



THIS IS A NEW PROJECT REFERRAL

DATE: 8/7/2018
TO: 5th District Legislative Assistant, Building Division, Cal Fire/County Fire, Public Works, Sheriff, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, Creston Advisory Council, AB52
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)
PROJECT NUMBER & NAME: DRC2018-00126 McAllister
PROJECT DESCRIPTION: Proposed Minor Use Permit for 11,200 sq/ft greenhouse indoor cannabis nursery to be located at 3345 Ryan Rd. Creston, CA.
APN(s): 043-151-005

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.

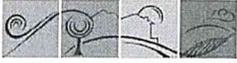
PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?
[] YES (Please go on to PART II.)
[] NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

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.

Table with 3 columns: 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

DRC2018-00126

Minor Use Permit
 043-151-005 / 3345 RYAN RD
 JIM MCALLISTER
 CANNABIS NURSERY

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Jim McAllister Daytime Phone (805) 710-0891
 Mailing Address 3345 Ryan Road, Creston CA Zip Code 93432
 Email Address: _____

Applicant Name Jim McAllister Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

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: 9.57 Acres Assessor Parcel Number(s): 043-151-005
 Legal Description: _____
 Address of the project (if known): 3345 Ryan Road, Creston, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Off Ryan Road approximately 4.5 miles south of California State Highway 41
 Describe current uses, existing structures, and other improvements and vegetation on the property:
6,000 sq. ft. of outdoor cannabis cultivation and single-family residence

PROPOSED PROJECT

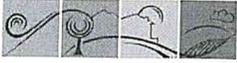
Describe the proposed project (inc. sq. ft. of all buildings): Cannabis Nursery (see Detailed Project Description)

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 Date 7/31/18

FOR STAFF USE ONLY



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

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

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

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

Physical Site Characteristic Information

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

1. Describe the topography of the site:
 Level to gently rolling, 0-10% slopes: 6 acres
 Moderate slopes - 10-20%: 3.5 acres
 20-30%: 0 acres
 Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
 If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
 If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
 If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
 If yes, please explain: fencing (2016) + SFR (existing)
6. Has a grading plan been prepared? Yes No
 If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
 If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain Cannabis nursery
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 448 gallons per day
4. How many service connections will be required? No service connections required
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Groundwater Well
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
 Bacteriological? 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 Well Completion Report

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?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____
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: API Waste Removal Services
- 3. Where is the waste disposal storage in relation to buildings? within greenhouses (minimal space required)
- 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: Atascadero Unified
- 2. Location of nearest police station: Paso Robles Police Station 900 Park St, Paso Robles, CA 93446
- 3. Location of nearest fire station: Atascadero Fire Station 6500 Palma Ave, Atascadero, CA 93422
- 4. Location of nearest public transit stop: Atascadero Transit Center, 6000 Capistrano Ave, Atascadero, CA 93422
- 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: Agricultural cultivation, single family residence
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?
 Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site?
 Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: 7 days/week
- 2. How many people will this project employ? 1 full time ← Property owner and 2 part-time (seasonal) staff
- 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. 1 Between 4:00 to 6:00 p.m. 1

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

Agricultural Information

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

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

*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:

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: The site is located within the San Joaquin Kit Fox corridor. 1:1 replacement accepted

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

- Cultivation, Testing Facility, Nursery, Dispensary, Manufacturing Facility, Distribution Facility

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016-_____.

What is the applicant on the approved registration? Note: The applicant name on the registration must match the applicant name on the land use permit.

Name of applicant: Jim Mcallister

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

- Yes, No

NURSERY ONLY

What type of State cultivation license are you seeking?

- Type 1, Type 2, Type 3, Type 4, Type 5, Microbusiness, Indoor, Outdoor, 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.

NURSERY ONLY

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	144015
Total Annual kWh:	

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

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

Source	Onsite Well		
Month and Year			
1	970 GALLONS		
2	970 GALLONS		
3	970 GALLONS		
4	970 GALLONS		
5	970 GALLONS		
6	970 GALLONS		
7	970 GALLONS		
8	970 GALLONS		
9	970 GALLONS		
10	970 GALLONS		
11	970 GALLONS		
12	970 GALLONS		
Totals	116,480 GALLONS		

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



JIM MCALLISTER
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS NURSERY MINOR USE PERMIT
3345 Ryan Road, Creston, CA 93432
APN 043-151-005

PROJECT DESCRIPTION

Parcel Size:	9.5 Acres +/-
APN:	043-151-005
Address:	3345 Ryan Road, Creston, CA 93432
Land Use Designation:	Residential Rural
Water:	Paso Robles Groundwater Basin
Domestic Sewer:	On-Site Septic System
Existing Uses:	Residential and Cannabis Cultivation
Access:	Ryan Road, County Road

The McAllister property is a 9.5-acre parcel located at 3345 Ryan Road in Creston (APN 043-151-005), in the North County Planning Area and zoned Residential Rural. Existing and historical uses on the site include residential use. The site was previously approved for 6,000 sq. ft. of outdoor cannabis cultivation, consisting of 240 plants under CCM 2016-00135.

