



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

THIS IS A NEW PROJECT REFERRAL

DATE: 9/10/2018
TO: 5th District Legislative Assistant, Building Division, Cal Fire/County Fire, County Assessor, Agricultural Commissioner, Environmental Health, Public Works, Caltrans, Sheriff, California Fish and Wildlife, US Fish and Wildlife, RWQCB, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00148 DELGADO_BELL

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 one acre outdoor cannabis cultivations to be located at Carrisa Hwy Santa Margarita, CA

APN(s): 072-301-006

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

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

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Cayetana Bell c/o Bradford Smith Daytime Phone 310-980-2056
Mailing Address 811 South Cloverdal Avenue Zip Code 90019
Email Address: Los Angeles, CA

☐ Applicant Name Nasareno "Larry" Montenegro Delgado Daytime Phone 805-423-8479
Mailing Address HCR 69 Box 3047, Santa Margarita, CA Zip Code 93453
Email Address: mrsmontenegro102308@gmail.com

☐ Agent Name Tony Keith/Greenroad Daytime Phone 805-423-8479
Mailing Address 788 Arlington Street Zip Code 93428
Email Address: cayucos1958@gmail.com

PROPERTY INFORMATION

Total Size of Site: 42 Acres Assessor Parcel Number(s): 072-301-006
Legal Description: _____
Address of the project (if known): _____
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Take Highway 58 +/- 1 mile past Bitterwater Road
Describe current uses, existing structures, and other improvements and vegetation on the property: Dryfarmed vacant land.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 3 acres outdoor cannabis cultivation in hoop-houses.

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 _____

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: Driveway to Highway 58

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? 42 Acres

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

North: Vacant land zoned for AG use South: Highway 58/agricultural land 1- Res.+ Barn
East: 2 residential dwellings, cannabis site zoned for AG use West: Vacant land zoned for Ag use

For all projects, answer the following:

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

Buildings: None sq. feet _____ % Landscaping: 18,129 sq. feet 1.0 %
Paving: 123,700 sq. feet _____ % Other (specify) Farmland 1,687,691 sf

Total area of all paving and structures: 123,700 sf ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 123,700 ☒ sq. feet ☐ acres

Number of parking spaces proposed: 4 Height of tallest structure: None

Number of trees to be removed: None Type: _____

Setbacks: Front 50' Right 30' Left 30' Back 30'

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 Portable toilets serviced 2 x month.

☐ 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: _____ ☐ sq. feet ☐ acres

Total floor area of all structures including upper stories: _____ 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:

- LAND USE PERMIT APPLICATION PACKAGE
SAN LUIS OBISPO COUNTY PLANNING & BUILDING
<http://www.slocounty.ca.gov/planning.htm>

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
☐ Commercial/Office - Explain _____
☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 4,327.4 gallons per day average
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
☐ Yes ☒ No If yes, please describe: _____
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?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? N/A 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: West Coast Construction & Cleanup
3. Where is the waste disposal storage in relation to 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: Atascadero Unified
2. Location of nearest police station: 356 N. Main Street Templeton, CA
3. Location of nearest fire station: 13080 Soda Lake Road, California Valley
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 (barley/oats)
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 a week Hours of Operation: 24
2. How many people will this project employ? 8
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 4 employees 7am-3pm
4 employees 2pm-10pm
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: odor during flowering periods
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: Intermittent noise from tractors, equipment, and employees.
(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: _____
Cannabis waste material
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No
If yes, please describe in detail: Pesticides, Fertilizer, Rodenticides, as allowed by D.P.R.
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. 10 Between 4:00 to 6:00 p.m. 10

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

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
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: Expand site operations as state law and local ordinance allow.
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:

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: SLO County Permit View 4:1 Kit Fox Mitigation.

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): SLO County Minor Use Permit

(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

State Cannabis Licensing

CDFA

13 - Small Outdoor License (10,000 sf each - Maximum canopy 3 acres)



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: CCM2016-00025^{MAX}.

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: Compassion Cannabis Collective - Nasareno Delgado

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

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

- | | | | |
|--------------------------------------|--|---------------------------------|---|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Type 2 | <input type="checkbox"/> Type 3 | <input 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 sf

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	6,000
Total Annual kWh:	6,000

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

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

Source			
Month and Year			
1	.269		
2	.269		
3	.269		
4	.403		
5	.403		
6	.403		
7	.538		
8	.538		
9	.538		
10	.403		
11	.403		
12	.403		
Totals	4.842		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Refer to application Pesticide Use Legal/Illegal for response

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

PROJECT DESCRIPTION

Compassion Cannabis Collective Carrisa Highway APN 072-301-006

Project Description

Address: Carrisa Highway, Santa Margarita, CA 93453

APN: 072-301-006

Size: 42 Acres

Supervisor District: 5

Zone: Agriculture

Planning Area Standard: Carizzo Planning Area Standard 22.92

Combining Designations:

CD-RE Renewable Energy

Prime Farmland (if irrigated)

4:1 Kit Fox Mitigation Ratio

Moderate Liquefaction Potential

Low Potential Landslide Area

NOT IN PRGWB or another basin in overdraft

NOT IN Williamson Act Contract

High Fire Hazzard Area

5-10 Min Emergency Response Time

Historic Use of Property

The property in question is being lease on a 20-year contract. The property has been continuously farmed (barley) for the past 24 years.

Proposed Use of Property

In August 2017, the County of San Luis Obispo enacted Emergency Ordinance 3334, the applicant applied for and was granted approval CCM2106-00025 for 600 plants, 30,000 sf. The applicant ceased operating on the property where the CCM Registration was located due to improper zoning and is relocating the Registration to the subject vacant site.

