



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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/19/2018
TO: 1st District Legislative Assistant, Agricultural Commissioner, Building Division,
Cal Fire/County Fire, Public Works, CA Fish and Wildlife, RWQCB, U.S. Fish and
Wildlife, AB 52
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)
PROJECT NUMBER & NAME: DRC2018-00083 HEISER/LAMBERT
PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 one acre outdoor cannabis
cultivation sites and 22,000 sq/ft indoor cannabis cultivation to be located at 3520 Creston
Rd. Paso Robles, CA 93446
APN(s): 033-011-026

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

DRC2018-00083

Minor Use Permit
 033-011-026 / 3520 CRESTON RD
 HEISER GLENN G
 CANNABIS 3 ACRE OUTDOOR AND 22,000 SQ/FT
 CULTIVATION SITES CCM 2016-00065 CCM2016-00373

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Philip Krumal & Michael Dilsaver Daytime Phone (626) 755-7372
 Mailing Address 3520 Creston Road, Paso Robles, CA 93446 Zip Code 93446
 Email Address: plkrumal@hughes.net

☐ Applicant Name Glenn G. Heiser dba Zeitgeist Gardens and Harry Lambert Daytime Phone _____
 Mailing Address contact agent Zip Code _____
 Email Address: contact agent

☒ Agent Name Scott McKenzie, AGZONE Services, LLC; Mandi Pickens-ANGLE Land Use Entitlement Daytime Phone (805) 591-4404; 805-459-5334
 Mailing Address P.O. Box 3002, Paso Robles, CA 93447 Zip Code 93447
 Email Address: scott.agzone.services@gmail.com; angle.planning@gmail.com

PROPERTY INFORMATION

Total Size of Site: 107 acres Assessor Parcel Number(s): 033-011-026
 Legal Description: PM 13/52 PAR 3
 Address of the project (if known): 3520 Creston Road, Paso Robles, CA 93446
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Creston Rd, turn onto Meadowlark Rd, then R on Hanson Rd.
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Private Residence (VRBO), Accessory Buildings, Farming

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation (3 Acres); Indoor Cannabis Cultivation 22,000sf

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 Mandi Pickens Date 5/30/2018 1:02:34 PM PDT
DocuSigned by: 326790CDA0744D9...

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: New 16' wide access ext. from Hanson Rd.

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? N/A

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

North: Farming, rural residences

South: Vineyards, rural residences

East: Farming, rural residences

West: Vineyards

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) 3 acres (1.5%) cannabis cultivation

Total area of all paving and structures: 0 ☐ sq. feet ☒ acres

Total area of grading or removal of ground cover: 3 ☐ sq. feet ☒ acres

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

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 2144' Right 556' Left 1,037' Back 300'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other N/A

☐ Community System - List the agency or company responsible for provision: N/A

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

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

☐ Community System - List the agency or company responsible for sewage disposal: N/A

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: 4 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 22,000 sq. feet

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: N/A

Total floor area of all structures including upper stories, but not garages and carports: N/A sf

Total of area of the lot(s) minus building footprint and parking spaces: N/A sf

File No _____

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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 cultivation.
☐ Commercial/Office - Explain N/A
☐ Industrial - Explain N/A
- What is the expected daily water demand associated with the project? refer to water report
- How many service connections will be required? one (1)
- Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Residential home connections and various outdoor hose bibbs.
- 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
- 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:

- Has an engineer permeation test been accomplished?
☐ Yes ☐ No If yes, please attach a copy.
- What is the distance from proposed leach field to any neighboring water wells? _____ 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)

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 new 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: West Coast Construction and Clean-up
3. Where is the waste disposal storage in relation to buildings? 1,500' north of buildings
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
☒ Yes ☐ No

Community Service Information

1. Name of School District: Paso Robles Joint Unified School District
2. Location of nearest police station: 356 N Main St, Templeton, CA 93465
3. Location of nearest fire station: 900 Park St, Paso Robles, CA 93446
4. Location of nearest public transit stop: None
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, Residential
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: N/A
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: Saturdays Hours of Operation: 6:00am-3:00pm
2. How many people will this project employ? 3 FTE
3. Will employees work in shifts? ☐ Yes ☒ No
 If yes, please identify the shift times and number of employees for each shift N/A
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: 4 weeks during flowering, an odor may be detected.
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
 If yes, please explain: One day of tractor noise and one day of destemming machine noise per season.
 (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: None
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
 If yes, please describe in detail: N/A
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☒ Yes ☐ No
If yes, please specify what you are proposing: Carpooling
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: N/A

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 present.

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: N/A

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Solar-power

*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: Minimum-touch cannabis agriculture. Cannabis produced will be quickly harvested, machine de-stemmed, weighed, and flash frozen. It will be transported off-site for storage and extraction/distillation.
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 habitat evaluation being prepared

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): 3 x Medium California Cultivation Permits, CA State Sellers Permit,

SLO County 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- 00065 & 00373

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: Glenn G. Heiser dba Zeitgeist Gardens and Harry Lambert

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.

