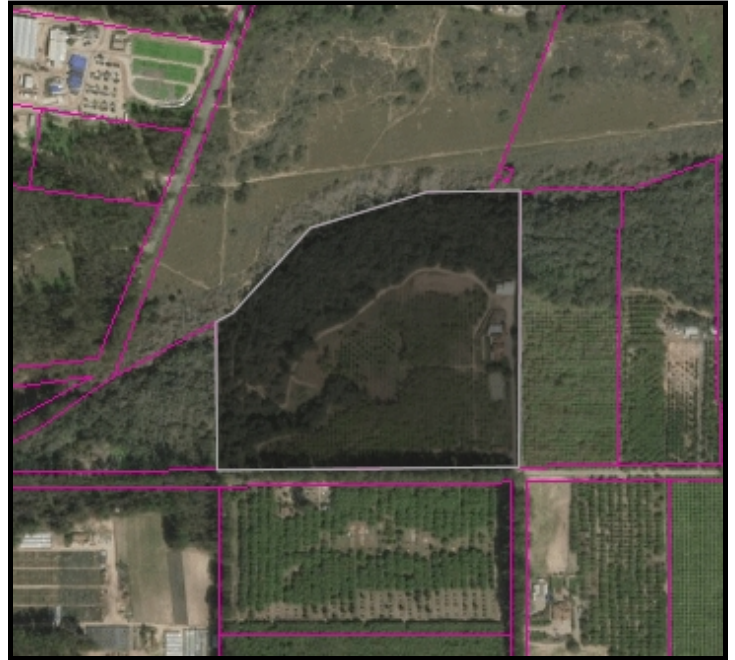
Tax Rate Area Code: 052002

Estimated Acres: 32.77

Community Code: SCSC

Supervisor District: Supdist 4

Avg Percent Slope: 19



Selected Parcel

Land Use Information

Land Uses Combining Designations

| | |
|----|-------------------------|
| RR | Sensitive Resource Area |
|----|-------------------------|



Parcel location within San Luis Obispo County

Permit Information

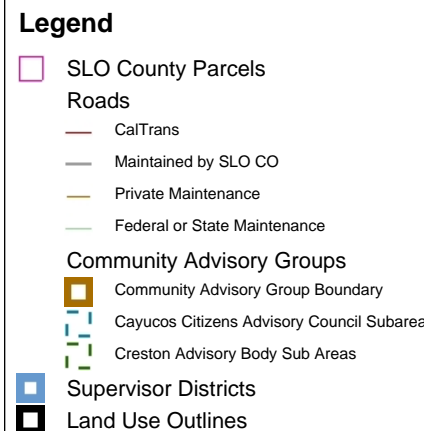
| Permit | Description | Application Date |
|---------------|---------------------------------------|------------------------|
| DRC2018-00069 | Land Use | 5/15/2018 1:52:46 PM |
| SEP2016-00382 | CCM - Condition Compliance Monitoring | 2/2/2017 12:00:00 AM |
| PRE2006-00020 | Pre-Application | 7/26/2006 12:14:43 PM |
| C8706 | PMTR - Residential Permit | 12/12/2002 12:00:00 AM |
| G810066P | Long Range Planning | 5/14/1996 12:00:00 AM |



Parcel Summary Report

APN: 091-181-001

| | | |
|-------|---------------------------|-----------------------|
| 84777 | PMTG - Grading Permit | 1/30/1991 12:00:00 AM |
| 84776 | PMTR - Residential Permit | 1/30/1991 12:00:00 AM |



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

Interactive Data Viewer



Legend

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

-752.33 0 376.17 752.33 Feet 1: 4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

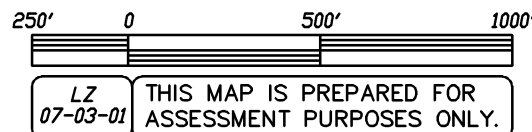


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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