Adjacent Property

The subject property is adjacent to the following properties:

APN 072-301-007 is an adjacent property to the East which IS owned by the applicant, comprised of approximately 40 acres. The property is currently operating as a cannabis cultivation and is processing a CUP application. (DRC 2017-00108).

PROJECT DESCRIPTION

Compassion Cannabis Collective Carrisa Highway APN 072-301-006

APN 072-301-001 and 002 are two adjacent properties to the North not owned by the applicant, comprised of approximately 129 acres combined. The property has a recorded Conservation Easement. No dwellings, wells, or other infrastructure are located on the property.

APN 072-301-007 is an adjacent property to the West not owned by the applicant, comprised of approximately 40 acres. The property is vacant. No dwellings, wells, or other infrastructure are located on the subject property.

APN 072-301-016 (8315 Carissa Highway) is an adjacent property to the South not owned by the applicant, comprised of approximately 40 acres. The property contains a dwelling, barns, out-buildings, wells, and other infrastructure are located on the subject property.

Sensitive Receptor Declaration

There are no identified sensitive receptors of public record; i.e. pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility within 1000' from the subject property lines.

Cannabis Ordinance Compliance

The applicant is relocating CCM2016-00025 and is submitting this Minor Use Permit for a proposed cannabis operation under the San Luis Obispo County Code - Ordinance 22.40.040. As permitted by ordinance section 22.40.040.A.2.b, parcels zoned AG that are greater than 25 acres are allowed a maximum of 3 cannabis operations per site. As permitted by ordinance section 22.40.040.A.2.a, the maximum outdoor cultivation allowed by the ordinance is being requested. The applicant seeks to obtain approval for 3 acres of outdoor cultivation.

The applicant has been issued the following Cannabis Cultivation Registrations under San Luis Obispo County Urgency Ordinance #3334:

- CCM2016-00025

As permitted under San Luis Obispo County Code Ordinance 22.40.040.B.1, the applicant is included within the identified 141 registrants approved as collective/cooperative. As such, the applicants approved registration must be relocated from its' current non-conforming locations within the California Valley URL and vacate the cannabis use on that site. The applicant is undertaking such action to meet requirements and complies with the required findings of 22.40.040.B.3

- a. The applicant has submitted a Minor Use Permit to relocate non-conforming cannabis cultivation registration CCM2016-00025 to the receiver site.
- b. The applicant is leasing the site from the property owner of the receiver site (copy of lease enclosed).
- c. The applicant agrees to vacate all cannabis operations on the non-conforming property.
- d. The applicant will obtain all State licenses, County permits and pay applicable taxes.

State Cannabis Licenses to be Obtained

PROJECT DESCRIPTION

Compassion Cannabis Collective Carrisa Highway APN 072-301-006

The following State licenses to operate the property (premises) 8380 Carissa Highway as a cannabis operation shall be obtained:

From CDFA:

Thirteen (13) Small Outdoor Cultivation License 10,000 SF (Maximum canopy 3 acres)

San Luis Obispo County and State Agency Permits to be Obtained

The applicant shall obtain a Minor Use Permit as required per Chapter 22.40.040.B.

Building permits for any structure, building, or site improvements shall be obtained from the County of San Luis Obispo Planning and Building Department.

The applicant shall obtain necessary permits from Central Coast Regional Water Quality Control Board (CCRWQCB).

The applicant will meet and confer with State of California Fish & Wildlife, if required, the applicant shall apply and obtain necessary permits.

The applicant shall register with Central Coast Regional Water Quality Control Board under the Cannabis General Order.

The applicant shall meet and confer with State of California Department of Transportation - District 5 representative regarding State Highway requirements, if required, the applicant shall apply and obtain necessary permits.

Cannabis Operation Design Standards

The applicant is proposing a Cannabis Cultivation Facility the cultivation will occur outdoors and will use hoop-house over the entire 3-acre footprint. Drip fertigation will ensure precise delivery of water and organic nutrients to the root zone. The cannabis cultivation has been designed to meet industry standard and both state and local requirements.

Minimum Site Area - The subject property is not located within one thousand feet (1,000) from any sensitive receptor. The minimum site area for outdoor cultivation on AG zoned land is 10 acres. The subject property is approximately 42 acres, exceeding the minimum acreage required by the ordinance.

Setbacks - outdoor cannabis shall be setback a minimum of 300' from the property line. The subject property has sufficient area at the center of the property to accommodate up to 3 plus acres of outdoor

Air quality – the subject property is located immediately adjacent to State Highway 58. Private access is existing and is anticipated to remain. On-site roads are all-weather and shall be maintained for dust control.

Water – the subject property is not located in a groundwater basin that is in overdraft. A new well is proposed to be drilled to serve the property. Application of irrigation water shall be via drip irrigation and

PROJECT DESCRIPTION

Compassion Cannabis Collective

Carrisa Highway APN 072-301-006

with automatic controller and shut-off valve, as appropriate to the growth of the plants. A Water Management Plan shall be prepared.

The Central Coast Regional Water Quality Control Board has adopted a Cannabis General Order for cannabis cultivators. The applicant will comply as necessary, the following minimum environmental measures will apply:

- Only divert surface waters in compliance with state laws and regulations.
- Protect surface waters from erosion impacts due to site development, maintenance, and cultivation.
- Install and maintain stream crossings only in compliance with Department of Fish and Wildlife laws and regulations.
- Protect surface waters, wetlands, and riparian areas by maintaining natural inflows and keeping nutrients, pesticides, and herbicides from entering them.
- Implement irrigation and nutrient management practices to prevent discharges of nutrients to surface waters and groundwater.
- Use pesticides, herbicides, and other chemicals only in compliance with all local, state, and federal laws and in a manner protective of human health and the environment.
- Keep petroleum products and other chemicals contained.
- Properly manage cultivation-related waste, refuse, and human waste.

