



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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/13/2018

TO: 2ND District Legislative Assistant, Agricultural Commissioner, Building Division, Cal Fire/County Fire, Public Works, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, Williamson Act, Cayucos Advisory Council, AB 52

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

PROJECT NUMBER & NAME: DRC2018-00081 Old Creek Ranch, Inc

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 one-acre outdoor cannabis cultivation sites to be located at 12520 Santa Rita Rd. Cayucos, CA 93430

APN(s): 046-131-046 and 046-131-047

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

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

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

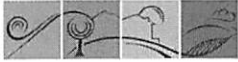
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

DRC2018-00081

Minor Use Permit
046-131-047 / 12000 SANTA RITA RD
OLD CREEK RANCH PTP
CANNABIS - 3 one acre outdoor cannabis cultivation sites

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name Old Creek Ranch PTP Daytime Phone 805-748-0234
Mailing Address 12520 Santa Rita Road, Cayucos Zip Code 93430
Email Address: oldcreek ranch@gmail.com

Applicant Name Terez-Maria Blanchard Daytime Phone 805-748-0234
Mailing Address 12520 Santa Rita Road, Cayucos Zip Code 805-748-0234
Email Address: oldcreek ranch@gmail.com

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

PROPERTY INFORMATION

Total Size of Site: +/- 400 Acres Assessor Parcel Number(s): 046-131-047; 046-131-046
Legal Description: T28S R10E PTN SEC 24 & T28S R11E PTN SEC 19
Address of the project (if known): 12520 Santa Rita Road, Cayucos, CA 93430
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Access off of Santa Rita Road
Describe current uses, existing structures, and other improvements and vegetation on the property:
Organic Farm/Ranch with cattle, citrus trees, avocado trees, sheep

PROPOSED PROJECT

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

LEGAL DECLARATION

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

Property owner signature [Signature] Date 5/30/18

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): none

Describe existing and future access to the proposed project site: Existing/Primary access to remain off of Santa Rita 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? +/- 400 acres

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

North: Agriculture

South: Agriculture

East: Agriculture

West: Agriculture

For all projects, answer the following:

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

Buildings: 3,000 sq. feet 0 %

Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 %

Other (specify) Outdoor Canopy Area 3 acres

Total area of all paving and structures: 3,000 sq. ft

☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 0

☒ sq. feet ☐ acres

Number of parking spaces proposed: 3(existing)

Height of tallest structure: _____

Number of trees to be removed: _____

Type: _____

Setbacks: Front 2,000'

Right 747'

Left 3,140

Back 1,600'

EXISTING

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

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

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

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

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

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

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

For commercial/industrial projects answer the following:

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

Total floor area of all structures including upper stories: 3,000 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 _____

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

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

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

- PAGE 7 OF 16
JULY 28, 2016
PLANNING@CO.SLO.CA.US

Water Supply Information

1. What type of water supply is proposed? EXISTING
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☒ Residential ☒ Agricultural - Explain Cannabis cultivation / crop replacement
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 3951 gallons per day, seasonally
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: onsite wells
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? Yes ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

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

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

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

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? Within proposed buildings/composted
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

On Site Organic Composting in grow Areas

Community Service Information

1. Name of School District: Templeton Unified School District
2. Location of nearest police station: Paso Robles Police Department
3. Location of nearest fire station: Templeton Fire Department
4. Location of nearest public transit stop: n/a
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: Farming
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: Monday-Friday Hours of Operation: 8:00 am-4:00 pm
2. How many people will this project employ? 3 existing
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: N/A
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0
EXISTING STAFF ONLY. NO NEW TRIPS. NO CUSTOMERS OR OTHER PROJECT-RELATED TRIPS

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: UTILIZE EXISTING RANCH STAFF
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: N/A

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): 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: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: N/A

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

Environmental Information

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

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

☐ Yes ☒ No

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

Other Related Permits

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

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016-00008.

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: Robert Blanchard

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 checked="" type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light | | | |

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

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	1500
Total Annual kWh:	1500

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		3 wells		
Month and Year				
1		0		
2		0		
3		0		
4		0		
5		0		
6		4000 gallons		
7		8000 gallons		
8		16000 gallons		
9		24000 gallons		
10		8000 gallons		
11		0		
12		0		
Totals		60,000		

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



Old Creek Ranch PTP
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS MINOR USE PERMIT
12520 SANTA RITA RD, CAYUCOS, CA 93430 (APN 046-131-047)

PROJECT DESCRIPTION

Property Owner:	Old Creek Ranch PTP
Registration holder:	Terez-Maria Blanchard
Parcel Size:	+/- 400 Acres total
APNs:	APN 046-131-047/ 046-131-046
Address:	12520, Santa Rita Rd., CAYUCOS CA 93430
Land Use Designation:	AG
Williamson Act:	Yes
Water:	On-Site Well
Domestic Sewer:	On-Site Septic System
Existing Uses:	Avocado Orchard, Citrus Orchard, Cattle, Sheep, Cannabis Cultivation, Private Residence
Access:	Santa Rita Road, Paved County Maintained Road

Proposed Project: Cannabis Cultivation Minor Use Permit

A request by Old Creek Ranch PTP for a Minor Use permit to authorize the cultivation of up to three acres of cannabis canopy for cultivation under approved Cultivation Registration (CCM2016-00008). No site disturbance is proposed as part of this project.

The proposed project is located at 12520 Santa Rita Road, Cayucos, CA 93430. The project site is 6 miles South of California State Highway 46, 7 miles East of California State Highway 1, 30 miles West of California State Highway 101, and 12 miles North of California State Highway 41. The site is within the Agricultural land use category, and in the North County, Salinas River Sub planning area. The property is enrolled in the County's Williamson Act Program.