130,680

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 | 2278 |
| | |
| Total Annual kWh: | 2278 |

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 | | AG Well, On-Site | | |
|----------------|-----------|------------------|--|--|
| Month and Year | | | | |
| 1 | 2018-2023 | | | |
| 2 | 2018-2023 | | | |
| 3 | 2018-2023 | | | |
| 4 | 2018-2023 | 0.17 | | |
| 5 | 2018-2023 | 0.31 | | |
| 6 | 2018-2023 | 0.31 | | |
| 7 | 2018-2023 | 0.41 | | |
| 8 | 2018-2023 | 0.31 | | |
| 9 | 2018-2023 | 0.28 | | |
| 10 | 2018-2023 | | | |
| 11 | 2018-2023 | | | |
| 12 | 2018-2023 | | | |
| Totals | | 1.79 | | |

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



**ZEITGEIST GARDENS AND HARRY LAMBERT
MINOR USE PERMIT- CANNABIS CULTIVATION
PROJECT DESCRIPTION**

PROPOSAL

- ❖ Minor Use Permit:
 - Outdoor Cultivation (3ac)
 - Indoor Cultivation (22,000sf greenhouse)
- ❖ Landowner: Philip Krumal & Michael Dilsaver
- ❖ Applicants (Leasee): Harry Lambert and Zeitgeist Gardens
- ❖ Agents: AGZONE Services, LLC and ANGLE Land Use Entitlement

The following application is for a Minor Use Permit to establish an outdoor and indoor cannabis cultivation operation. The outdoor cultivation involves three acres within hoop house structures and indoor cultivation within a 22,000sf (+/-) greenhouse.

SITE

- ❖ Address: 3250 Creston Rd. Paso Robles, CA 93446
- ❖ APN: 033-011-026
- ❖ Acreage: 107 acres
- ❖ Land Use Designation: Agriculture

EXISTING USES

A residence, which serves as a vacation rental, two barns and a small accessory structure currently occupy the property. This residential area is not part of the proposed cannabis operation. The backside of the property is where the cultivation will be located and is currently vacant, farmed and can be accessed off of Hanson Rd. There is a blue line creek that bisects the property and the two uses onsite: residential and future cannabis cultivation.



Outdoor Cultivation

The applicants have a combined 3-acre canopy for their outdoor cultivation operation under CCM's noted above. They are proposing to relocate this operation to the subject site in order to operate under the recent medical and adult cannabis use state and county regulations.

The site for cultivation is vacant, previously farmed, and has access off of Hanson Rd. Outdoor cultivation will occur in hoop houses. There will be a total of four hoop houses per acre, which are each 24' wide and 454' in length. This area will be enclosed with an 8' high chain link fence (slatted and gated for security purposes).

Cal Fire visited the site on 5/10/18 and provided recommendations for access and water supply for the cultivation operation. As a result, a 16' wide gravel road will be installed on the inside and outside of the perimeter fence line. A 16' wide gravel road will also divide the 3-acre grow site into 1-acre sections.

Land Preparation

The ground is prepared by first disking three times, chiseling (ripping) (3 feet deep) four times and disking again three times. Six tons of well-composted organic green-waste (manure) is applied and incorporated into the soil coincident with the disking operations. Planting beds are then listed and shaped.

Plant Stock

Several cannabis strains are selected for high yields and high oil production quality. A mix of stains for each specific site is selected and planted.

Planting

Cannabis is planted by hand in early June (they can be planted later, but later plantings produce lower yields). Two plants are spaced 3-feet apart on 5-foot-wide raised beds (which are spaced 3-feet apart, edge-to-edge). Every 5 feet, two more

INDEX MAP

SCALE 1"=600'

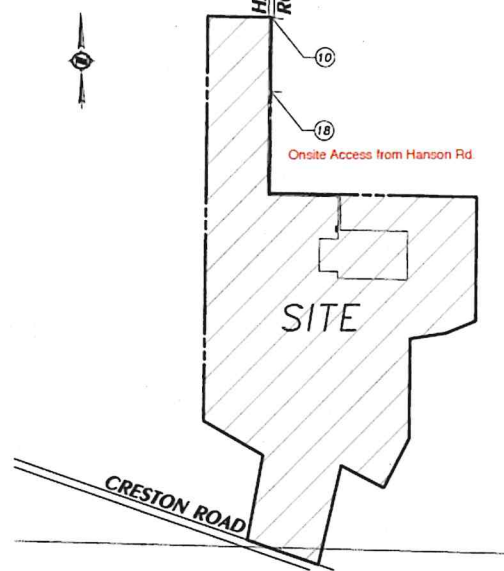


Photo: Hoop house example

cultivators who are licensed by the CDFA are required to be comply with pesticide laws and regulations as enforced by the Department of Pesticide Regulation (DPR) and the County Agricultural Commissioners (CAC). Vertebrates are controlled with physical barriers, traps, and repellents castor oil and geraniol.

Yields

An estimated season yield of 5,445 pounds-per-acre is used to reflect yields under sub-surface drip irrigation. The yield will vary based on strain selection and planting date. An average of 2.5 pound-per-plant is estimated for the above density. June 1, 2018 is the targeted planting date, but this is dependent upon the issuance of county and state permits and licenses.