Screening/Fencing – the outdoor cultivation located on-site shall be fully enclosed with fence 6 feet in height with lockable gate(s). The materials shall be both solid and durable. Said fence shall not violate any other ordinance, code section, or provision of law.

Nuisance odors – all cannabis cultivation shall be sited and/or operated in a manner that prevents nuisance odors from being detected offsite.

Pesticides – use of pesticide and fertilizer on cannabis shall be compliant with governing agencies standards for use, storage, labeling, and application. The applicant shall avoid contamination, leakage, and inadvertent damage to rodents, pests, or wildlife. Reference attached documents in the MUP application from California Environmental Protection Agency – Department of Pesticide Regulation

Monitoring program – the applicant anticipates participation in the County-run monitoring program upon the County having the program established with operational guidelines and procedures in place.



Parcel Information

APN: 072-301-006

Assessee: BELL ARTHUR R & CAYETANA G

Care Of:

Address: 1654 MARTINHO AVE TULARE
CA 93274

Description: PM 23/87 LT 10

Site Address:
00000 CARRISA HY

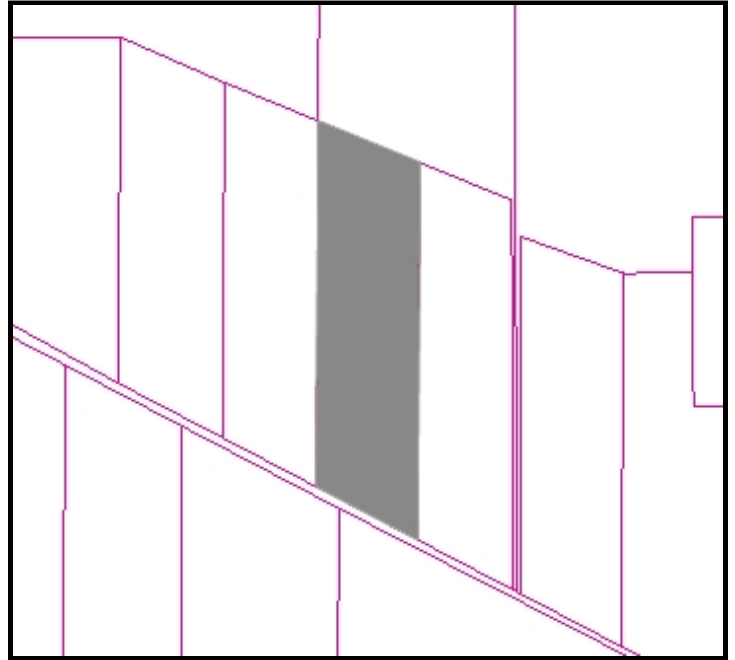
Tax Rate Area Code: 054060

Estimated Acres: 42.81

Community Code: CAR

Supervisor District: Supdist 5

Avg Percent Slope: 1



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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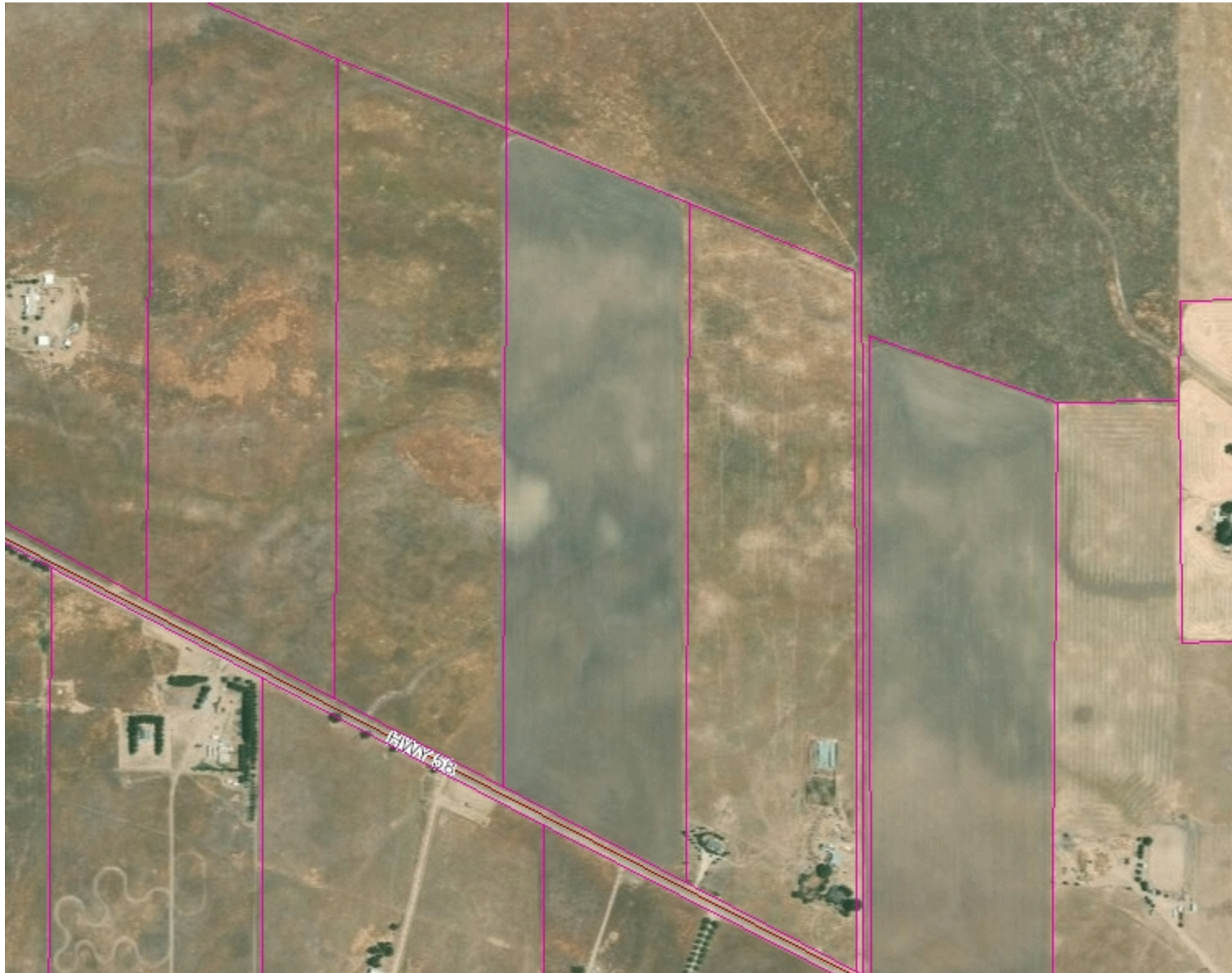


Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00148	Land Use	8/27/2018 2:33:38 PM
E990311	Code Enforcement	1/27/2000 12:00:00 AM

Interactive Data Viewer



Legend

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

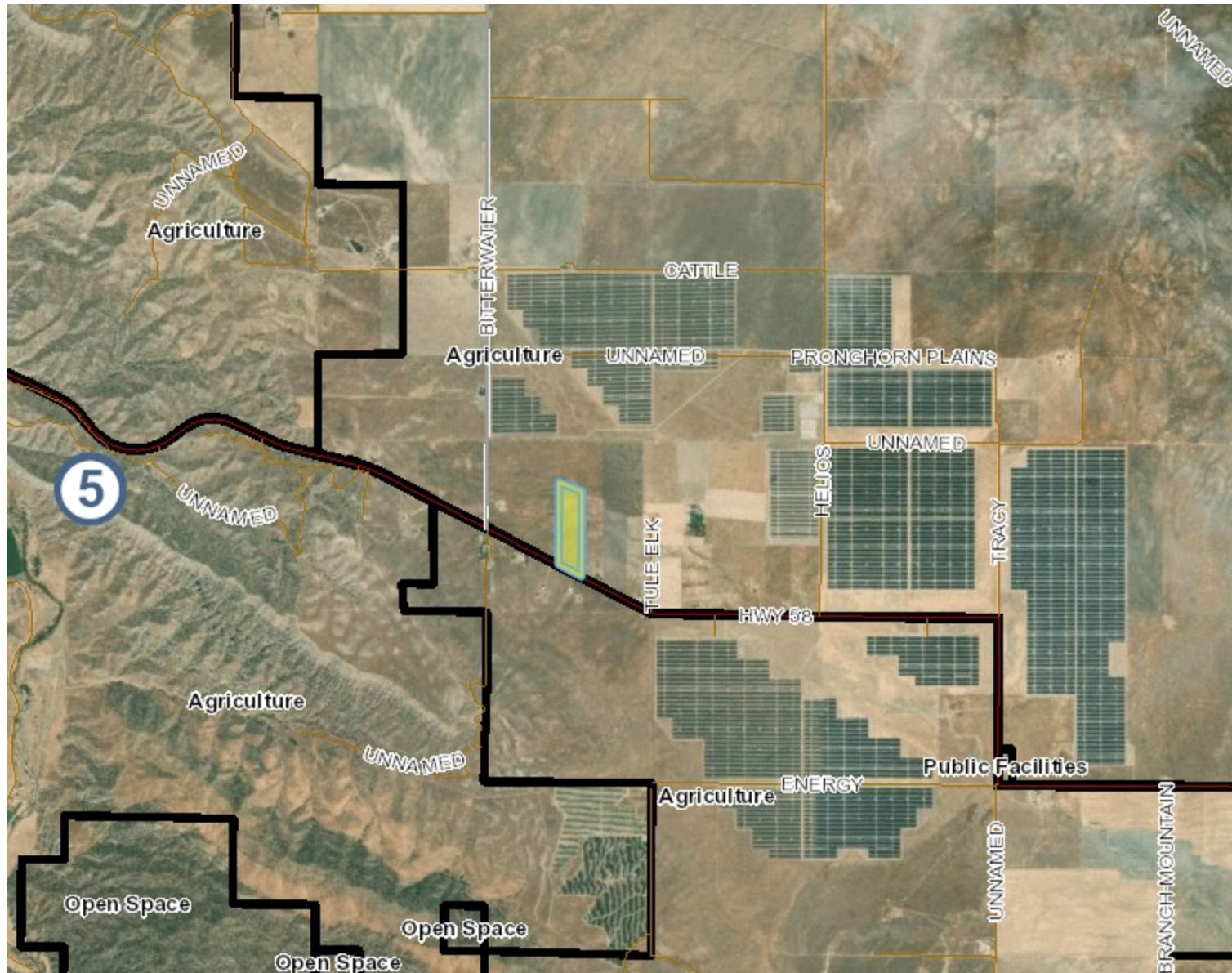


The County of San Luis Obispo does not assume liability for any damages
 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Interactive Data Viewer