The area is sparsely developed with very low densities and larger parcel sizes (40+ acres). The area's topography consists of sloping vegetated hillsides. Vegetation coverage is moderately dense in areas of the site, consisting of native oak trees and coastal chaparral. The crop area will utilize existing planted areas consisting of underperforming avocado trees.

Figure 1-Location

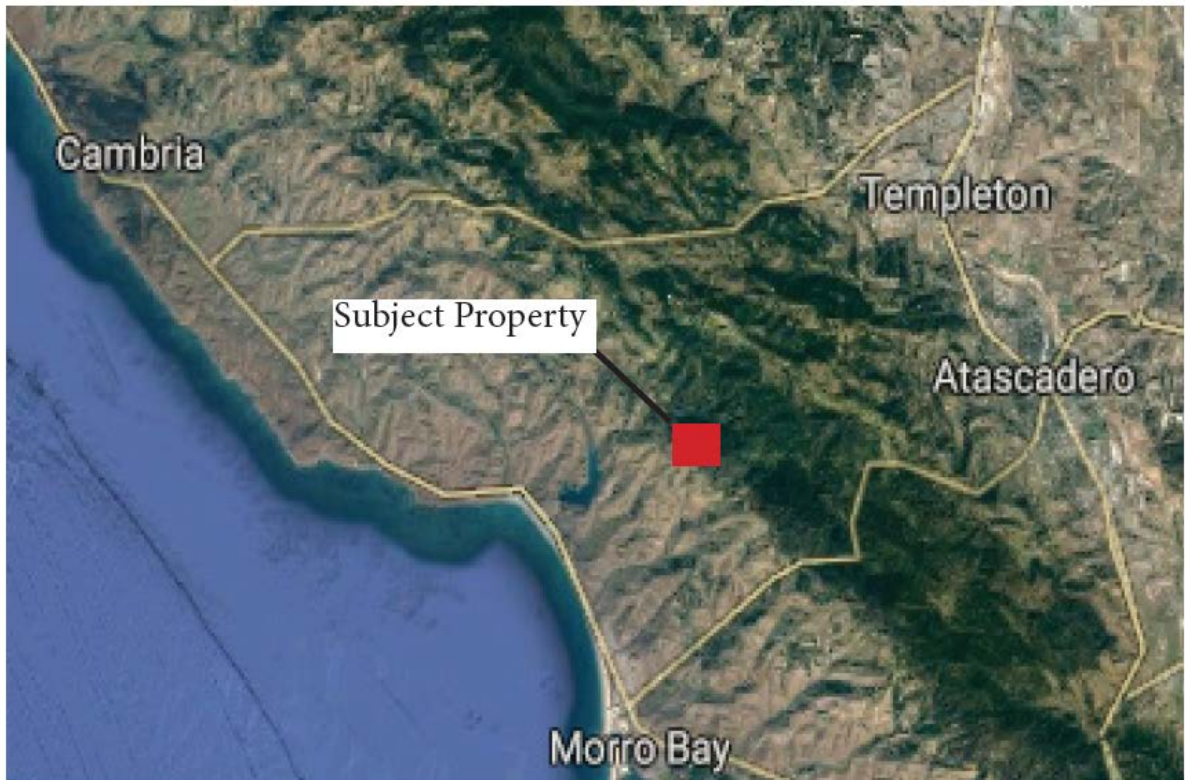
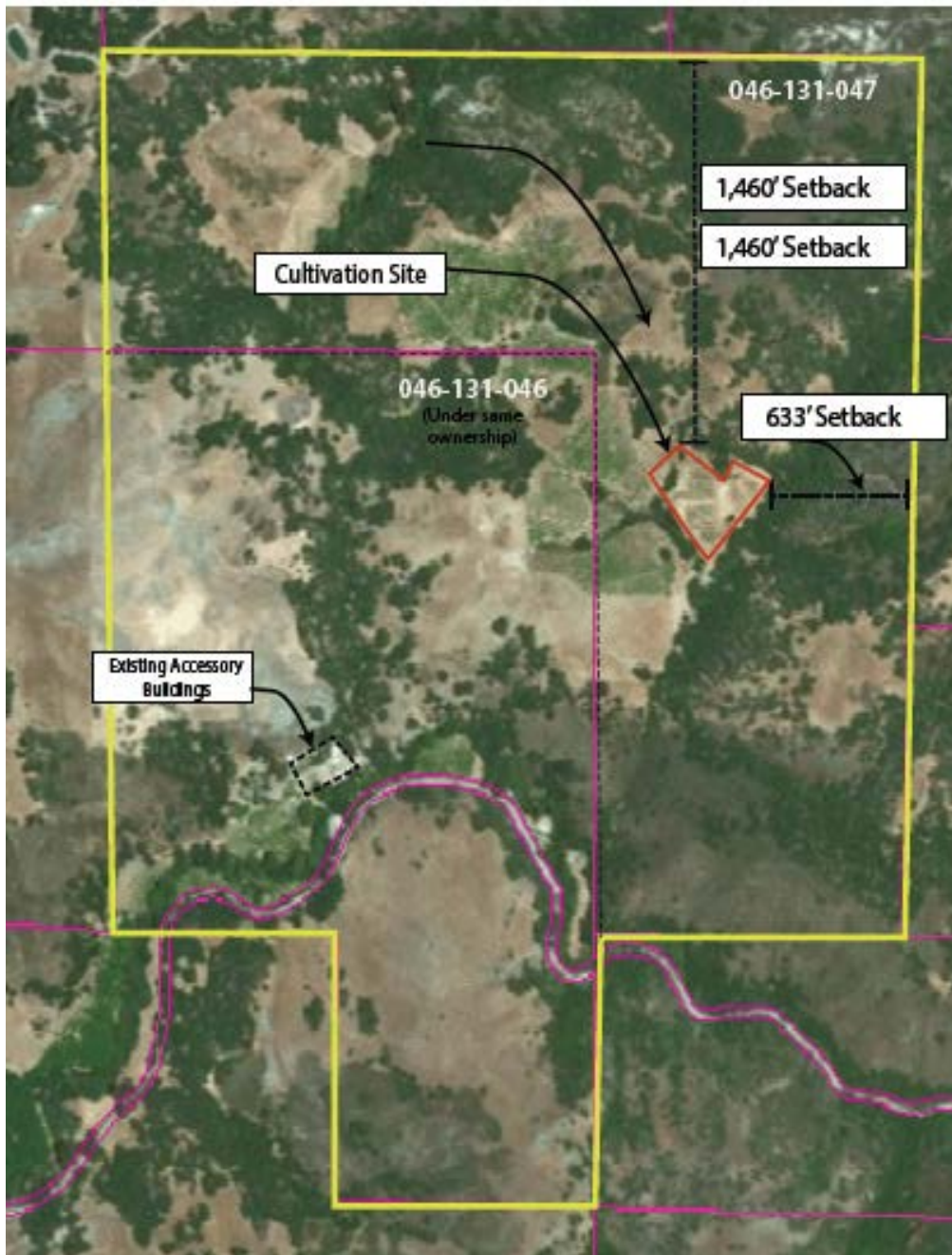