Harvest

The crop is harvested in late October within a 24-hour period. Crew size is 10 to 12 people with time to cut each plant calculated at 2 minutes. The flows of the plant are removed from the stalks with destemming machines (www.munchmachine.com). Fresh plant material is then vacuum-packed and frozen in portable 40-foot blast freezer units, which may be stored or immediately transported to an oil extract facility.

Indoor Cultivation

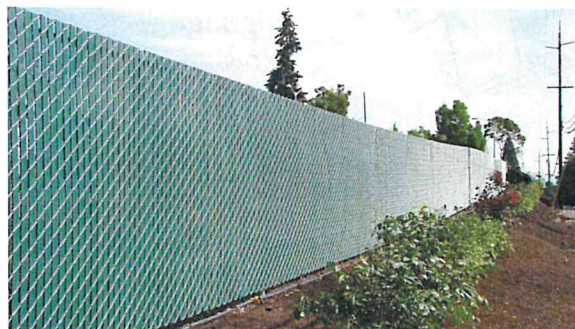
A greenhouse structure proposed setting is adjacent to the outdoor cultivation area. The greenhouse proposed at this time is approximately 22,000sf. Greenhouse operations are similar to outdoor except that all plants will be grown in pots ad there will be five or six 'seasons' per calendar year.

Fencing

An 8' high slatted chain linked fence will encompass the outdoor cultivation. The fencing will provide both a visual barrier and security. Refer to the site plan for location.

Lighting

There are nine to twelve, 30' poles with LED box lights pointing down. These are intended to illuminate the sites in the early morning when field workers perform their duties before the heat sets in. Lighting specs are included as an attachment.



OPERATIONS

The following information discusses additional site's operational compliance with the requirements set forth in Section 22.40.040.

Employee Safety and Training Plan

The operations will be run by AGZONE Services, leasee. Part of their role is to properly ensure the safety of the site and their employees. The Employee Safety and Training Plan is enclosed.

Security

Site security will be provided by a state approved system. High definition cameras will be installed at high points overseeing gates, access and ingress and egress of the structure and hoop houses. Public access is restricted and will be achieved with the installation of two security gates, which include a keypad and intercom. Both camera and gate locations are identified on the site plan. Fencing and lighting installation will occur and details are found above under the 'outdoor cultivation' section of this project description.

Fire Safety

Cal Fire visited the site on 5/10/18 and provided recommendations for fire safety, which involved access and water storage requirements. As a result, the project has been designed to accommodate these fire safety measures, such as a widened shared access road and private 16' wide cultivation access roads around and within the growing operation.

A 10,000-gallon galvanized steel water tank will be installed outside the fence line. The tank will have a 4" fire hookup that is accessible within 12' of the access road. The tank will also be used as a source of irrigation water for the grow sites. Accordingly, the tank will have a booster pump and a nutrient injection system.

Odor Management

The proposed operation is not anticipating any odor nuisance since the adjacent properties are proposing operation of the same use. Additionally, this site is an extremely remote area and adjacent to the Topaz Solar Farm.

Pesticide and Fertilizer Application

A list of pesticides and fertilizer products are included as an attachment to this project description. All products are non-hazardous and in compliance with the Department of Pesticide Regulation (DPR) and the County of San Luis Obispo Agricultural Commissioner (CAC).

Waste Management Plan

Waste will be minimal, and materials composted. Unused plant materials and soils will be reused within the site area.

| Table 1: Annual Water Demand Estimate | | | |
|---------------------------------------|--------------------------------------------------------------------|------------------------------|--------------------|
| Use | Rate | Gross Demand (gallons/ year) | Gross Demand (AFY) |
| Outdoor Cultivation: 130,680 sf | 130,680 square feet canopy area x 0.03 gal/sf/day x 150 days | 588,060 | 1.80 |
| Indoor Cultivation: 22,000 sf | 22,000 square feet canopy area x 0.1 gal/sf/day x 260 days | 572,000 | 1.76 |
| Vineyard Removal for Water Offset | 2.85 acres x 1.25 af/acre vineyard irrigation | -1,160,060 | -3.56 |
| Total New Water Demand | | 0.00 | 0.00 |

| Table 2. Estimated Monthly Water Demand for Each Site | | | | | |
|-------------------------------------------------------|---------------------------|---------------------------------------------------------------|------------------------------------------------------|--------------------------------------|----------------------------------|
| Month | ET _o (in)** | Outdoor ET _o During Growing Season (%) | Outdoor Cultivation Water Use/Month (AF) | Indoor water use/month (AF) | Total Water Use/month (AF) |
| October | 3.50 | - | - | 0.15 | 0.15 |
| November | 2.02 | - | - | 0.15 | 0.15 |
| December | 1.51 | - | - | 0.15 | 0.15 |
| January | 1.69 | - | - | 0.15 | 0.15 |
| February | 2.24 | - | - | 0.15 | 0.15 |
| March | 3.72 | - | - | 0.15 | 0.15 |
| April | 4.76 | 13.5 | 0.24 | 0.15 | 0.39 |
| May | 6.03 | 17.1 | 0.31 | 0.15 | 0.46 |
| June | 6.56 | 18.6 | 0.34 | 0.15 | 0.48 |
| July | 6.60 | 18.8 | 0.34 | 0.15 | 0.48 |
| August | 6.30 | 17.9 | 0.32 | 0.15 | 0.47 |
| September | 4.94 | 14.0 | 0.25 | 0.15 | 0.40 |
| Total | 49.87 | 100% | 1.80 | 1.76 | 3.56 |