Legend

Roads

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

Community Advisory Groups

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

- Supervisor Districts
- Land Use Outlines

-12,037.30 0 6,018.65 12,037.30 Feet 1: 72,224

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only



05

31

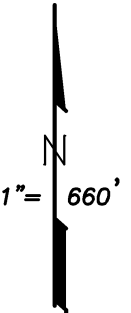
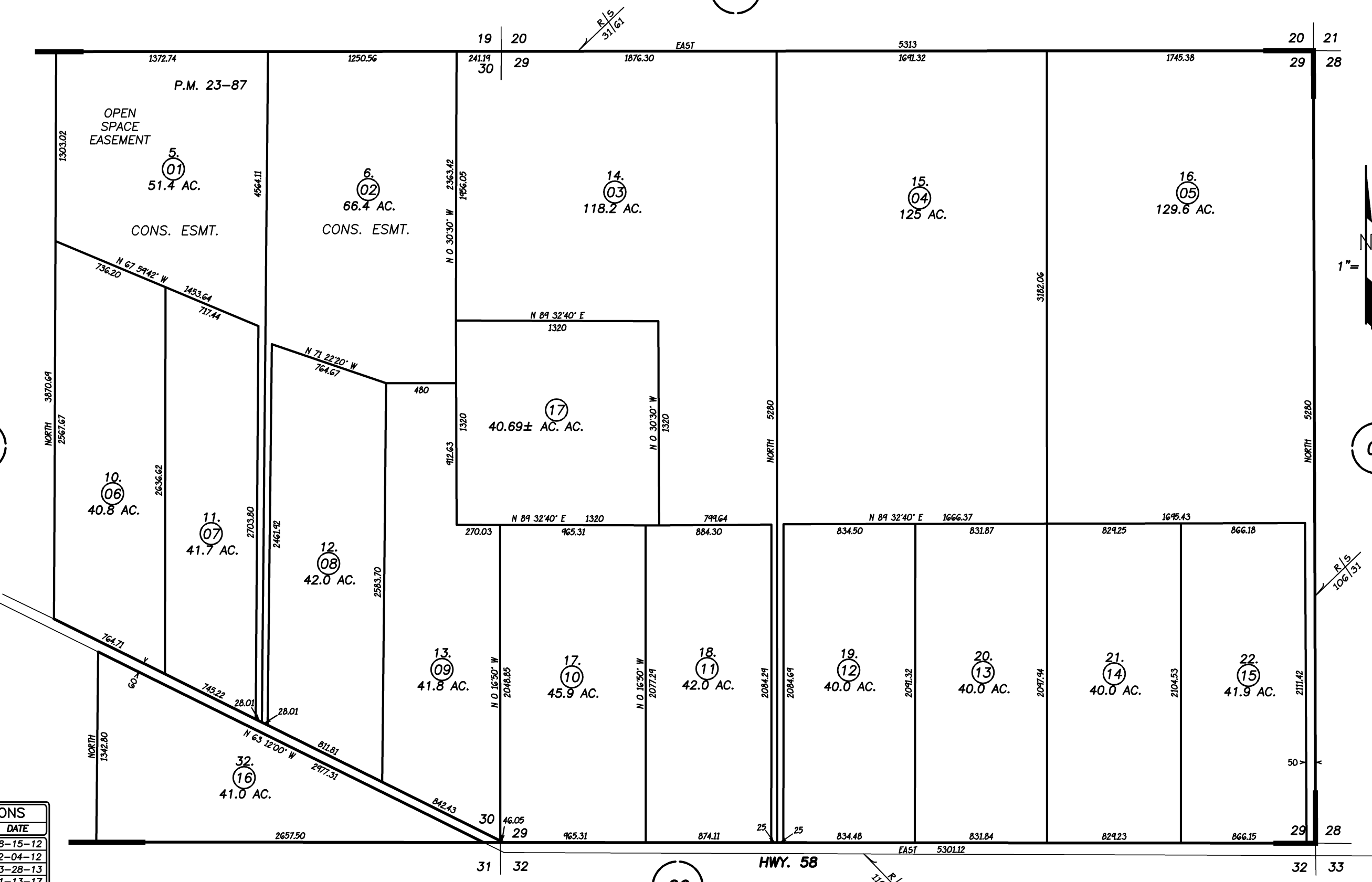
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REVISIONS	
I.S.	DATE
NA	08-15-12
NA	12-04-12
NA	03-28-13
NA	01-13-17