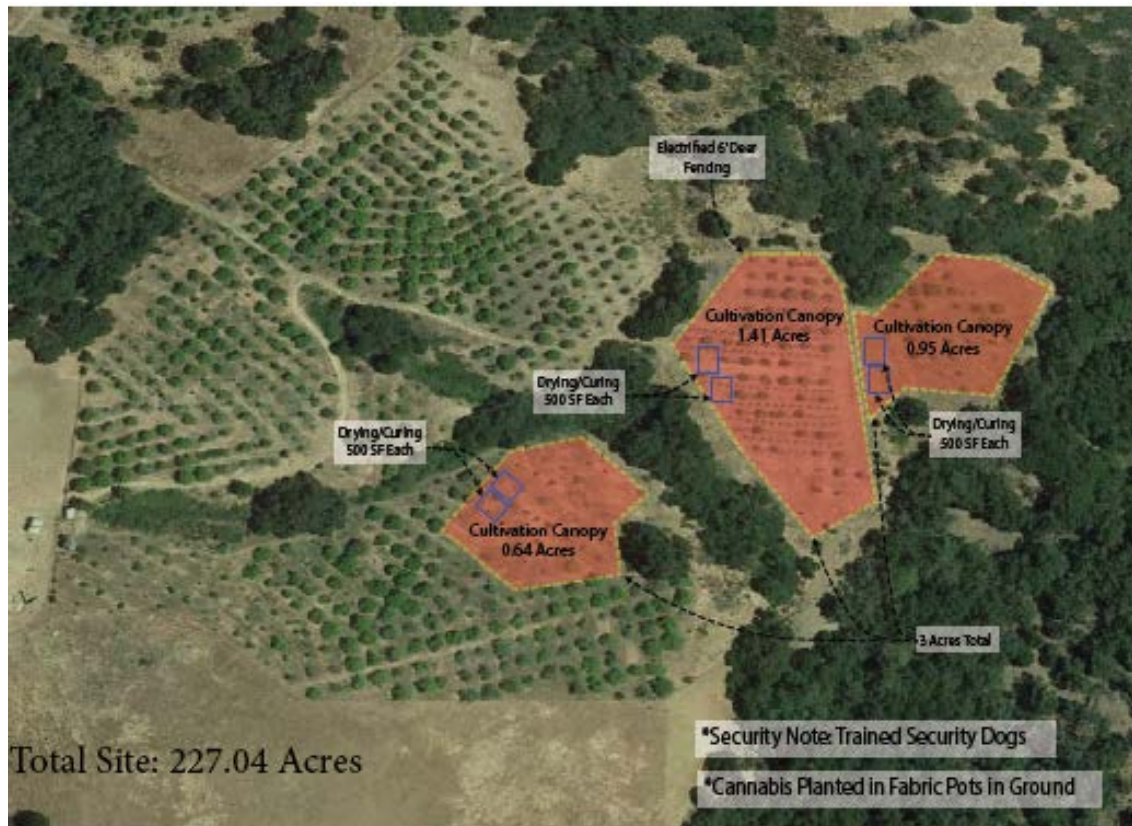
Figure 2- Site Plan



Old Creek Ranch PTP owns and operates a +/- 400-acre organic farm consisting of 800 citrus trees and 1500 avocado trees. The ranch consists of two existing parcels; APN 046-131-046 and 046-131-047. The cannabis cultivation activities are proposed on a 3 acre area of APN 046-131-047, which is approximately 227 acres in size.

Cannabis cultivation activities will occur within a three-acre area that has historically been planted with irrigated avocados. These particular avocado blocks have underperformed over time and a portion of the area was transitioned to cannabis cultivation in 2016.

Figure 3- Cultivation Plan



The owners are proposing to expand the existing cannabis grow area by removing underperforming avocado trees in order to utilize the area for outdoor cannabis cultivation activities of up to three acres of canopy. Outdoor cultivation activities may occur with hoop house coverage. No lighting will be used. Plants will be planted in pots and/or on natural grade depending on the success of the crop and the farmer's preferred farming methods. The cannabis operation will be conducted according to the existing and long established organic farming practices on the property.