**California Irrigation Management Information System (CIMIS) Weather Station #163; Atascadero (active November 2000 to March 2018)

Biological

A biological assessment is forthcoming. The site is within the San Joaquin Kit Fox habitat and a kit fox evaluation is being prepared.



Parcel Information

APN: 033-011-026

Assessee: KRUMAL PHILLIP L ETAL

Care Of: %MICHAEL J DILSAVER LIVING TRUST

Address: 594 E COLORADO BLVD STE#120 PASADENA
CA 91101

Description: PM 13/52 PAR 3

Site Address:
03520 CRESTON RD

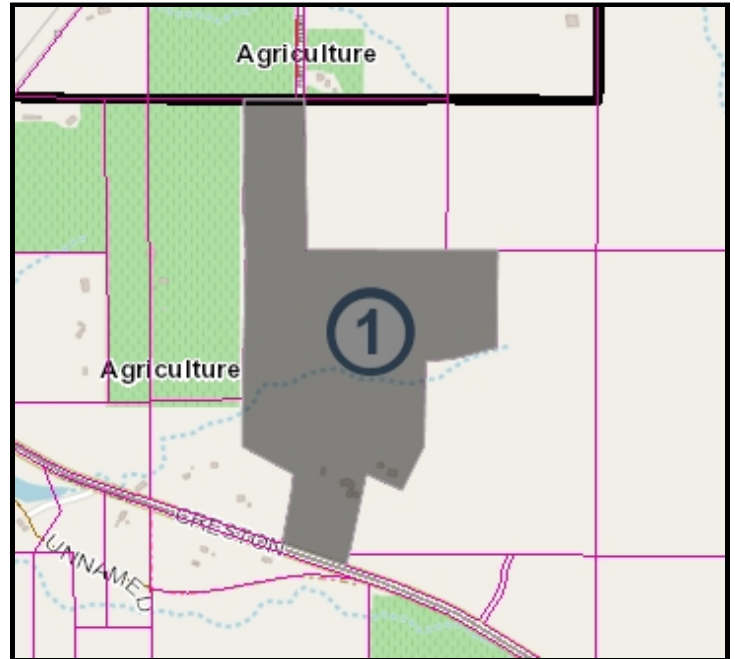
Tax Rate Area Code: 104001

Estimated Acres: 110.71

Community Code: NCELPO

Supervisor District: Supdist 1

Avg Percent Slope: 5



Selected Parcel

Land Use Information

Land Uses Combining Designations

| | |
|----|--|
| AG | |
|----|--|



Parcel location within San Luis Obispo County

Permit Information

| Permit | Description | Application Date |
|---------------|---------------------------|-----------------------|
| DRC2018-00083 | Land Use | 5/31/2018 11:09:40 AM |
| CON2018-00004 | Conservation | 5/10/2018 2:23:14 PM |
| ZON2016-00582 | Zoning Clearance | 3/13/2017 1:37:59 PM |
| ZON2016-00581 | Zoning Clearance | 3/13/2017 1:33:27 PM |
| PMT2006-00393 | PMTR - Residential Permit | 8/7/2006 2:31:05 PM |