32006601320

JRA
08-15-12

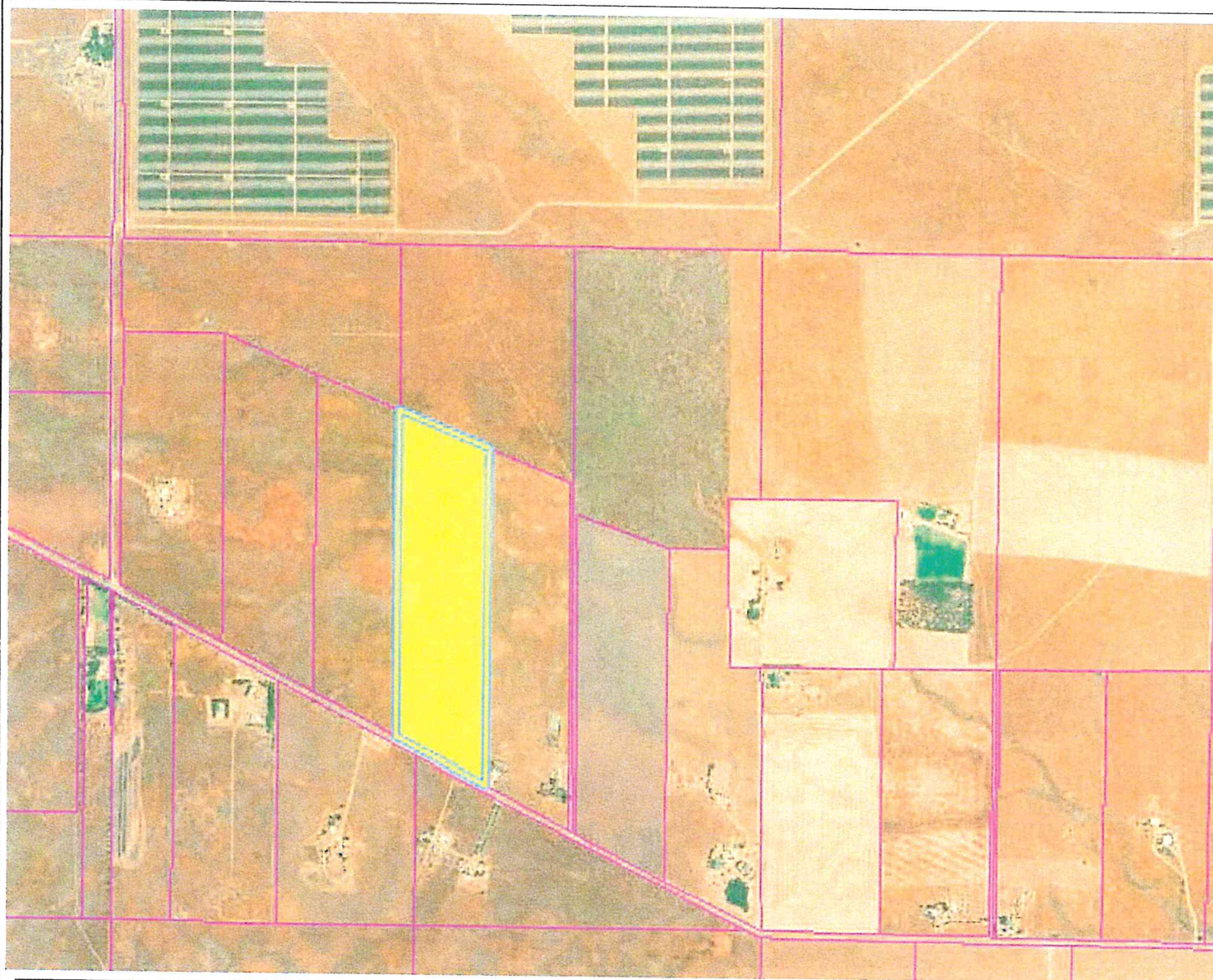
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.



PARCEL MAP; P.M. Bk. 23 Pg. 87
T. 29S.; R. 18E.; SECTION 29, PTN 30 M.D.B.M.



Interactive Data Viewer



Legend

-  SLO County Parcels
-  SLO County Boundary

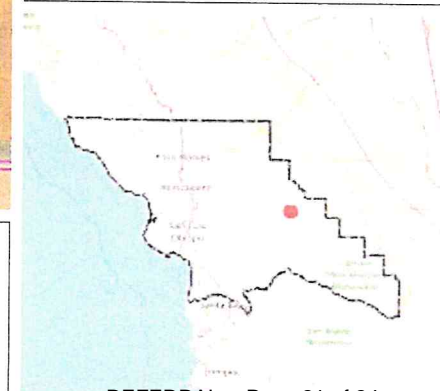
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WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of San Luis Obispo Planning and Building Department

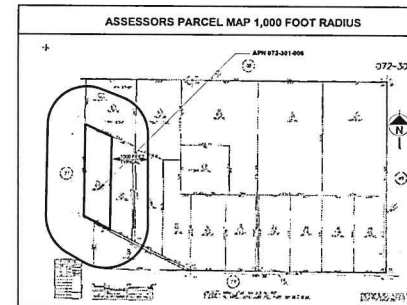
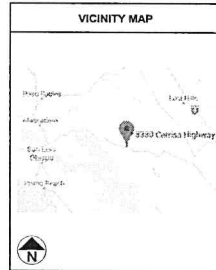


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Map for Reference Purposes Only



**COMPASSION CANNABIS COLLECTIVE, INC.
CULTIVATION FACILITY
CARRISA HWY
SANTA MARGRITA, CA 93453
APN 072-301-006**



SCOPE OF WORK	PROPERTY INFORMATION
ACCESS, WELL, POWER AND SECURITY IMPROVEMENTS TO ALLOW 3 ACRES OF OUTDOOR CANNABIS CULTIVATION BY PERMIT #XXXXX AS PER SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT APPROVED PLANS & CONDITIONS OF APPROVAL.	LEGAL: PM 23/57 LOT: 10 APN: 072-321-506 CARRISCA WYVY SANTA MARGARITA, CA 93453 ZONE: AGRICULTURAL TOTAL PROPERTY: 41.7 AC UNIMPROVED PARCEL

SHEET INDEX	
A-1	COVER AND GENERAL INFORMATION, VICINITY MAP, LEGAL
A-2	PROPOSED SITE PLAN
A-3	PROPERTY AND PROPOSED SITE PHOTOGRAPHS

PROJECT HEIGHTS	
CODE COMPLIANT AND VARIES PER BUILDING	

STATE & COUNTY CODE REFERENCES
THIS DESIGN MEETS THE REQUIREMENTS OF:
2016 CALIFORNIA ENERGY CODE
2018 CALIFORNIA BUILDING CODE VOLS 1 & 2
2018 CALIFORNIA ELECTRICAL CODE
2018 CALIFORNIA FIRE CODE
2015 CALIFORNIA GREEN BUILDING STANDARDS CODE
2015 CALIFORNIA MECHANICAL CODE
2015 CALIFORNIA PLUMBING CODE
2018 CALIFORNIA REFERENCE STANDARD CODE
2018 CALIFORNIA ADMINISTRATIVE CODE
2018 CALIFORNIA RESIDENTIAL CODE
TITLE 19 SAN LUIS OBISPO COUNTY BUILDING ORDINANCE
TITLE 22 SAN LUIS OBISPO COUNTY LAND USE ORDINANCE

DETACHED SUPPORTING DOCUMENTS	
MINOR USE PERMIT APPLICATION AND SUPPLEMENTAL INFORMATION	













DO NOT SCALE DRAWINGS DIMENSIONS SUPERSEDE !