Proposed Project: Minor Use Permit for Cannabis Nursery

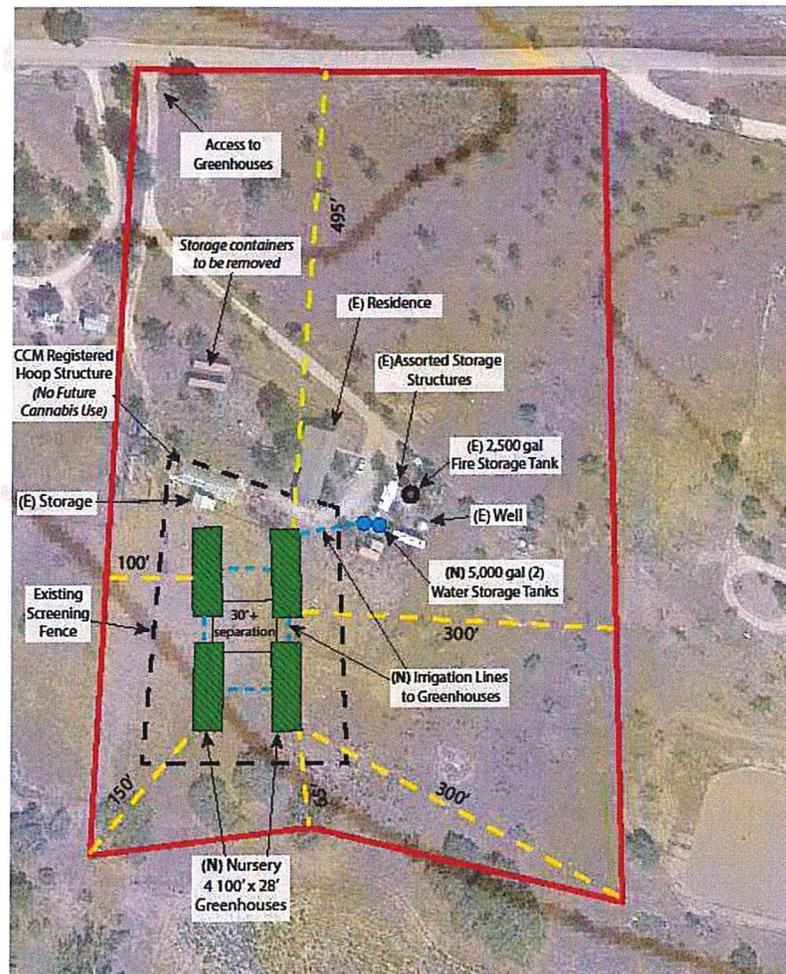
A request by Jim McAllister for a Minor Use Permit to authorize four 2,800 sq. ft. cannabis greenhouse nurseries totaling 11,200 sq. ft., on a 9.5 acre parcel of land. Based on 80% of canopy coverage in the greenhouse it is expected that the greenhouse canopy will total 8,960 sq. ft. The nursery intends to sell nursery stock direct to cannabis growers. The operations will occur within the area previously used for cultivation under the site's approved cannabis cultivation registration. Operations will consist of nursery plants only (no flowering).

The proposed project has been designed in full compliance with LUO Section 4, Chapter 22.40 – Cannabis Activities as approved by the Board of Supervisors on November 27, 2017.

Exhibit 1: Vicinity Map



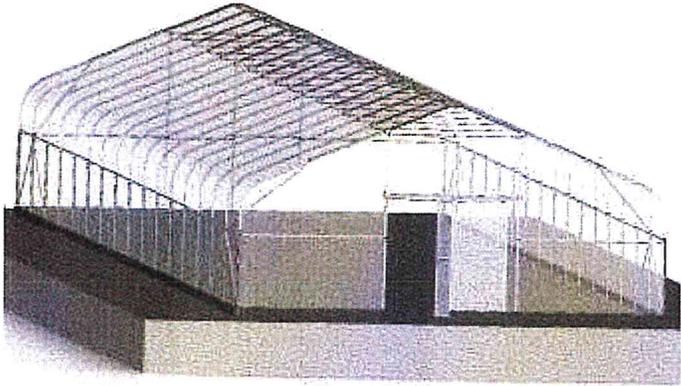
The 4 greenhouses shown in Figure 2 will be for nursery stage cannabis plants. Each is 100' x 28'.



The project site is approximately 9.57 acres in size and consists of one legal parcel. The parcel is located on Ryan Road approximately 4.5 miles south of California State Highway 41. The area is sparsely developed with very low densities and larger parcel sizes (40+ acres). The area's topography is relatively flat with minor slopes surrounding it. Vegetation coverage is chiefly coastal chaparral to the western, eastern, and southern exposures, and grassland to the northern aspect. Average slope of the parcel is 11%.