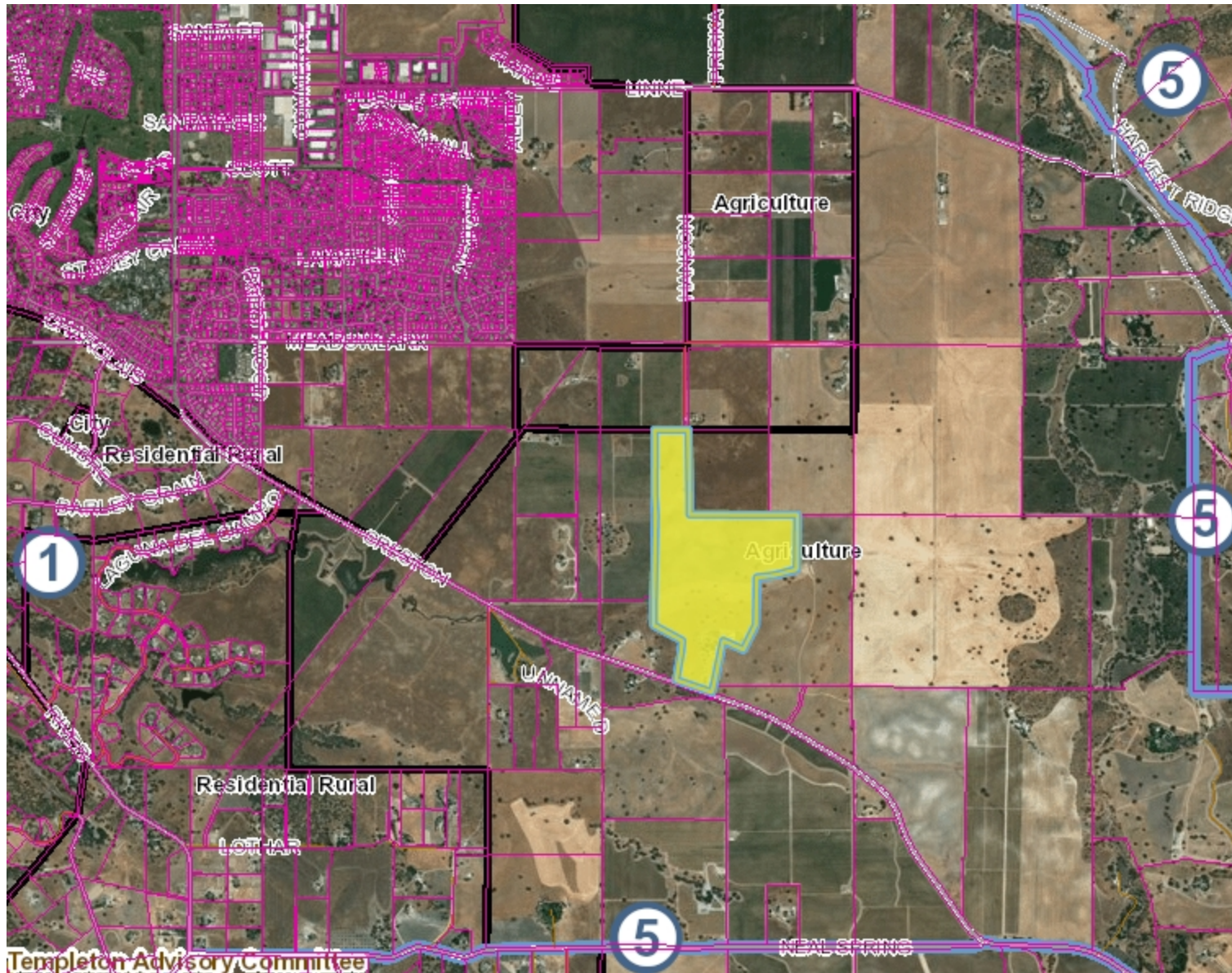


Parcel Summary Report

APN: 033-011-026

| | | |
|---------------|---------------------------|------------------------|
| PMT2004-02573 | PMTR - Residential Permit | 3/8/2005 12:00:31 PM |
| C5944 | PMTR - Residential Permit | 5/21/2001 12:00:00 AM |
| PMT2002-11149 | PMTG - Grading Permit | 5/21/2001 12:00:00 AM |
| A7477 | PMTR - Residential Permit | 7/28/1999 12:00:00 AM |
| 73132 | PMTR - Residential Permit | 11/14/1989 12:00:00 AM |