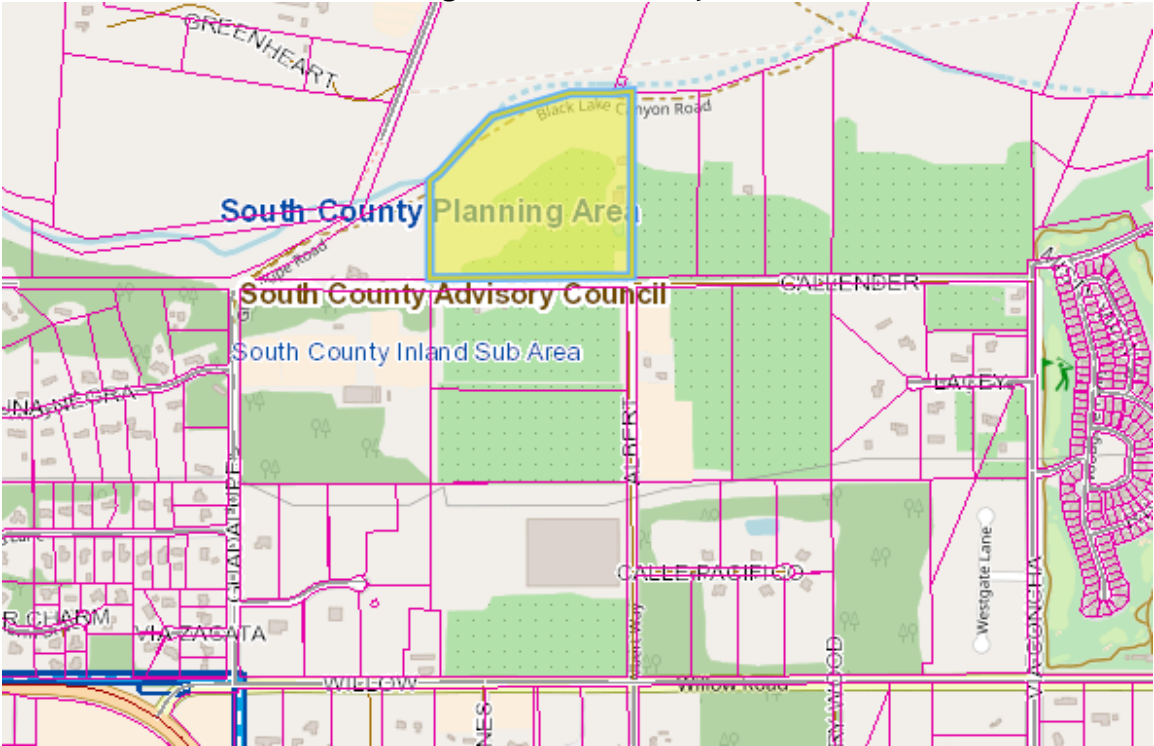
Referral -- Page 20 of 24



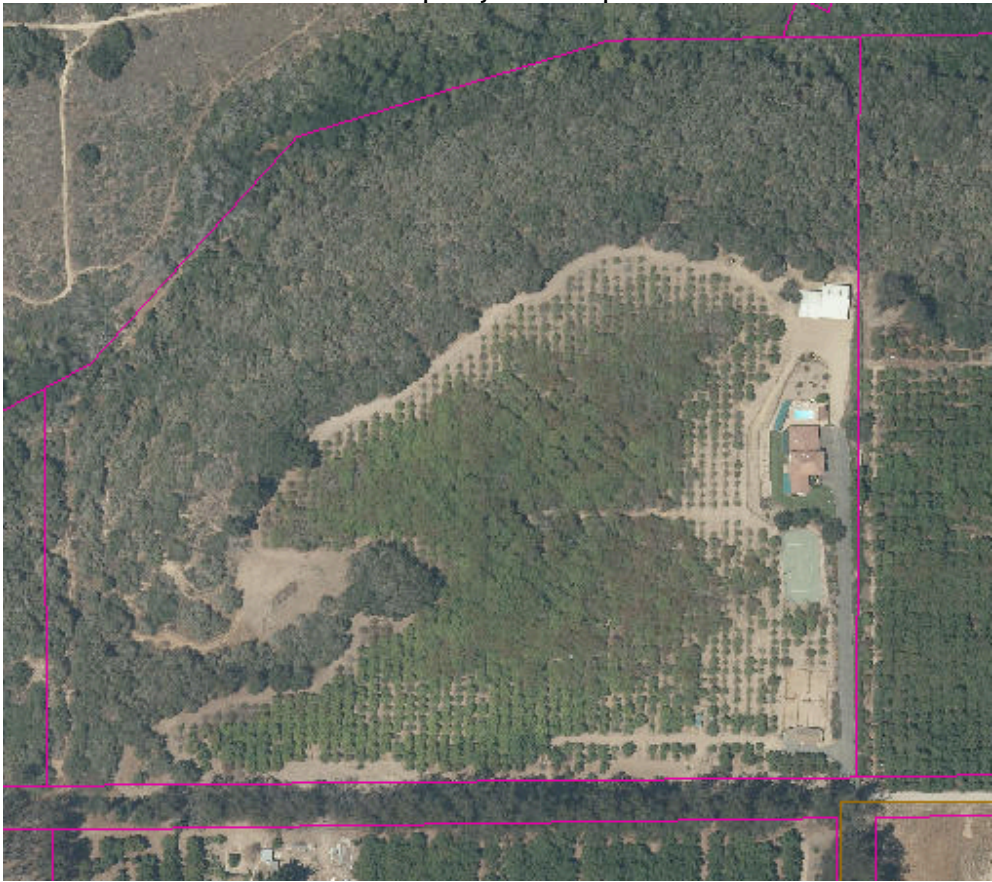
OF PART OF THE LOS BERROS TRACT, R.M. Bk. A , Pg. 109.

