



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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/17/2018

TO: 1st District Legislative Assistant, Agricultural Commissioner, County Assessor, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, Templeton Area Advisory Group, AB52

FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00157 SQUARE POST LLC_ADELAIDE TRUST

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 one acre outdoor cannabis cultivations to be located at 3510 Oakdale Rd. Paso Robles, CA

APN(s): 040-161-012

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 Adelaide Trust Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

☐ Applicant Name Square Post LLC Daytime Phone _____
 Mailing Address 4191 Las Tablas Willow Creek Rd. Paso Robles, CA Zip Code 93446
 Email Address: _____

☒ Agent Name Crystal Bradshaw Daytime Phone _____
 Mailing Address 3510 Oakdale Rd. Paso Robles, CA Zip Code 93446
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 31.7 acres Assessor Parcel Number(s): 040161012
 Legal Description: 3510 Oakdale Rd. Paso Robles, Ca 93446
 Address of the project (if known): 3510 Oakdale Rd. 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.: Oakdale rd., Las Tablas Willow Creek Rd.
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Single Family home, Primary Residence, agricultural barley farming, AG exempt Barn

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Cannabis Cultivation-up to 3 acres outdoor, future phase of potential indoor cultivation up to 16,000 Sq. Ft.

LEGAL DECLARATION

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

Property owner signature [Signature] Date 08-28-2018

FOR STAFF USE ONLY



CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
3510 Oakdale Rd. Paso Robles, Ca 93446, identified as Assessor Parcel Number 040161012,
 for which a construction permit, land use permit, land division, general plan or ordinance amendment, or
 LAFCo application referral is being filed with the county requesting an approval for: Cananbis Cultivation MUP
 (specify type of project, for example: addition to a single family residence; or general plan amendment),
 do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
4. Print Name: Crystal Bradshaw
 Daytime Telephone Number: _____
5. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Adelaide Trust

Print Address: 3510 Oakdale Rd. Paso Robles, Ca 93446

Daytime Telephone Number: _____

Signature of landowner:  Date: 08-28-2018

AUTHORIZED AGENT:

Print Name: _____

Print Address: _____

Daytime Telephone Number: _____

Signature of landowner: _____ Date: _____



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): set back modification. The topography of the site calls for a different planting strategy. We have a large parcel and are boarded by large parcels. The site will be out of site and a far distance from neighboring residences.

Describe existing and future access to the proposed project site: Private driveway, future dedicated driveway road to grow site

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No

If yes, what is the acreage of all property you own that surrounds the project site? _____

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

North: Agricultural South: Agricultural Residential
East: Agricultural Residential West: Agricultural Residential

For all projects, answer the following: See Site Plan

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

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

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

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

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

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 toilet

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

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

Fire Agency: List the agency responsible for fire protection: San Luis Obispo County fire

For commercial/industrial projects answer the following:

Total outdoor use area: 31.7 ☐ sq. feet ☒ acres total parcel area

Total floor area of all structures including upper stories: N/A sq. feet

No commercial use building will be added during Phase 1. A 16,000 SqFt. building is being requested for Phase 3 TBD

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



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:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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: See Site Plan slope legend for topography of proposed grow site

Level to gently rolling, 0-10% slopes: _____ acres

Moderate slopes - 10-20%: 9 acres

20-30%: 5.7 acres

Steep slopes over 30%: 17 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: _____

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 Cultivation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site? 6 in AG well, feeding 4000 Gallon holding tank at top of hill by main house. Holding tank
☒ Yes ☐ No If yes, please describe: Gravity feeds 2 in PVC with risers every 60 ft. from Tank to road and barn/site area.
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 ¹⁹⁸⁶ ☒ Water Quality Analysis (☒ OK or ☐ Problems)
☐ Will Serve Letter ☒ Pump Test 4 Hours / 24 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 N/A

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? _____ 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: N/A

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: Paso Robles Waste
3. Where is the waste disposal storage in relation to buildings? Next to Barn
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: Templeton Unified School District
2. Location of nearest police station: 356 N. Main St. Templeton, CA 93465
3. Location of nearest fire station: Templeton Fire Depart. 206 5th St. Templeton, CA 93465
4. Location of nearest public transit stop: public bus near Templeton Hospital
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 barley crop, residential and vacation rental
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: approx 6 AM to 9PM
2. How many people will this project employ? 6-12
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift _____
See attached business plan
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: _____
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No
If yes, please describe in detail: See Materials Plan & operations plan
8. Has a traffic study been prepared? ☒ Yes ☐ No If yes, please attach a copy. Currently being prepared
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: _____
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): _____
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: See attached Phase Plan
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: _____
Dependant on laws, possible future application for a CUP related to manufacturing and distribution of cannabis
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 *: Installation of Solar Panels and rain water collection to reduce energy used to pump well

*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:
The agricultural land we plan to use has been a barley crop for over 30 years, we will continue to use good farming practices that do not disturb or effect our good neighbors. We plan to rain water harvest and use minimal water that will percolate well into the soil
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

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

☐ Yes ☒ No

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

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): California State Licensing

(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- 00389

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: Kevin Patrick Riley

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.