Interactive Data Viewer



Legend

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department



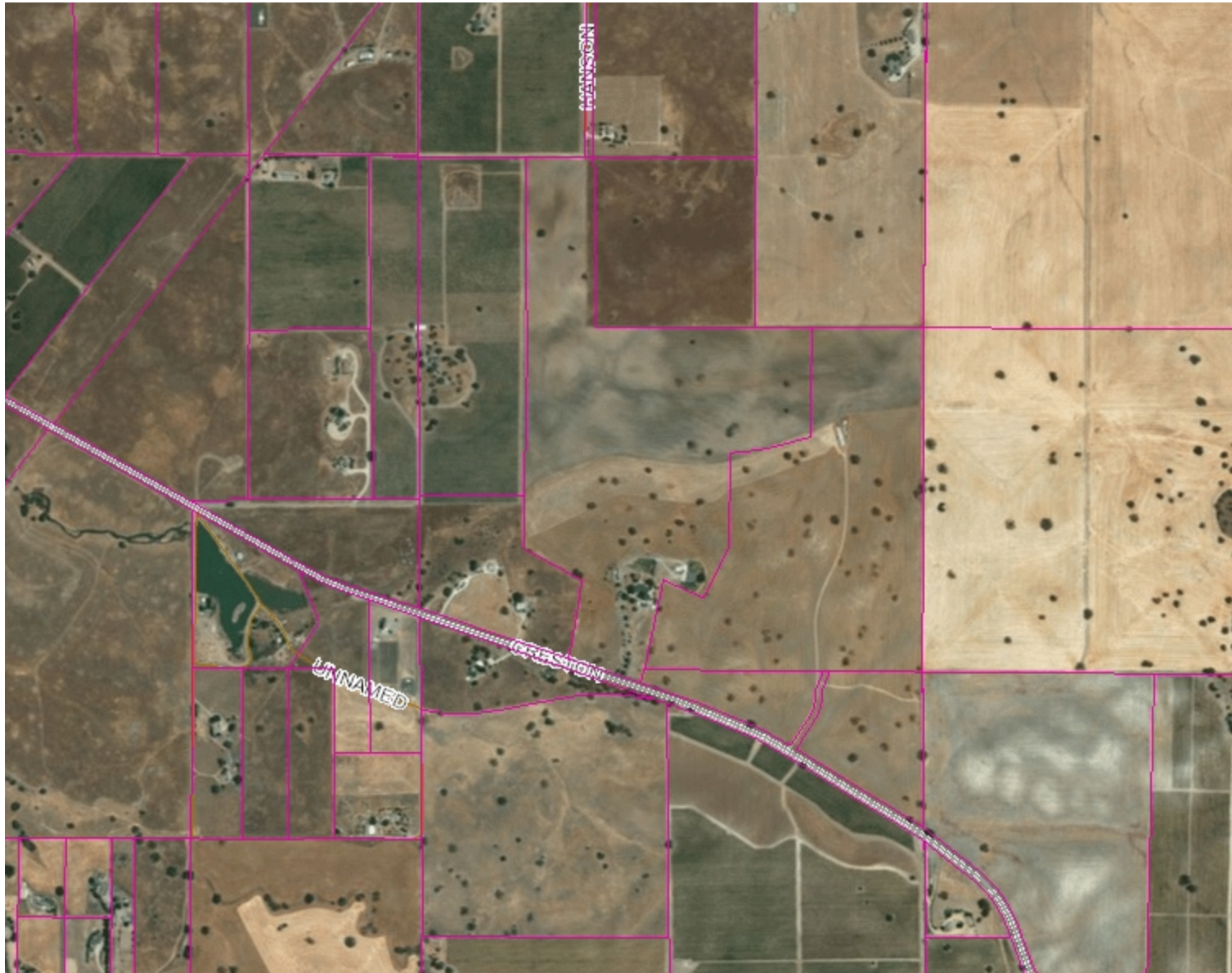
The County of San Luis Obispo does not assume liability for any damages
 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 20 of 24

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
 © County of San Luis Obispo Planning and Building Department



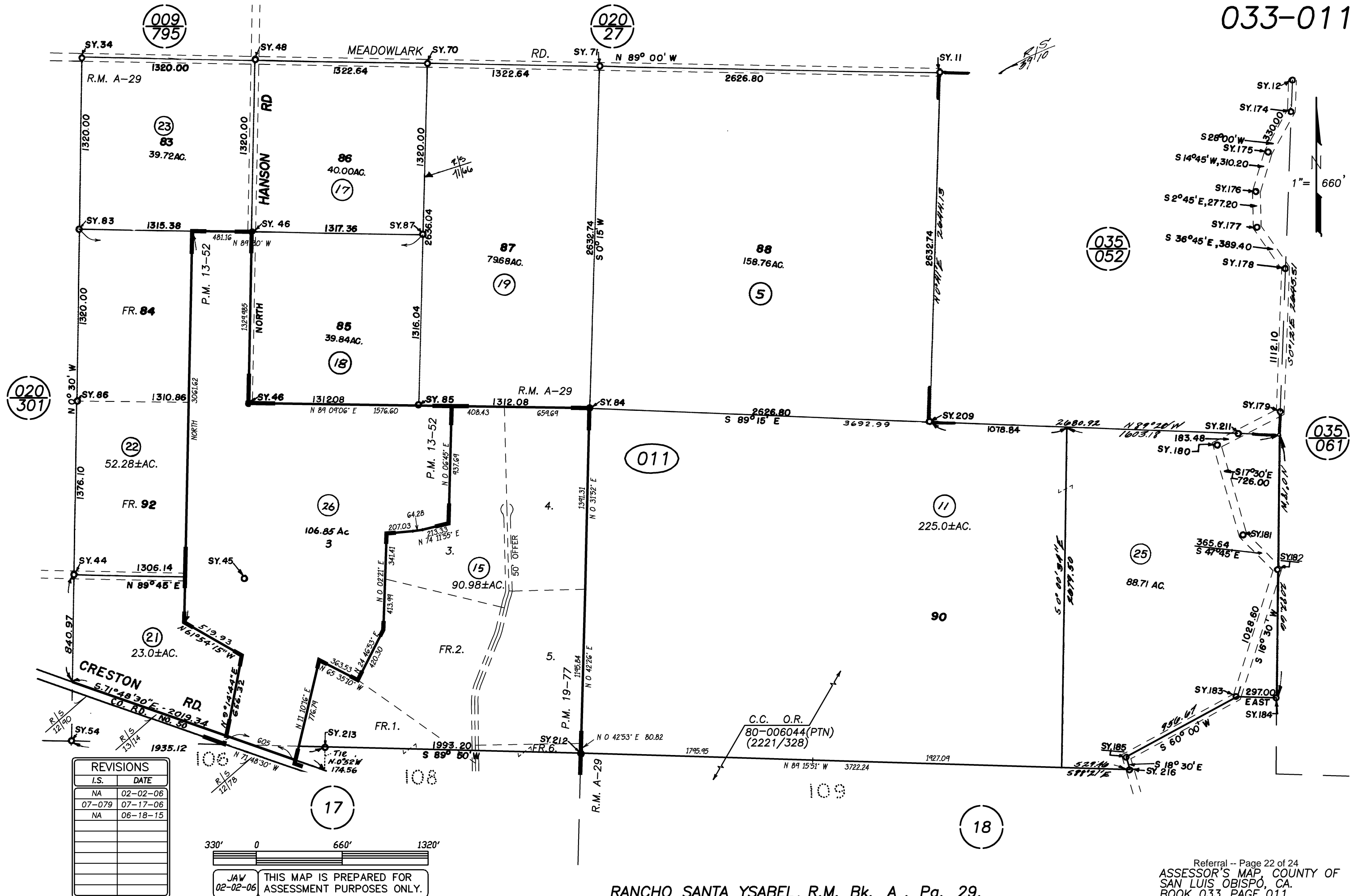
The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