Nursery

Nursery operations will be located within four greenhouse buildings located in the central area of the site. They will be 100' x 28' in size, and at a 50-foot setback from property line fencing. Each greenhouse will maintain a 30' separation from one another. See Detailed Site Plan for greenhouse details including a foundation plan and elevations.



Site Operations Plan

Security

Security is detailed in a separate security plan for direct confidential routing to the Sheriff's Department and to be used for State licensing requirements.

Odor Management

Cannabis nursery uses are not considered odor intensive as the flower stage of the plant is when the odor occurs. No ventilation controls such as carbon scrubbers are necessary. The nearest offsite residence is located 449 feet from the proposed site.

Signage

No exterior signage distinctive to the cannabis operation is proposed. The existing address signage at the property entry gate will remain.

Parking

The property site provides ample parking areas for the nursery use and are not in conflict with any adjacent properties or uses. The existing residence and associated parking are adequate for the owner-occupied business with one or two part time staff to support the nursery operation. See request for parking modification and required findings below.

Employee Safety and Training

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. The business will be operated by the property owner with part time staff to assist with seasonal support needs.

Neighborhood Compatibility

Cannabis nursery is consistent with previous and current residential rural use of the property and surrounding area and proposed in accordance with Chapter 22.40. The greenhouses will be contained within an existing screening fence that precludes offsite visibility. The applicant cultivated cannabis for several years in accordance with the urgency ordinance with no neighborhood compatibility issues. The nursery operation will not represent an incompatible use on the property.

Waste Management Plan

Nursery operations will produce minimal waste as planting material is all kept with the nursery plants propagated for offsite sale. Waste such as soil bags, destroyed pots or other potting materials will be disposed of via a certified waste hauler.

Pesticide and Fertilizer Usage

This is an indoor organic operation and there will be no pesticide or fertilizer use.

Setbacks

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are located well outside the 1,000 foot setback required by 22.40.D.1. See 1,000 foot buffer map below showing the rural residential character of the property and surrounding parcels.



All cannabis uses are to be located within the greenhouse building setback of 50- feet as set forth in Section 22.30.310, at an 100' setback from the westerly property line. Further, the proposed cultivation and nursery uses are over 200' from any offsite residences. No riparian vegetation or watercourses are located on the property.

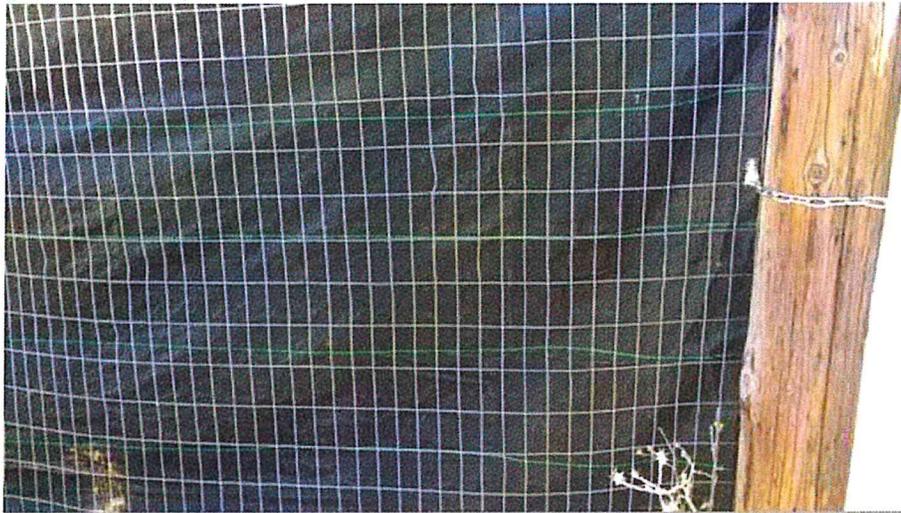
Air Quality

The proposed project is located entirely within a fenced area and no dust effects are anticipated. The property owner maintains the road in concert with neighboring property owners to mitigate dust effects of the unpaved road portion of Ryan Road. The cannabis nursery will be operated by the property owner and one to two part time staff resulting in 1-2 trips per day. No additional traffic-related dust effects are anticipated beyond existing use.

Access, Screening and Fencing

Access to the site is provided from an existing gated entrance surrounding the previous cannabis cultivation. The nursery area is fully fenced with an existing locked gate and 6' screening fence installed in 2016 as part of the previous cannabis cultivation operation registered on the site. The fence is constructed of steel wire with 2"x4" spacing set with wooden posts. The screening material is heavy gauge landscape screen attached to the fence

and maintained as necessary to prevent off-site visibility and/or interest in the facility.



Water Management Plan

The applicant will utilize the existing onsite well with a documented supply of 30 gallons per minute (see attached Well Completion Report). The applicant has provided a calculated water demand for the nursery operation of 0.05 gallons per day per square foot of canopy, which was the same water use necessary for his historic and registered cannabis cultivation on the property.