Processing and Export of Product

Drying, processing, and curing of the harvested cannabis is proposed to occur in six small 500 sf agriculture buildings located adjacent to the cultivation activities. Once harvested, product will be taken off-site for further processing and/ or final distribution. All processing activities will be conducted by existing ranch staff with transport of product offsite conducted according to State controls. Harvest and transport will occur in conjunction with existing citrus and avocado harvesting and will not result in any change or intensification of use.

Access

The agricultural site is in operation and has direct access from Santa Rita Road. Santa Rita Road is a County-maintained road and is paved to the site. Transition of three acres of the approximately 400-acre orchard to cannabis will not result in any change in use or access.

Site Operations Plan

Security

The well-established rural avocado, citrus, and cannabis farm is located on Santa Rita Road in a remote location, not visible from public roadways. The existing farm property is fully fenced with electrified 6' deer proof fencing. In addition, the cannabis operation will be enclosed by a separate, electrified 6' secure fence surrounding each cultivation area. Current and proposed security operations include presence of trained dogs who continually roam the property and provide ample protection against any potential criminal intrusion. Electrified fencing and presence of security dogs have historically proved effective in protecting the valuable avocado and citrus crops, as well as the currently registered and operational cannabis cultivation. These measures have been reviewed by the County Sherriff and determined adequate. No lighting or cameras are proposed. This existing Security Plan will be presented to the local Sheriff as part of the business license process in order to meet the security needs for ongoing cannabis operations and ensure compliance with State and local security controls.

Odor Management

Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being more than 1,000 feet away, vegetated and varied topography surrounding the site and ongoing agricultural uses.

Signage

No signage is proposed.

Parking/Access

The agricultural operation will be managed by existing onsite ranch staff who utilize existing parking areas on the ranch. Access to the site is via an existing gated driveway.

Staffing/Employee Safety

The proposed operations are agricultural in nature and conducted according to controls in place for the industry as well as long standing organic farming practices. Current avocado, citrus, and cannabis farming activities are staffed by three full time staff who typically work 8-3:30, 5 to 6 days a week. **No new staff will be required for the cannabis operation expansion as the acreage will be transitioned from avocados and result in no additional operations.** Supplies necessary for the cannabis cultivation such as annual fertilizer delivery will be delivered in coordination with existing organic avocado and citrus farm operations and no additional deliveries will be necessary. The cannabis cultivation is a crop change only and will be managed according to the site's longstanding recognized organic farming practices.

Neighborhood Compatibility

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. The area proposed for cultivation is currently planted with cannabis or avocados. The avocado trees underperformed in this area which is why the area was chosen for cannabis cultivation. The cultivation area is not visible from any viewpoint nor is the crop change considered an incompatible use with the existing agricultural use on the site.

Traffic

The project is a crop change from avocados to cannabis on 3 acres of the approximately 400-acre ranch. The cannabis cultivation will be managed by 3 **existing** ranch staff who currently travel to the site each day. The cannabis

crop will be managed in concert with the existing avocado and citrus trees and will not result in any change in traffic or use intensity. **No change in existing traffic will occur.**

Wastewater and Green Waste

The project site will employ organic farming practiced consistent with previous agricultural operations on the property. Cultivation and nursery operations will not produce any wastewater as all water is used within the planting environment. All green waste consisting of dead/or stripped of flower plants and soil will be composted onsite within the proposed use areas for onsite reuse. The existing septic on the ranch is appropriately sized for the current uses on the site and the crop change will not result in any use intensity.

Pesticide and Fertilizer Usage

There will be no hazardous chemicals, pesticides or fertilizer used for the project. Cannabis cultivation will follow organic farming methods consistent with current organic agricultural operations onsite and according to organic practices in place for the industry. Organic fertilizer will be delivered with the same annual product delivery for the citrus and avocado orchard and will not result in any new use.

Setbacks

Land Use Ordinance Section 22.40.050(D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 foot from all non-contiguously owned property lines and public rights of way. The nearest setback to a non-contiguously owned property line is to the eastern side of the cultivation area at a setback of approximately 630 feet. Other setbacks are over 1,400 feet from adjacent properties.

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et. al) are located well outside the 1000-foot setback required by 22.40. D.1. The Agriculture-zoned parcel well exceeds the minimum site area requirement of 25 acres for up to 3 acres of outdoor cannabis cultivation. Further, the proposed cultivation is over 2,000 feet from the nearest offsite residences.

Air Quality

The project is located on an existing agricultural site with paved access to the property. No grading is proposed and no dust effects are anticipated.

Access, Screening and Fencing

The site is accessed from Santa Rita Road which continues beyond the site. Natural topography and vegetation provide ample screening of the cultivation area, that is located well into the sloping property. The entire property is fenced with 6' electrified deer fencing and patrolled by dogs. The cannabis will be surrounded by a secondary secure electrical fence in accordance with Ordinance 22.40.050 D.6-Screening and Fencing. The fence will fully enclose the site to prevent easy access and is considered solid and durable. The ranch operations are regularly monitored and serviced by existing ranch staff who will ensure the fencing is secure at all times.

Water Management Plan

Three existing wells provide water for the entire property and provide a total of +/- 80 GPM. Historical and current irrigation practices cover 1500 avocado trees and 800 citrus trees by irrigation in blocks or sets that require 35 GPM from 3 booster systems to operate mini sprinklers onto the trees @10 gal/hr. This water use equals +/- 180 gal/week/tree (100 trees/acre) or 2,571 gallons per day per acre. The crop will be harvested annually and result in water use for only a portion of the year, as defined in the Cannabis Supplement.