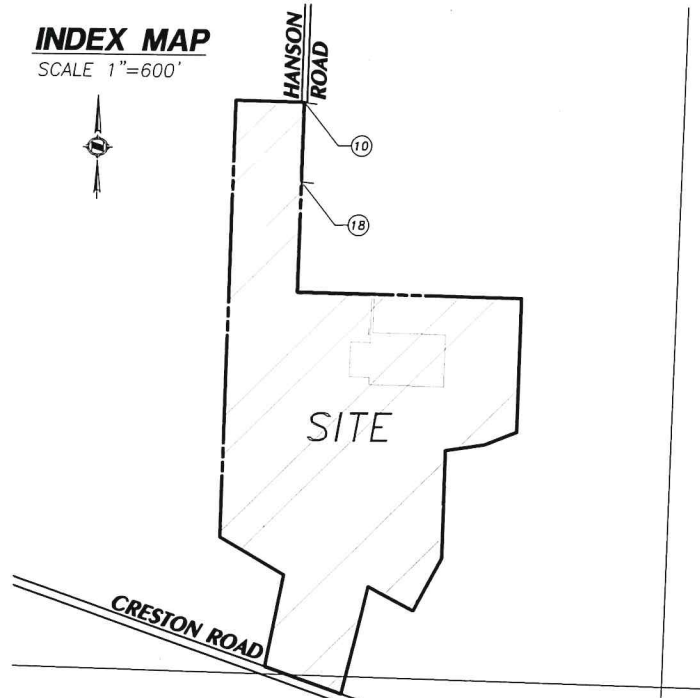
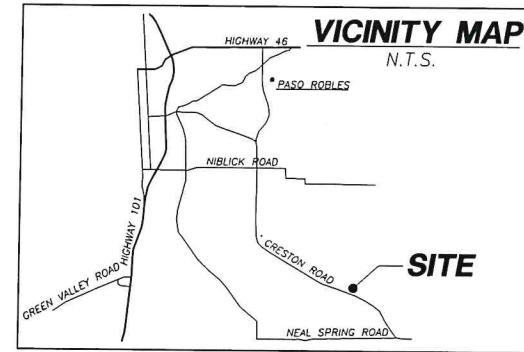
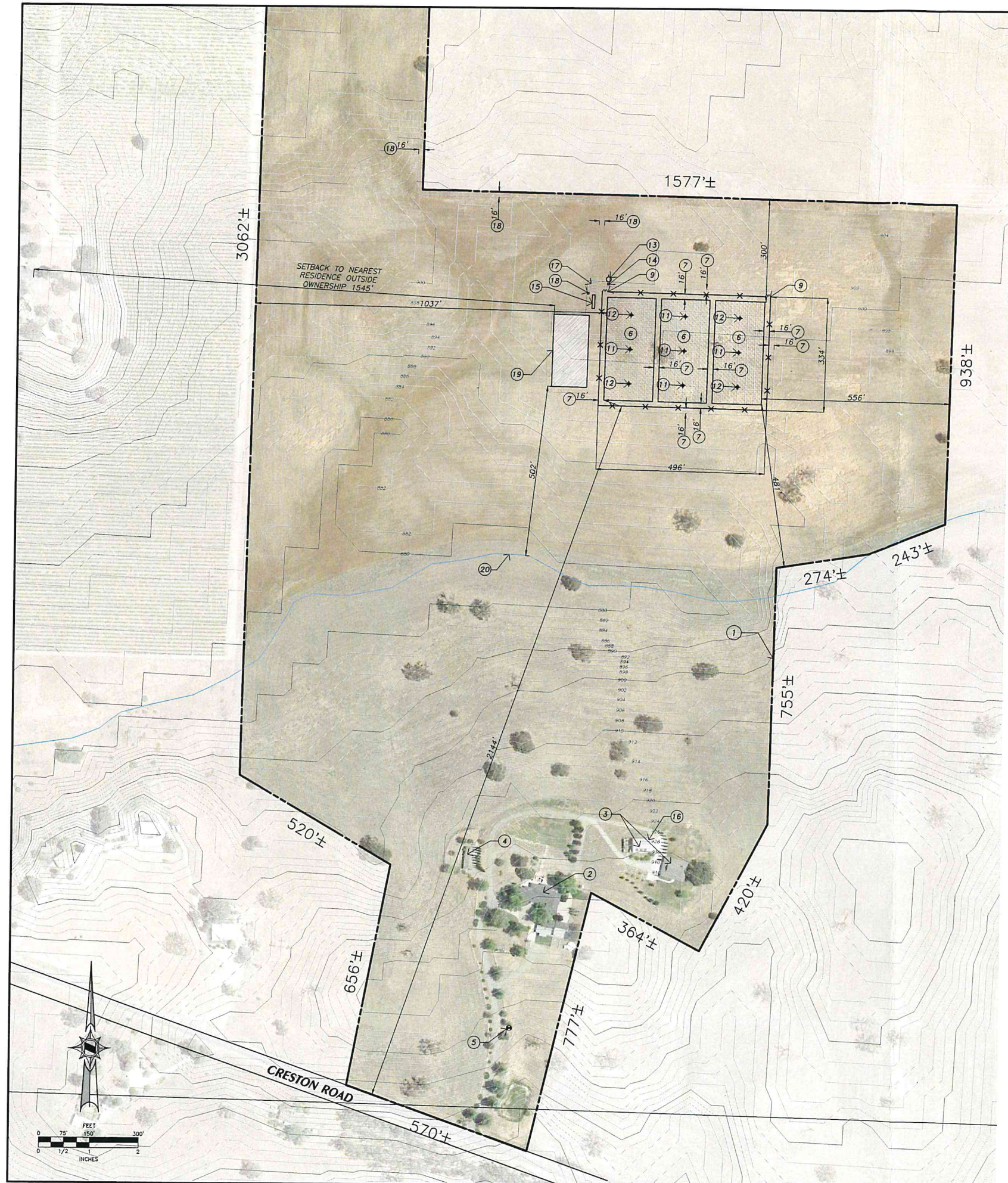
Map for Reference Purposes Only