3 acres

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):

Yes, see site plan

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
Well Pumps	1500
Solar Panels	TBD
Total Annual kWh:	1500 or less when solar installed

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	Well	Reclaimed Water	
Month and Year			
1 2019	0		
2 2019	0		
3 2019	0		
4 2019	0	.2 acre feet	
5 2019	.2 acre feet	.1 acre feet	
6 2019	.3 acre feet		
7 2019	.45 acre feet		
8 2019	.45 acre feet		
9 2019	.28 acre feet		
10 2019	.2 acre feet		
11 2019	.1 acre feet		
12 2019	0		
Totals	1.98 acre feet	.3 acre feet	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: CAN 17 fertilizer, wettable sulphur

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 Overview

We will be cultivating 3 acres of outdoor Cannabis on an owner occupied property located on 31.7 AG zoned acres in the Adelaide Willow Creek region of west Paso Robles. The grow site location is in a small valley about 1/4 a mile up a private paved driveway and shielded from Oakdale Road by bushes and a large hill. We will grow on the ground inside hoop houses minimizing the impact on the land, using a light deprivation technique to produce multiple crops per year. We plan to produce high end fresh cut flower for medical prescriptions, oils, etc. This proposed project will be implemented in 3 phases. Phase 1- 3 acres of outdoor cultivation only, Phase 2- construction of break room, bathroom facility, Phase 3- construction of indoor cultivation and drying facility.

We practice sustainable farming and believe it is our responsibility to future generations to be kind to our earth. Thus, we will implement a rainwater capturing system to offset our water usage along with installing solar to reduce our pull off the grid. We will use environmentally friendly fertilizers and farming practices.

We are a partnership of 2 local farming families with a combined experience of 54+yrs of dry farming, grain, walnuts, and grapes on the west side of Paso Robles! With that being said, integrity in our project is of the utmost importance and we will only execute our business plan of farming cannabis, if we are in full compliance with all San Luis obispo county and California state rules and regulations applying to the cultivation of cannabis. We will use the highest standards of legal, moral and ethical practices to execute our business plan (see attached) so that it will be both economically feasible and environmentally sustainable.



Water Management Plan

We will be using the best practices for growing as we always have been smart stewards of the land. The land owner resides on the property and he has personally farmed barley on his land for over 30 years and will be closely monitoring our use of the land. He has first hand knowledge of how rain water effects the proposed cultivation site and where the runoff comes from the hills above. There is healthy 6 inch piped well on the property that was tested on Aug. 28th 2018 (see attached documents). The grow site is not in a Paso Water Basin and has no offsets nor is it near a watershed or creek. We will be putting our plants directly on the ground and doing no grading. We do not have any historical reason to believe that there will be any run off issues associated with the proposed cannabis cultivation site and foresee minimal impact on the land. To help reduce water usage, we will be putting in an agricultural V ditch between the hoop houses to collect rain water run off and direct it to our rainwater capturing site which will then be pumped into our 100,000 gallon holding tank and used to drip irrigate our crop, reducing our overall water use.

We will have 6000 plants to cover 3 acres of our parcel. Each plant will be drip irrigated with 2 x 2 liter/hour drip emitters which will provide 20 gallons per month for approximately 6 months of the year. This farming will use approximately 12 gallons of water per month, totaling 120000 gallons per month for 6 months of the year. Annual water usage will be approximately 750000 gallons of water usage by this three acre operation or 250000gallons of water per acre per year any excess water that is not used by the plant or harvested, will percolate back into the ground.

Since we are not planning on any buildings at this time there will only be water needed for the growing of cannabis. The use of hoop houses along with rainwater capturing will have no major impact on the lands ability to percolate the water effectively.

Operations Plan

Neighborhood Compatibility

Cannabis Cultivation is consistent with current and previous agricultural use of the site property and surrounding areas. The bordering Ag properties exceed 30 acres and have residences set a large distance away from our proposed grow site, minimizing our impact on our neighbors.

Security

This is a family owned property. The property owner resides there full time. It is our utmost priority to ensure that it stays a safe place to reside while providing consistent visual monitoring of the farming operation and knowledge of who is on the property at all times.

To access the grow site, there will be two locked gates to cross through before reaching the grow site. One, at the main road and one, at the grow site. This helps ensure both crop and staff safety. These gates will be monitored by security cameras. Additionally, There will be an 8ft. fence that is solid and durable around the grow site.

Anyone that is working on site will be fully vetted to ensure that no one with a criminal background or suspicious past is allowed on site. All sheds, etc. will be locked and materials stored securely.

Employee safety and Training

All employee's of the grow will be required to attend a farm safety training class administered by a consultant. Any employee's that applies pesticides must obtain a applicators permit through a state approved safety train program. Fire extinguishers will be on site. Additionally we will implement a heat safety program for temperatures above 95 degrees.