The Central Coast RWQCB Cannabis Development Team uses an application rate of 0.03 gallons per square foot of canopy per day for outdoor cannabis plants, or +/-1,307 gallons per day per acre. Cannabis use areas will be established as replacement for existing avocado or citrus trees and result in a water neutral use factor.

Energy Use

The outdoor cannabis activities will not trigger supplemental electric demands. No lighting or other power needs are necessary for the agricultural crop change. The site is served by PG&E electrical service, which is adequate for the proposed operations such as water well service to the crop.

Other Resource Considerations:

Visibility

The property is an existing approximately 400-acre avocado and citrus ranch with approximately 1 acre currently in cannabis cultivation. The cannabis cultivation area is not visible from any public roadway or offsite residence due to existing topography, vegetation, and the significant setbacks from any public viewpoint. See viewshed analysis below.

Viewshed



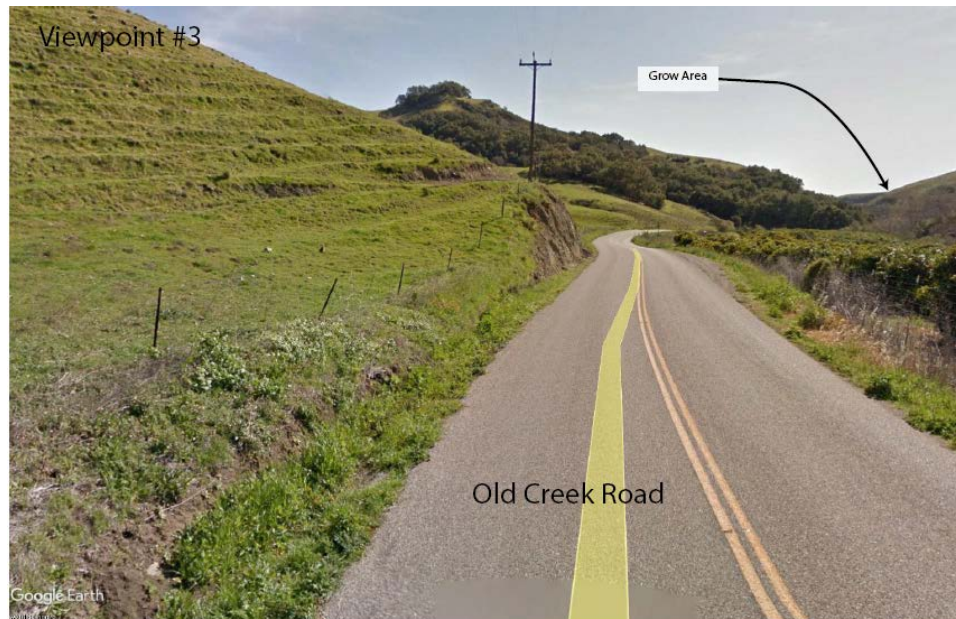
Viewpoint #1 below defines general location of project for reference. Actual location is approximately 0.35 miles from this location. The project area is not visible from Santa Rita Road due to existing dense vegetation and steep topography.



Viewpoint #2 below defines general location of project for reference. Actual location is approximately 1.3 miles from this intersection. The orchard is not visible from Cottontail Creek Road/Old Creek Road due to intervening topography.



Viewpoint #3 defines general location of project for reference. Actual location is approximately 0.90 miles from this intersection. The orchard is not visible from Old Creek Road due to intervening topography and vegetation.



Biology

The existing and proposed cannabis cultivation is contained entirely within existing agricultural production areas. The avocado ranch has been in operation for several decades and no sensitive biological resources are present within the existing avocado orchard. Under performing avocado trees will be replaced with cannabis plants in planted in pots and/or on natural grade in areas where avocados have been removed, depending on the success of the crop and the farmer's preferred farming methods. The surrounding tree canopy will not be disturbed or impacted in any way. Fencing surrounding the cannabis cultivation will be consistent with existing utilization of secure electrified deer fencing within the existing orchard. No potential impacts to biological resources will occur.

Archaeology

The cultivation activities are proposed entirely within an existing decades old active avocado orchard. Avocado trees will be removed to make room for

expansion of the existing cannabis cultivation. No new site disturbance is proposed that could potentially unearth buried or surface cultural resources.

Geology

Although portions of the property are mapped as being within a Geologic Study Area, no grading or building will occur. Storage will occur in 500 sf agricultural buildings with no grading or structural design considerations necessary.

Williamson Act

The property is in a Williamson Act contract. The project will convert 3 acres of the 400-acre orchard from avocados to cannabis. Avocado and citrus farming activities will continue and will not be impacted by the proposed conversion of 3 acres to cannabis cultivation area, concentrated in an area of historically under-performing avocado trees.

Accessibility

The project is a crop change and will not include any buildings. Existing ranch staff will tend to the cannabis crop in conjunction with the avocado and citrus orchard. No accessibility elements such as restroom facility improvements to the existing ranch are necessary.

Parking

The proposed project is a crop change from avocados to cannabis and will include 3,000 sf of storage containers adjacent to the crop. The operation will be staffed entirely by existing ranch staff, who park in the existing ranch complex at the base of the property. This area provides ample room for the required staff and does not require any modification expansion to support the cannabis activity. The characteristics of the use are a crop change only and do not necessitate any change to the existing available parking area on the site.