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033-011





PROJECT NOTES

1. PROJECT APN: 033-011-026
2. PROJECT ADDRESS: 3520 CRESTON ROAD
PASO ROBLES, CA 93446
3. PROJECT DESCRIPTION: OUTDOOR CANNABIS
CULTIVATION - THREE, ONE ACRE SITES
(HOOP HOUSES) AND +/- 22,000 SF
GREENHOUSE
4. TOTAL PROPERTY ACREAGE: 107.0
5. ZONING: AGRICULTURE

SITE PLAN NOTES

1. SITE BOUNDARY
2. EXISTING RESIDENCE
3. EXISTING BARN
4. EXISTING ACCESSORY STRUCTURES
5. EXISTING WELL
6. PROPOSED CULTIVATION SITES, 3 1-ACRE CANOPIES,
6 24' HOOP HOUSES
7. PROPOSED 16' WIDE GRAVEL ACCESS ROAD
8. PROPOSED 8' HIGH FENCE
9. PROPOSED 16' WIDE GATE
10. PROPOSED 20' LOCKED GATE WITH AUTOMATIC
KEYPAD (ELECTRIC) AND CONNECTION TO
EXISTING DRIVEWAY. PRIMARY ACCESS
11. PROPOSED 30' POLE WITH 4 MOUNTED LED
LIGHTS & 110 AMP POWER CONNECTION AT BASE
12. PROPOSED 30' POLE WITH 4 MOUNTED LED
LIGHTS, SECURITY CAMERAS & 110 AMP POWER
CONNECTION AT BASE
13. PROPOSED 9,500 GALLON WATER TANK
WITH 4" FIRE CONNECTION ON NORTH SIDE.
FED FROM EXISTING WELL
14. PROPOSED WATER PUMP WITH NUTRIENT
INJECTION SYSTEM & 2" WATER LINE TO FEED
CULTIVATION SITE IRRIGATION SYSTEM
15. PROPOSED 40' FREEZER CONTAINER WITH
3 PHASE 32 AMP SERVICE
16. PROPOSED ELECTRICAL LINE CONNECTION
TO EXISTING ELECTRICAL IN DRIVEWAY
17. 5 PROPOSED 9'x18' GRAVEL PARKING SPACES
18. NEW ACCESS ROAD CONTINUES NORTH
TO HANSON ROAD (PRIMARY ACCESS)
19. PROPOSED +/-22,000 SF (212'x104') GREEN HOUSE
20. BLUE LINE STREAM

PLANNER CONTACT:
ANGLE LAND USE ENTITLEMENT
MANDI PICKENS
angleplanning@gmail.com
805-459-5334

**3520 CRESTON ROAD
CANNABIS CULTIVATION**
3520 CRESTON ROAD
PASO ROBLES, CA 93447

APPLICANTS:
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ggheiser@gmail.com
408-821-1680

HARRY LAMBERT
2393 CLELLAND
LOS OSOS, CA 93402
805-235-2303

DRAWN BY: JSD

DATE: 05/29/18

SHEET: 1 of 1
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