For the 8,960 square feet of nursery plants within the greenhouses, water use for the cannabis operations is anticipated to be on average 448 gallons

per day (112 gallons per greenhouse), which considering a typical year-round operation requiring watering for 260 days of the year, the water demand would be approximately 116,480 gallons per year or 0.357-acre feet a year.

Water Off-Set

The site overlies the Paso Robles Ground Water Basin and is subject to a 1:1 water off-set. Existing water use under the approved cannabis cultivation for 6000 square feet of canopy is calculated according to the applicant’s provided actual water use numbers as shown below.

Use	Rate	Gross Demand (Gallons/year)	Gross Demand (AFY)
Greenhouse Cultivation	6,000 sf x 0.05 gal/sf/day x 260 days	78,000	.0239

The increase in water use above historic levels utilized for the registered cannabis cultivation is 0.118 AFY or 38,450.5 gallons per year. For purposes of the water off-set, this calculates out to 105.3 gallons per day. The owner will participate in the County’s approved water off-set program and pay a water off set fee. It is expected that the fee will be \$1,747.98 (105.3 gallons average daily water use X \$16.6 per gallon).

Energy Use

The project is served by a 400 amp service on the well, 200 amp service for the house, and 400 or more in process with PG&E, which is adequate for the proposed mixed-light nursery operations. The average monthly wattage is 1,105 kWh, with an annual average of 144,015 kWh. Refer to the Electrical Energy Use document for more detail on electrical source and estimated usage.

Kit Fox

The site is located within the San Joaquin Kit Fox corridor. The owner is willing to accept the 1:1 Kit Fox mitigation ratio as prescribed by the County’s Kit Fox Mitigation Ratio Map. Kit Fox mitigation fees will be provided at the time of issuance of each building permit. It is anticipated that the project will result in up to .25 acres of impact to potential Kit Fox habitat.

Parking Modification and Required Findings

The project site is designed to accommodate staff within the existing parking areas adjacent to the residence and fenced area of the nursery operation. The nursery will be operated by the property owner and one to two part time staff. Due to the limited nature of the staff required for the operation, parking standards as outlined in Chapter 22.18, Nursery Specialties are not appropriate for the project.

The following findings are provided for use in a request for modification of parking standards of Chapter 22.18, Nursery Specialties.

In accordance with Chapter 22.18.18.020.H, the following three findings support the request to modify the parking standards:

- a. The characteristics of the project, which consists of an owner-operated cannabis greenhouse operation with seasonal temporary staff, do not necessitate the creation of a designated parking area as the activities will be conducted by the property owner and part time staff who have parking provided on site adjacent to the existing residence and fenced nursery area.
- b. The existing parking area is adequate to accommodate on the site all parking needs generated by the use as the operation will be staffed solely by the property owner with pick-ups and deliveries conducted by the business owner and associates. No more than three parking spaces are necessary, which are provided in the existing parking area.
- c. No traffic safety problems will result from the proposed modification of the parking standards as there is ample existing parking on the site for the property owner-operated nursery.

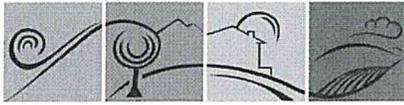
CEQA Categorical Exemption

Section 15301 of the State CEQA Guidelines allows for existing projects and projects that have no potential for causing a significant effect on the environment to be exempt from the provisions of CEQA. The project application proposes to utilize an existing fenced area consisting of disturbed areas and non-sensitive annual grasses. The project has accepted a 1:1 replacement ratio for the loss of San Joaquin kit fox corridor habitat that will result with construction of the greenhouses within the existing fenced area.

The site overlies the Paso Robles Ground Water Basin and is subject to a 1:1 water off-set, which is accepted. There is no possibility that this project may have a significant effect on the environment.

The greenhouse location is within an existing fenced area that has been subject to previous disturbance. No enlargement of the access driveway, parking area, or existing use area is proposed. Greenhouse construction will occur within the existing fence line. Baseline conditions shall remain constant for operational elements such as persons on the site and traffic.

No other measures beyond those required by County ordinances are necessary to address the environmental impacts associated with the proposed project. The proposed project does not include any environmental impacts or significant changes to the project site.



STORMWATER CONTROL PLAN APPLICATION AND COVERSHEET

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

1) APPLICANT INFORMATION

Applicant Name: Jim Mcallister Daytime Phone: (805)710-0891
Mailing Address: 3345 Ryan Road, Creston Zip Code: 93432
Email Address: _____

2) PROJECT INFORMATION

PRELIMINARY – Subdivision or Land Use Permit **FINAL** – Construction Permit
Permit Number: upon issuance
Property APN: 043-151-005

FOR ITEMS # 3, 4, and 5 – Please Refer to Chapter 3 of the PCR Handbook

3) IMPERVIOUS SURFACE VALUES– Refer to the Glossary or Appendix C in the PCR Handbook