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

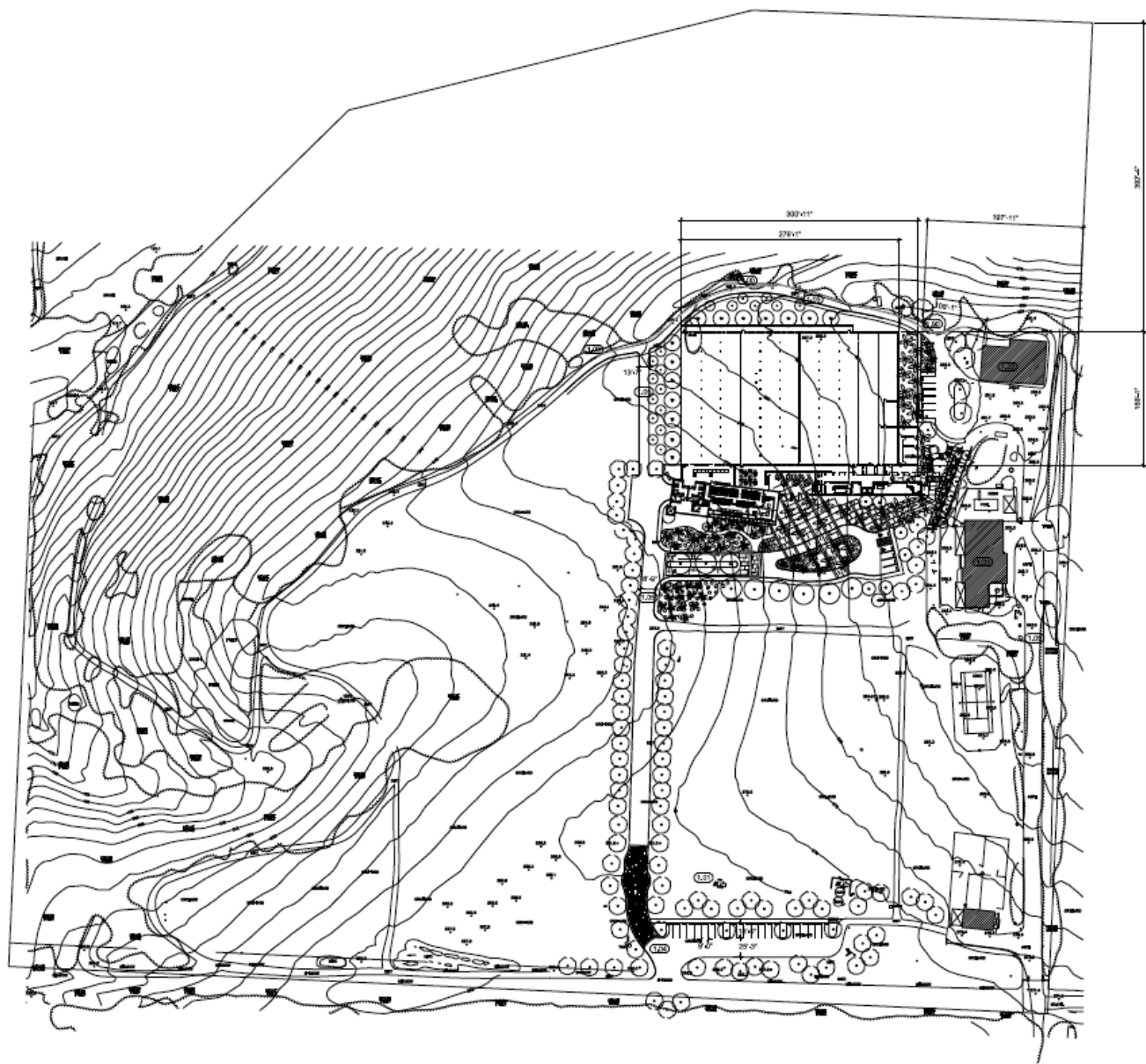
Planning Area and Advisory Council