CONTRACTOR RESPONSIBILITY	
<p>EACH CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND/SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL REQUIREMENTS. SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:</p>	
<p>1. AKNOWLEDGMENT OF THE EXISTENCE OF SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.</p>	
<p>2. AKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.</p>	
<p>3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS, AND</p>	
<p>4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSONNEL EXERCISING SUCH CONTROL AND THEIR POSITIONS IN THE ORGANIZATION.</p>	

<p>DEFERRED SUBMITTALS</p> <p>NO DEFERRED SUBMITTALS AT THIS TIME.</p>	<p>REQUIRED SPECIAL INSPECTIONS</p> <p>NO SPECIAL INSPECTIONS AT THIS TIME.</p>
---	--

1,000 FOOT RADIUS PARCEL DESCRIPTIONS				
APN#	Acceage	Ownership	Use	Sensitive Receptor
072-301-001	51.40	Cal Fish & Wildlife	Vacant (Cons. Esmt.)	NO
072-301-002	66.40	Cal Fish & Wildlife	Vacant (Cons. Esmt.)	NO
072-301-006	40.80	Cayetana	Vacant Land	NO
072-301-007	42.00	Montenegro	Residence + Cannabis Op	NO
072-301-008	42.00	Matta	Vacant Land	NO
072-301-016	41.00	Burgett	Rex x 1 + Shop/Barn	NO
072-311-007	41.20	Masaya	Vacant Land	NO
072-311-016	40.60	Conley	Manufactured Home	NO
072-091-008	474.00	Topaz	Vacant Land	NO
072-091-004	76.76	Cal Fish & Wildlife	Vacant Land	NO
072-311-004	46.55	Cal Fish & Wildlife	Vacant Land	NO
072-311-015	40.45	Burgett	Residence	NO
072-311-006	41.46	Fatemi	Vacant Land	NO

PROJECT COVERAGES					
PROJECT CRITERIA AND ANALYSIS					
PROJECT	EXISTING	EXISTING	ADDED	PROJECT TOTALS	
AREA ± SF	% SLOPE	AREA ± SF	AREA ± SF	AREA ± SF	ALL OVR AREA ± SF
PROPERTY	43.8 AC	5.5%	0.00	43.8 AC	43.560
OUTDOOR GROW SITE #1	43.560		0.00	43.560	43.560
OUTDOOR GROW SITE #2	43.560		0.00	43.560	43.560
OUTDOOR GROW SITE #3	43.560		0.00	43.560	43.560

SYMBOL FLEDGED			
	INTERIOR ELEVATION:	<u>ELEVATION NUMBER</u>	AND DIRECTION OF VIEW
	DETAIL REFERENCE	<u>DETAIL NUMBER</u> SHEET NUMBER	
	BUILDING SECTION	<u>ELEVATION NUMBER</u> SHEET NUMBER	AND DIRECTION OF VIEW
	DOOR NUMBER		
	WINDOW NUMBER		
	NORTH ARROW MARKER		
	<u>Drawing Title</u>		DRAWING TITLE IDENTIFIER
	Scale: _____ Benchmark Tab Benchmark Elevation		
	HEIGHT / ELEVATION MARKER		
	SHEET REFERENCE NOTE		
	REVISION MARKER		
	ROOF SLOPE INDICATOR		

INDEX OF OWNER AND PROFESSIONAL CONSULTANTS

AUTHORIZED APPLICANT:

COMPASSION CANNABIS COLLECTIVE, INC.
DELAZAO INALARIO MONTENEGRO, CEO
1332 CARLINA WAY
SANITA MARIQUETTA, CA 93413
PHONE: 805-48-3022

PROPERTY OWNER

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1054 MARSHWOOD AVE.
TULARE, CA 93281
BRANDOFF SMITH
1811 SOUTH VALLEYDALE AVE.
LOS ANGELES, CA 90019
310-980-0258

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ASSOCIATED DEVELOPMENT SERVICES

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PHONE: 916-487-4318
FAX: 916-487-1817
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RICHARD O. LLOYD, JR.
ARCHITECT
CALIFORNIA C-1197
ARIZONA 2-2988

GENERAL CONTRACTOR
CALIFORNIA F-71218

ARCHITECTS PLANNERS GENERAL CONTRACTORS

[illegible]

1		
2		
3		
4		
No.	Date	Revisions / Submissions



GREEN ROAD
DESIGN • BUILD • DEVELOP • THRIVE

Design Firm	A. D. S. CORPORATION ASSOCIATED DEVELOPMENT SERVICES CORP. 788 ARLINGTON STREET, CAMBRIA, CA 93428 PHONE (805) 927-8138 FAX (805) 927-5017
Consultant	GREENROAD / TONY KEITH 788 ARLINGTON ST., CAMBRIA, CA 93428 PHONE: (805) 423-8479
Project Title	

COMPASSION CANNABIS COLLECTIVE, INC
CARRISA HWY
SANTA MARGARITA, CA 93453

Drawing Title
COVER AND GENERAL INFORMATION

Project Manager R. LOW, ARCHITECT	Project ID 6. MONTENEGRO APN 072-301-006
Drawn By RDL	Scale NONE
Reviewed By RDL	Drawing No. A-1
Date 8/29/18	
CAD File Name Monti 006 #1 V9.mcd	— of — 3