If it is considered a modification to parking standards is required, the above description provides adequate findings in accordance with Chapter 22.18.020.H:

- The characteristics of a use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by this Chapter; and
- Reduced parking or an alternative to the parking design standards of this Chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is necessary because of specific features of the use, site, or site vicinity; and
- No traffic safety problems will result from the proposed modification of parking standards.



Parcel Information

APN: 046-131-046

Assessee: OLD CREEK RANCH PTP

Care Of:

Address: 12520 SANTA RITA RD CAYUCOS
CA 93430

Description: T28S R10E PTN SECS 24 & 25

Site Address:
12520 SANTA RITA RD

Tax Rate Area Code: 063001

Estimated Acres: 183.78

Community Code: NCADEL

Supervisor District: Supdist 2

Avg Percent Slope: 40



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	GSA Geologic Hazard Area
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00081	Land Use	5/30/2018 10:40:11 AM
PMT2009-00201	PMTR - Residential Permit	8/5/2009 1:37:07 PM
PMT2007-02231	PMTR - Residential Permit	3/13/2008 1:32:42 PM
PMT2003-01465	PMTR - Residential Permit	10/31/2003 12:00:00 AM
S030122V	Subdivision	10/16/2003 12:00:00 AM



Parcel Summary Report

APN: 046-131-046

A030007A	Conservation	8/8/2003 12:00:00 AM
C4995	PMTR - Residential Permit	11/13/2001 12:00:00 AM
P980677Z	Zoning Clearance	4/28/1999 12:00:00 AM
D970110P	Land Use	11/7/1997 12:00:00 AM
97665	PMTR - Residential Permit	3/11/1996 12:00:00 AM
81836	PMTR - Residential Permit	5/16/1990 12:00:00 AM



Parcel Information

APN: 046-131-047

Assessee: OLD CREEK RANCH PTP

Care Of:

Address: 12520 SANTA RITA RD CAYUCOS
CA 93430

Description: T28S R10E PTN SEC 24 & T28S R11E PTN SEC 19

Site Address:
12000 SANTA RITA RD

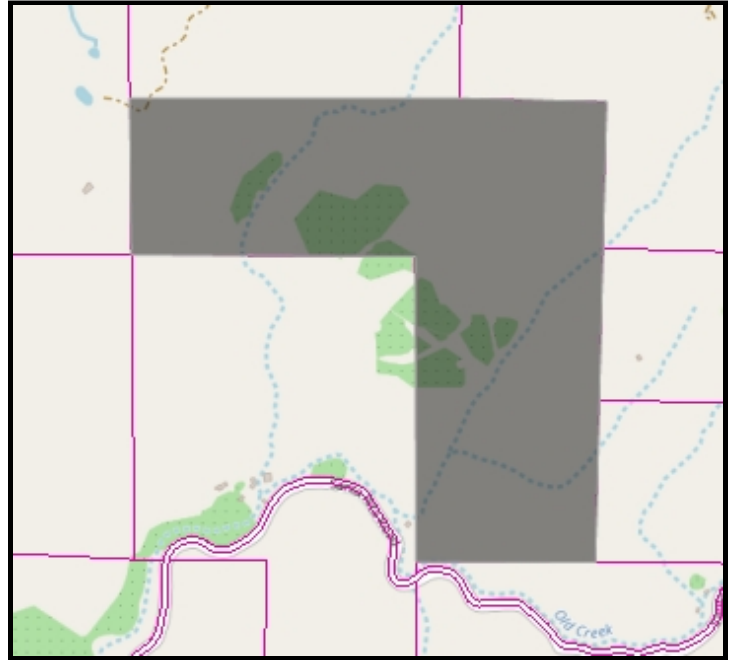
Tax Rate Area Code: 063001

Estimated Acres: 227.04

Community Code: NCADEL

Supervisor District: Supdist 2

Avg Percent Slope: 40



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	GSA Geologic Hazard Area
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00081	Land Use	5/30/2018 10:40:11 AM
CCM2016-00008	CCM - Condition Compliance Monitoring	10/4/2016 1:25:29 PM
PMT2003-01465	PMTR - Residential Permit	10/31/2003 12:00:00 AM
S030122V	Subdivision	10/16/2003 12:00:00 AM
A030007A	Conservation	8/8/2003 12:00:00 AM