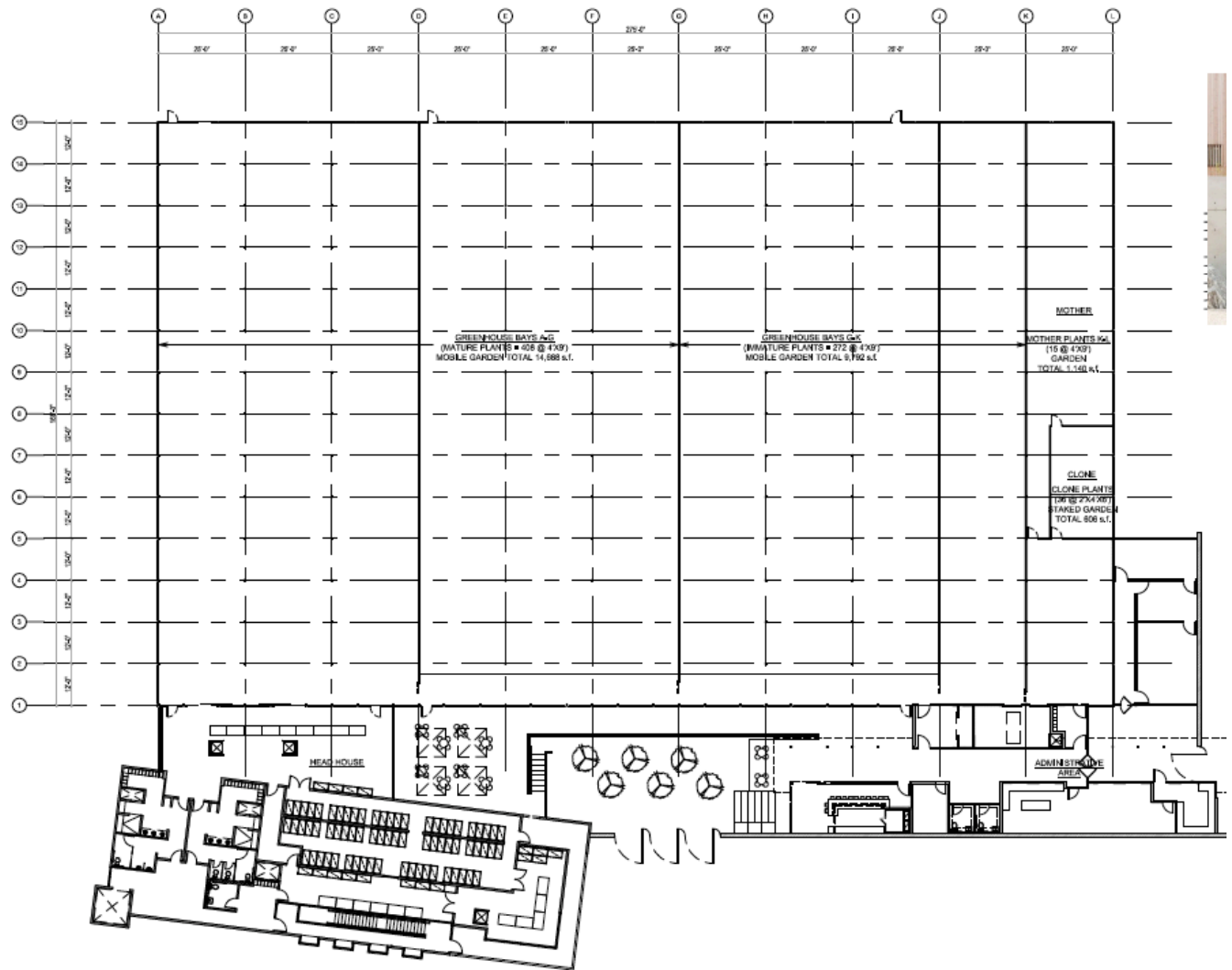
Property Site Map



Property Site Plan



Overall Plan



PROPOSED OVERALL PLAN