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SEE ARCHITECTURAL PLANS FOR WRITTEN DIMENSIONS

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COMPASSION CANNABIS COLLECTIVE, INC.
DELGADO NASARENO MONTENEGRO, CEO
8380 CARRISA HWY
SANTA MARGARITA, CA 93453
805-458-3222

1		
2		
3		
4		
no	Date	Revisions / Submissions



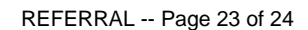
A. D. S. CORPORATION
ASSOCIATED DEVELOPMENT SERVICES CORP.
788 ARLINGTON STREET, CAMBRIA, CA 93428
PHONE (805) 927-8138 FAX (805) 927-5017

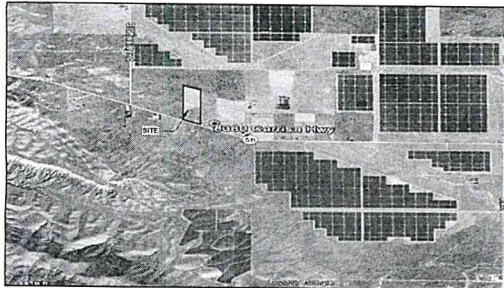
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788 ARLINGTON ST., CAMBRIA, CA 93428
PHONE: (805) 423-8479

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CARRISA HWY
SANTA MARGARITA, CA 93453

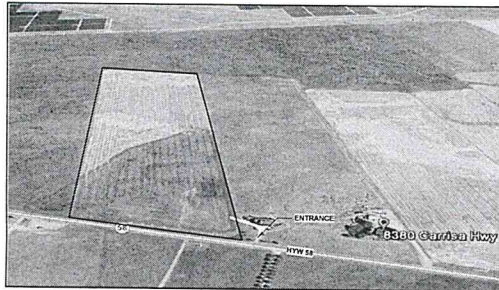
SITE PLAN

Project Manager LOW, ARCHITECT	Project ID L. MONTENEGRO APN 072-301-006
Drawn By RDL	Scale NONE
Commanded By RDL	Drawing No. A-2
Date 8/20/18	_____ of _____ 3
MO File Name Mont 006 #1 V9 mod	

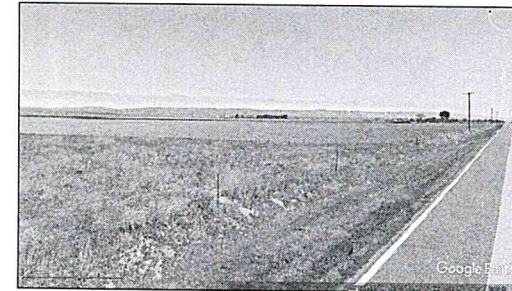




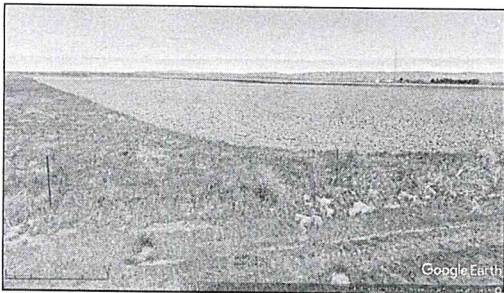
A SITE AERIAL VIEW



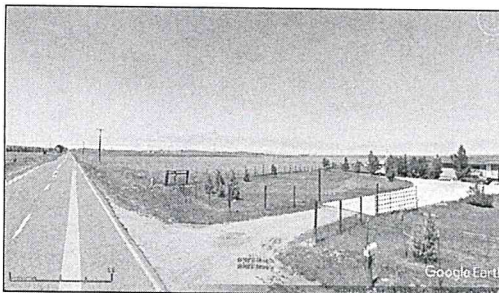
AO SITE AERIAL OBLIQUE VIEW AND ACCESS



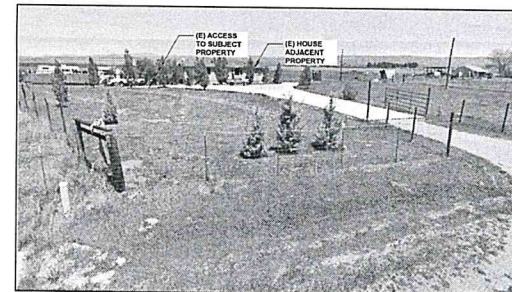
EP VIEW OF EAST TILLED PARCEL



NE VIEW TO NORTH EAST



NW NORTH WEST PROPERTY ACCESS DRIVEWAY



PA ENTRANCE AND ACCESS TO SUECT PROPERTY



788 ARLINGTON ST.
CAMBRIA, CA 93428
PHONE: (805) 927-4138
FAX: (805) 927-4138
www.associateddev.com

RICHARD D. LOW, JR.
ARCHITECT
CALIFORNIA C-24907
NATIONAL # 28988

GENERAL CONTRACTOR
CALIFORNIA # 178718

ARCHITECTS PLANNERS GENERAL CONTRACTORS

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PLAN REVIEW SET
NOT FOR CONSTRUCTION

RICHARD D. LOW, JR., ARCHITECT C-24907

COMPASSION CANNABIS COLLECTIVE, INC.
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805-456-3222

GREENROAD
DESIGN - BUILD - DEVELOP - THRIVE

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COMPASSION CANNABIS COLLECTIVE, INC.
CARRISA HWY
SANTA MARGARITA, CA 93453

PROJECT PHOTOGRAPHS

By: R. LOW, ARCHITECT
Checked By: RDL
Date: 8/20/19
Scale: NONE

By: S. MONTENEGRO APN 072-301-005
Checked By: NONE
Date: 8/20/19
Scale: A-3

Sheet: 1 of 3