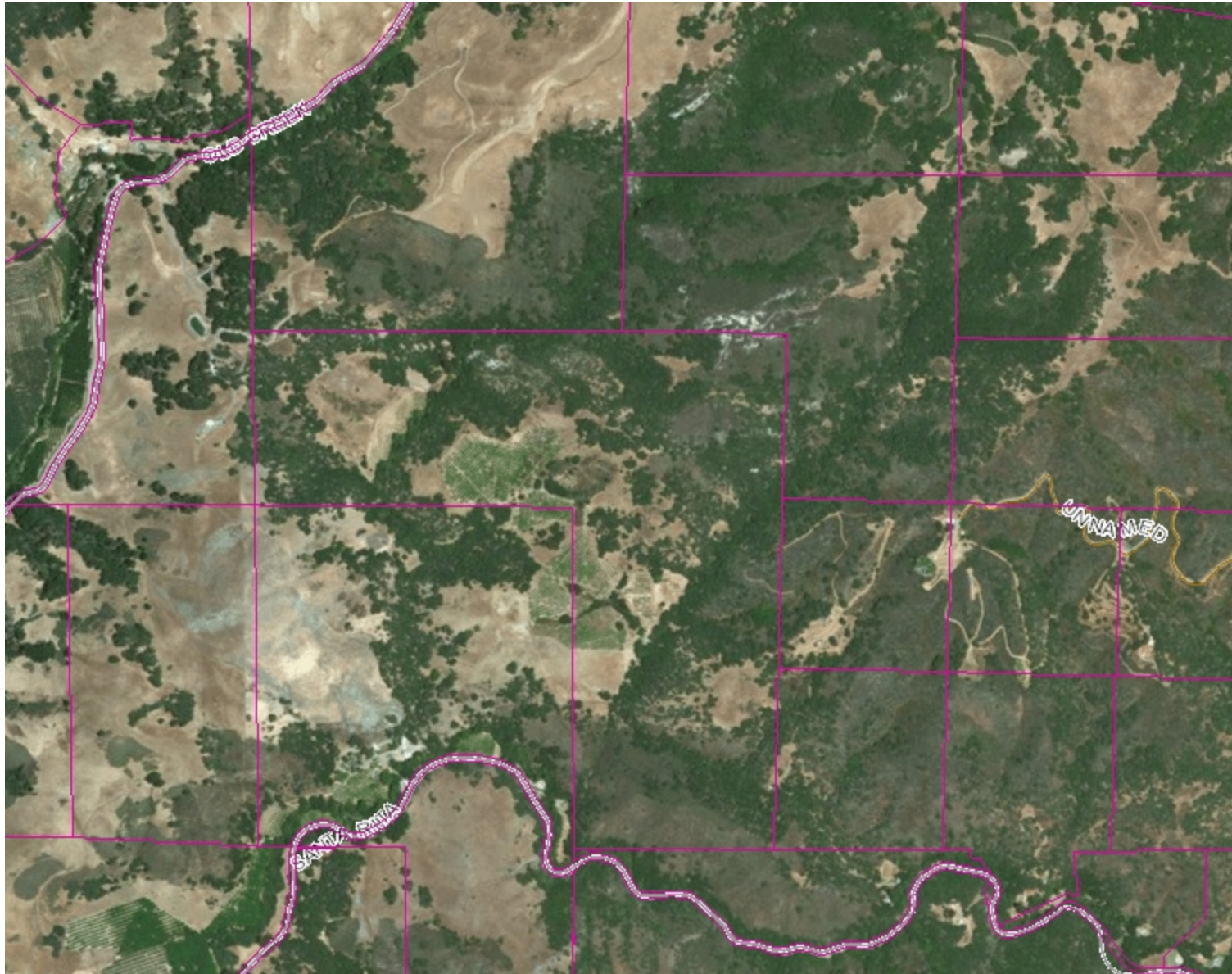


Parcel Summary Report

APN: 046-131-047

C4995	PMTR - Residential Permit	11/13/2001 12:00:00 AM
P980677Z	Zoning Clearance	4/28/1999 12:00:00 AM
D970110P	Land Use	11/7/1997 12:00:00 AM
97665	PMTR - Residential Permit	3/11/1996 12:00:00 AM
81836	PMTR - Residential Permit	5/16/1990 12:00:00 AM

Interactive Data Viewer



Legend

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
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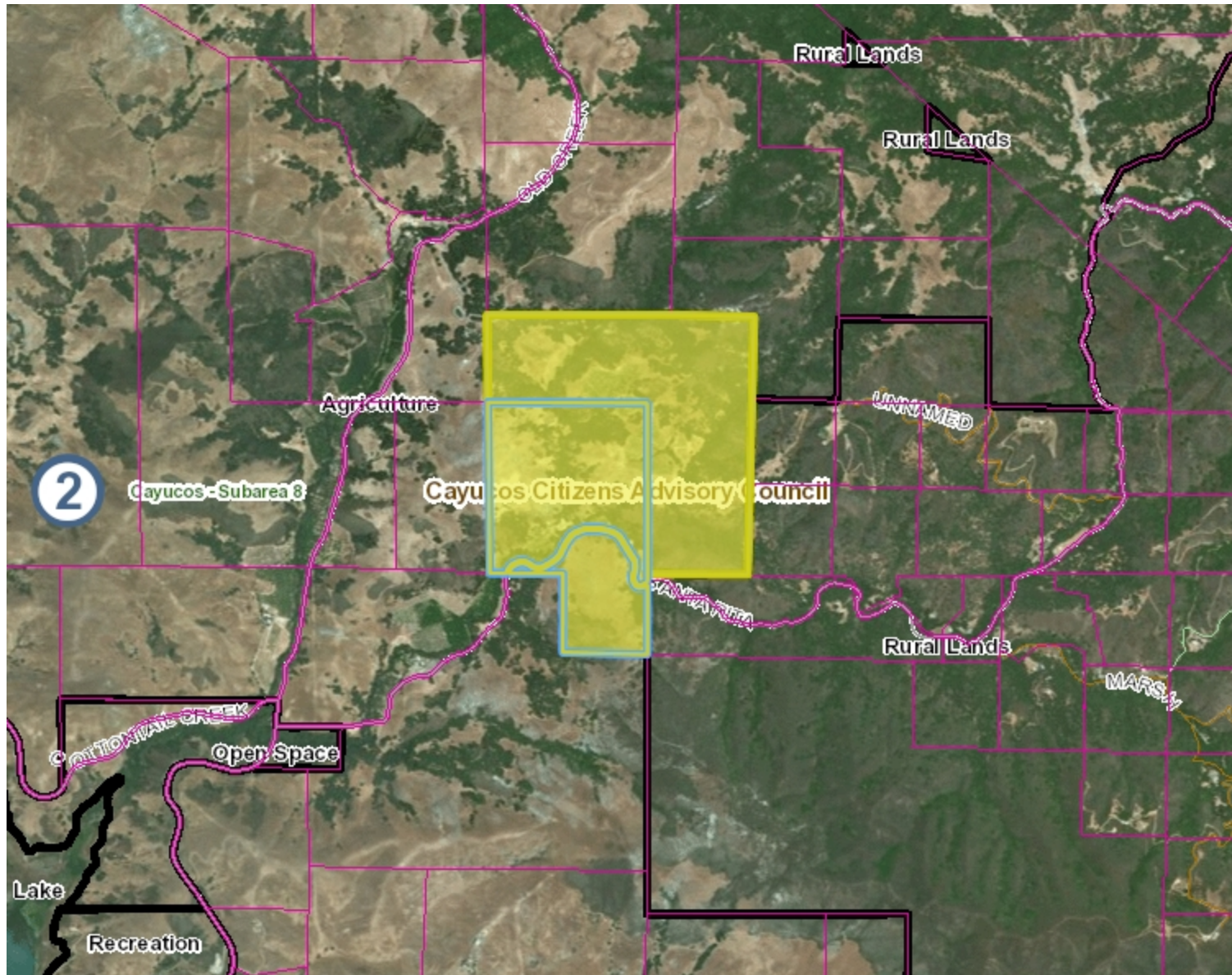
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Map for Reference Purposes Only