Pre-Project (sqft)
Impervious Area: 3,000 sq ft Total Project Area: 416,869 sq ft
Post-Project (sqft)
Total Impervious Area: 14,200 sq ft Pervious Area: 402,669 sq ft
New Imp. Surface: 11,200 sq ft Removed Imp. Surface: 0
Replaced Imp. Surface: 0
Total Site Disturbance 11,200 sq ft

4) REVIEW FOR EXEMPTION– Refer to Figure 3-2 in the PCR Handbook

- SWCP REQUIRED** – The project is located in a Stormwater Management (MS4) Area and involves at least 2,500 square feet of impervious surface area.
- SWCP EXEMPT** – The project is exempt from a Stormwater Control Plan for the following reason:
- Outside of MS4.** The project is not located in a Stormwater Management Area.
 - Less than 2,500 square feet.** The project creates or replaces less than 2,500 square feet of impervious area.
 - Previous land use approval.** The project has received land use approval prior to March 6, 2014. Project Number: _____

5) PERFORMANCE REQUIREMENTS

Check the applicable performance requirements and identify whether the project meets the requirement:

Exempt from SWCP

#1 – Site Design Performance Requirement Met? YES NO

#2 – Water Quality Treatment Performance Requirement Met? YES NO

#3 – Runoff Retention Performance Requirement Met? YES NO

#4 – Peak Management Performance Requirement Met? YES NO

Are structural stormwater control measures proposed? YES NO

6) DESIGN CRITERIA – Refer to PCR Handbook, Appendix A

Exempt from SWCP

Watershed Management Zone # _____

Applicable Rainfall Event (percentile): _____

24-hour Rainfall Isohyetal Line (in): _____

7) CERTIFICATION

Exempt. This project is exempt from submitting a SWCP.

Full Compliance. This project fully complies with all applicable Performance Requirements.

Alternative Compliance. This project is unable to fully comply with all applicable Performance Requirements. As such, the applicant is requesting to use methods of alternative compliance.

Reason for non-compliance: _____

Method for alternative compliance: _____

This SWCP was prepared by a Registered Civil Engineer: YES NO

Engineer Name _____ License No. _____

I have completed this form accurately and declare that all statements here are true.

Preparer signature _____ Date _____

Preparer's name (if other than the Engineer listed above) Kirk Consulting / Lisa Bugrova



Parcel Information

APN: 043-151-005

Assessee: MCALLISTER JIM H TRE

Care Of:

Address: 3345 RYAN RD CRESTON
CA 93432

Description: INDPEN TR 7 LT 27

Site Address:
03345 RYAN RD

Tax Rate Area Code: 054036

Estimated Acres: 9.57

Community Code: NCELPO

Supervisor District: Supdist 5

Avg Percent Slope: 11



Selected Parcel

Land Use Information

Land Uses	Combining Designations
-----------	------------------------

RR	
----	--

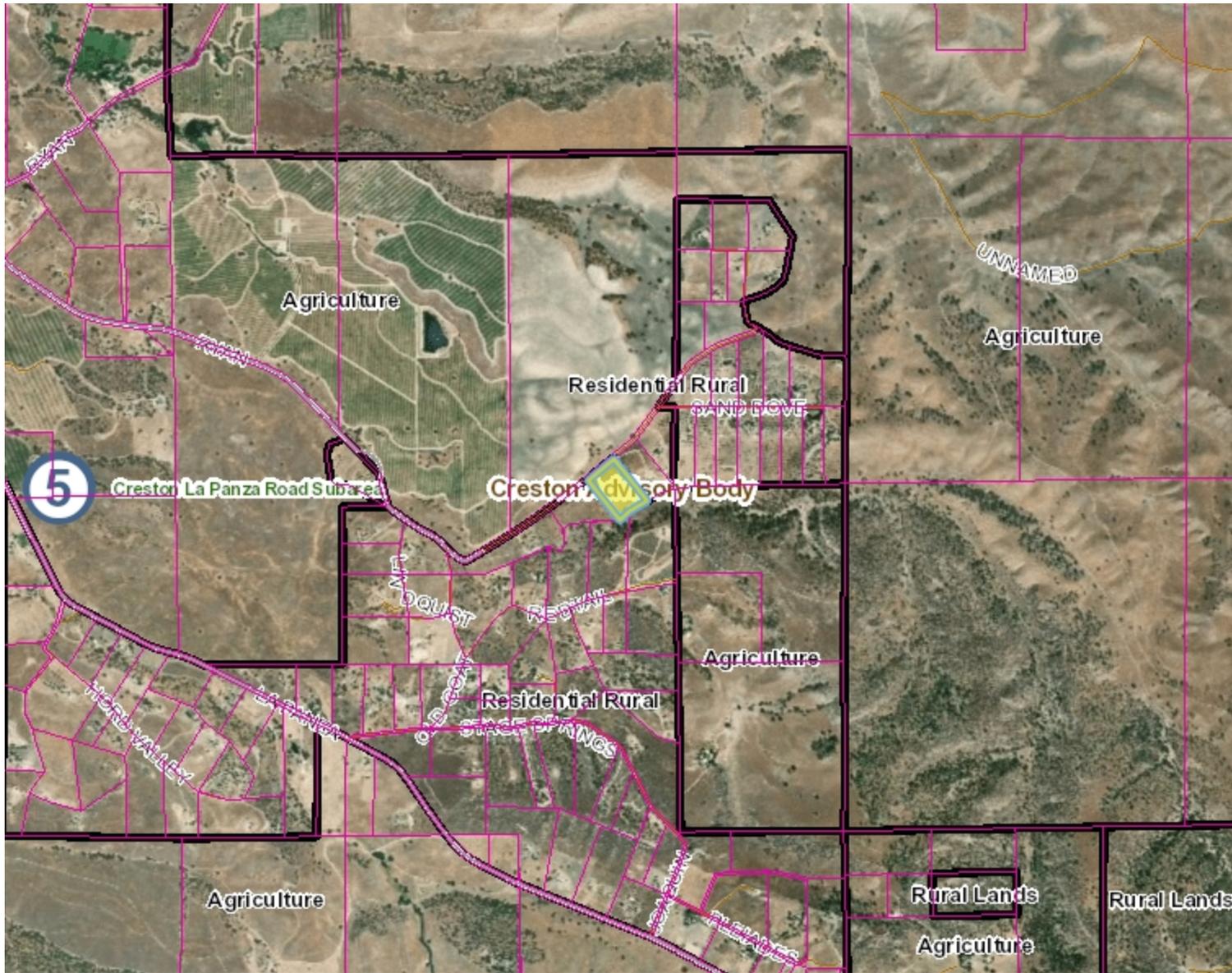


Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00126	Land Use	8/1/2018 11:39:17 AM
PRE2018-00033	Pre-Application	3/26/2018 9:49:34 AM
COD2016-00807	Code Enforcement	5/31/2017 10:15:23 AM
CCM2016-00135	CCM - Condition Compliance Monitoring	11/14/2016 9:17:09 AM

Interactive Data Viewer



Legend

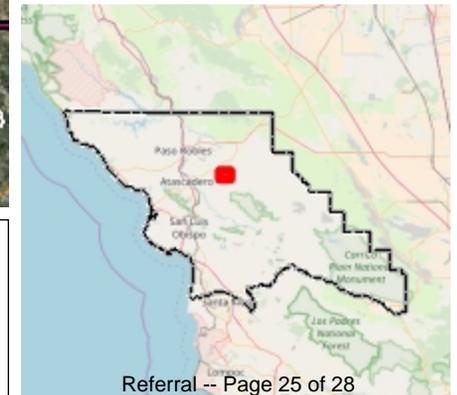
-  SLO County Parcels
- Roads**
 -  CalTrans
 -  Maintained by SLO CO
 -  Private Maintenance
 -  Federal or State Maintenance
- Community Advisory Groups**
 -  Community Advisory Group Boundary
 -  Cayucos Citizens Advisory Council Subarea
 -  Creston Advisory Body Sub Areas
-  Supervisor Districts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

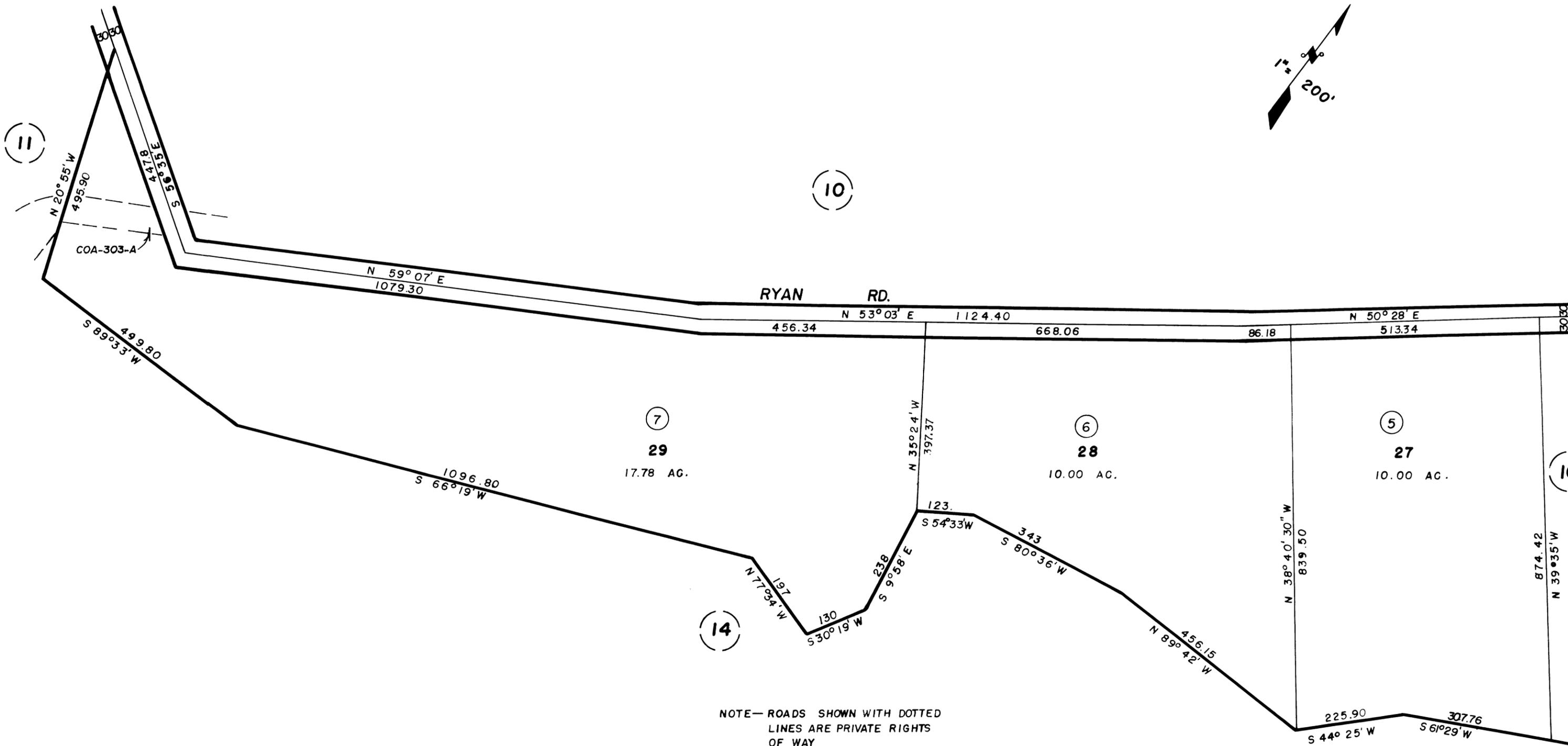
-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112