Referral -- Page 30 of 33

Interactive Data Viewer



Legend

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

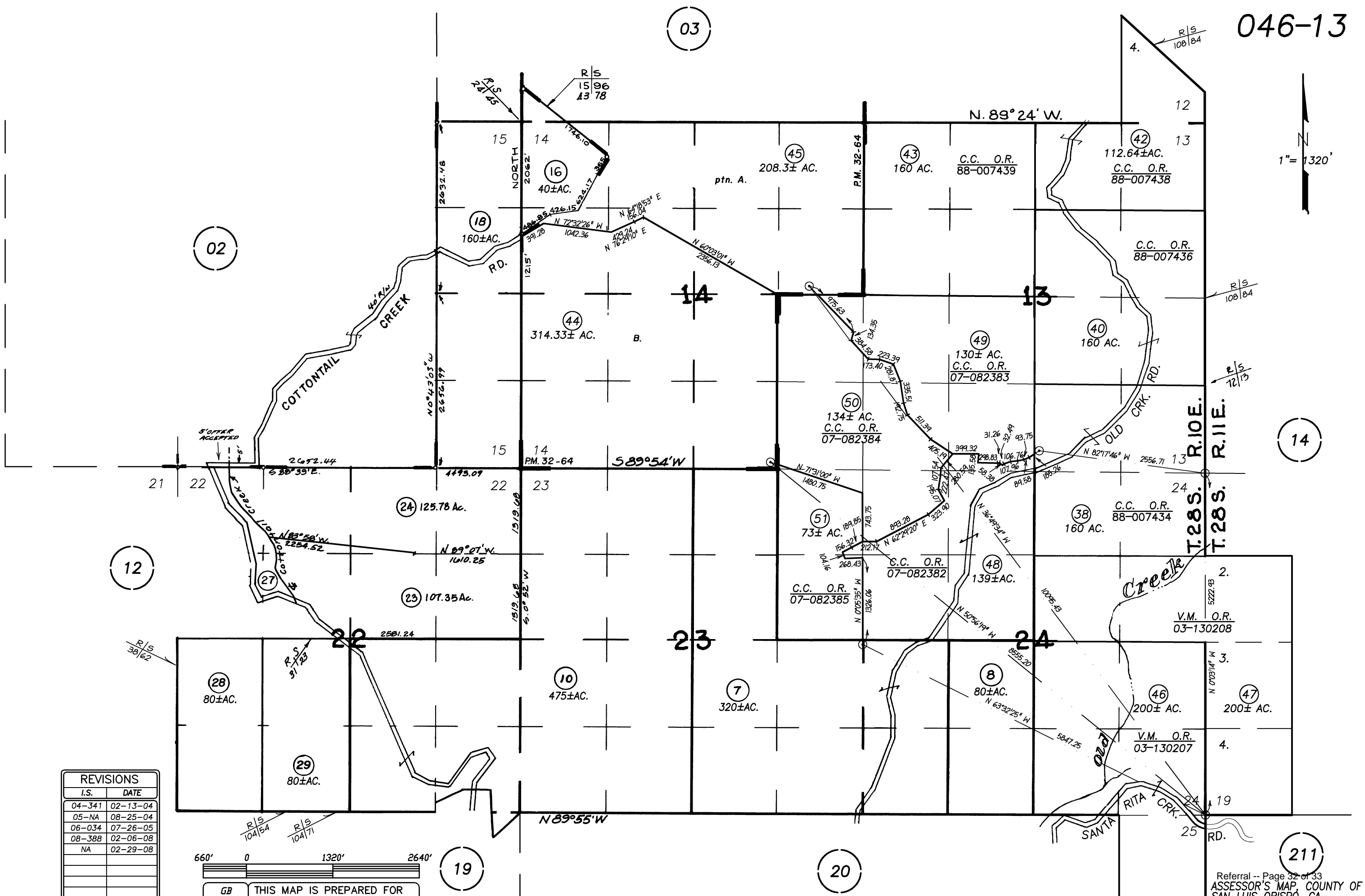
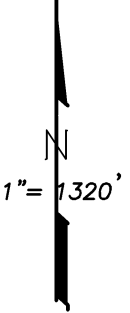


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Map for Reference Purposes Only



Referral -- Page 31 of 33



REVISIONS	
I.S.	DATE
04-341	02-13-04
05-NA	08-25-04
06-034	07-26-05
08-388	02-06-08
NA	02-29-08

660' 0 1320' 2640'

GB 02-29-00

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