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





NOTE—ROADS SHOWN WITH DOTTED LINES ARE PRIVATE RIGHTS OF WAY

4-24-96
10-27-88
REV. 9/15/76

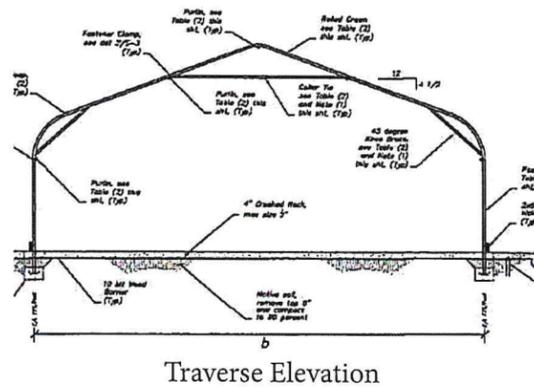
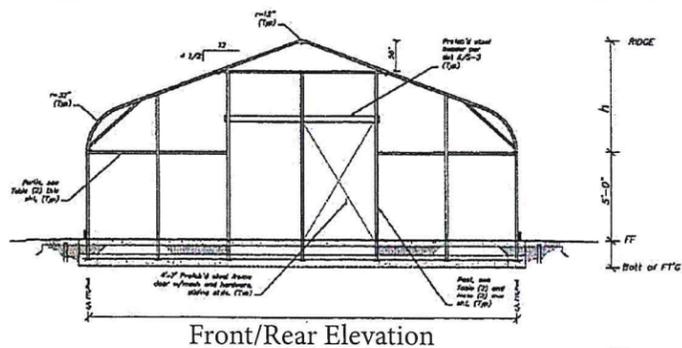
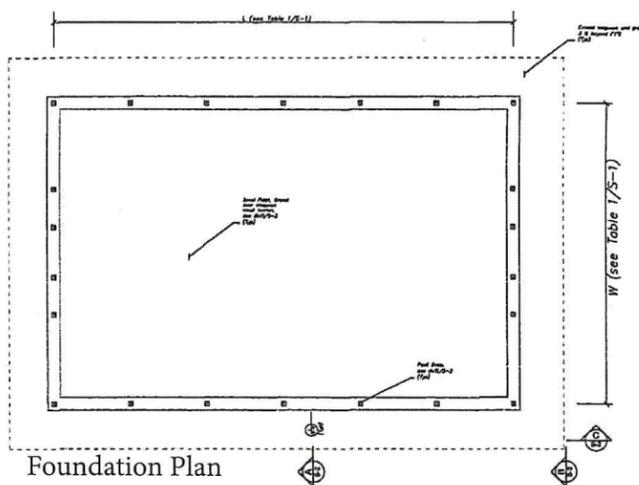
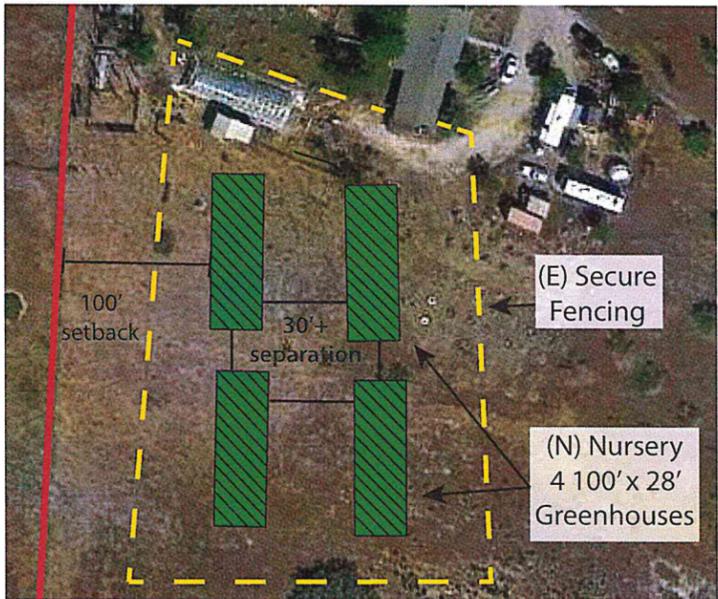
COASTAL AQUEDUCT, REACH III, DRAWING NO. S-9A-62

NOTE: ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.

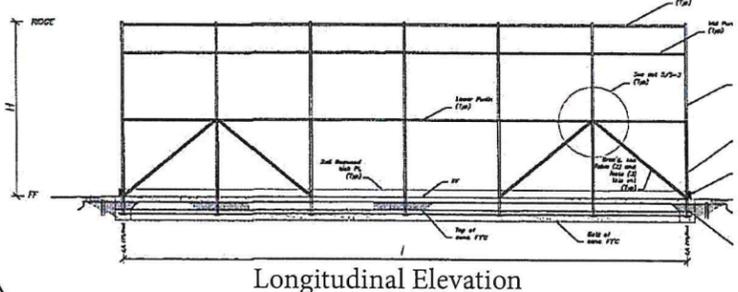
INDEPENDENCE TRACT NO. 7
SAN LUIS OBISPO COUNTY
CALIFORNIA

DETAILED SITE PLAN

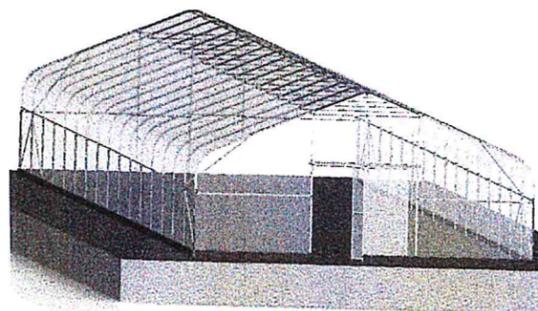


Front/Rear Elevation

Traverse Elevation



Longitudinal Elevation



Rendering



Detailed Site Plan & Greenhouse Elevations
 Jim McAllister
 3345 Ryan Road
 Creston, CA
 Sheet 2: Detailed Site Plan
 APN: 043-151-005

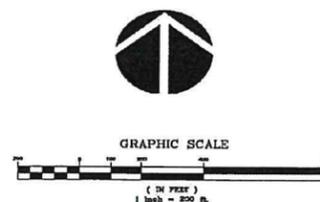
DATE: July 26, 2018	
Jim McAllister	
Sheet	2 of 2

SITE PLAN

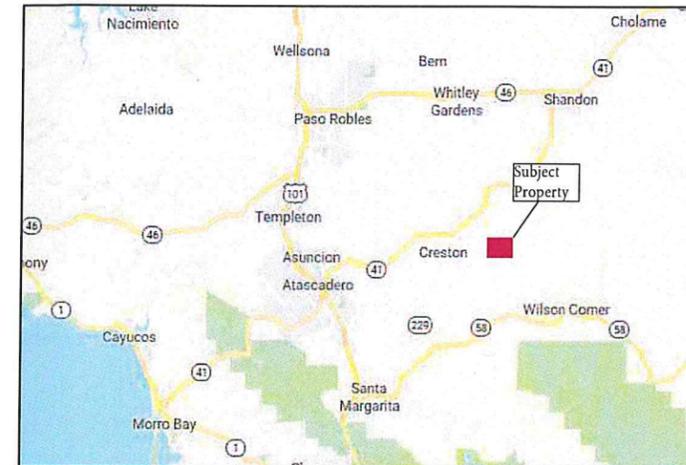


Site: 9.57 Acres

* Site is located over 1000 feet from any sensitive use, as defined by 22.40.050D.1, and 22.40.060D.1, Location



Vicinity Map



Scope of Work
 1) 11,200 s.f. of Greenhouse Nursery

Sheet Index
 1) Overall Site Plan
 2) Detailed Site Plan (including greenhouse plans)



Overall Site Plan
 Jim McAllister
 3345 Ryan Road
 Creston, CA
 Sheet 1: Overall Site Plan
 APN: 043-151-005

SCALE: 1" = 200'	
DATE: July 26, 2018	
Jim McAllister	
Sheet	
1 of 2	