Odor

We only have two residential neighboring properties. The property to the North is a commercial vineyard without a residence. The property to the east has two residences (property maximum) those residences are setback 722 & 959 feet from the perimeter of the grow and shielded by a large hill. The residence to the west is approximately 538

ft (to garage edge) and 600 Ft to the main residence from the grow site. This property is currently bank owned and has an additional APN attached to it that borders our southern property line. That APN was originally part of our site parcel. We are planning to attempt to buy it back from the bank once we find out which bank is currently holding the note to increase our lot line set back. We think these distances will provide more than enough distance to any residence disburse odor. See Setback Map for more details.

Signage

We prefer to keep our operation discrete for safety purposes. Only the address will be stated at the road. Any required signage for hazardous materials, or employee safety regulations will be clearly posted within the boundary of the grow site.

Parking

There is a large asphalt pad at the grow site around the existing AG Barn and provides ample parking areas for the cultivation operations (see site plan) and is not in conflict with any adjacent properties or uses.

Waste Management

We plan to have a 1.5 yard dumpster bin as well as a 1/4 yard recycling bin on site Maintained and managed by Paso Robles Waste. We will have a portable toilet on site maintained by a local company. See Site Plan.

Response Plan

Emergency numbers will be posted on site . We will adhere to any safety response measures laid out by our state approved safety training program. There will be Fire extinguishers on site and a 4" Cal fire hook up at the grow site. The fire road will allow an emergency response crew can enter any of our hoop houses quickly. If temperatures reach above 95 degrees employee's will be sent home. For any hazardous material spills we have a buckets and shovels to dispose of the material in the appropriate area right away.

Materials Plan

We will be using sustainable farming practices and plan to use organic wettable sulphur and CAN 17 fertilizer for majority of our crop needs.

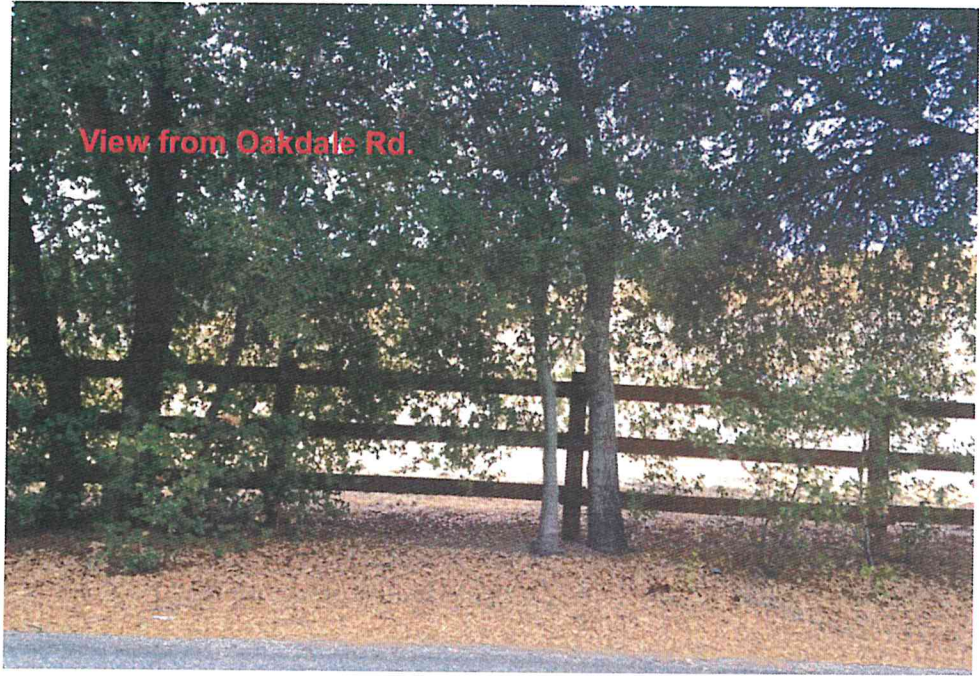
Any other use of pesticides would be used under the recommendation of a licensed PCA (Pest Control Advisor) and would be applied with their recommended application methods and stored in our locked Hazardous Material shed. All MSDS (Material Safety Data Sheets) will be available for anyone that enters the shed or applies said materials. All applications will be made by a certified applicator using appropriate PPE (Personal Protective Equipment) that is recommend by the PCA. Any time there is a application of a material to the cannabis, there will be signs posted stating the application as well as reports made to the county department of Agriculture.

The Hazardous Material shed will be 8X8 with a number coded padlock and be inside the perimeter of the grow 8ft. solid and durable fence.

Visual Analysis

The proposed site location is in a valley located approximately 1/4 mile up a private driveway and is not visible from Oakdale Rd. The neighboring property lines to the North and east are blocked by the valley's hills, blocking the visibility to the grow site. To the east, there is a property line at the crest of a shared hill with our property, the proposed site would only be visible to that neighbor if they were to hike or tractor up the hill from their home sites and stand at the lot line and look down upon our valley, it is not visible from their either of their two residences. The only possible view to the site location is from the Southwest property line. That neighbor would not be able to see the southwest opening of the valley from their home, but would be able to see the opening of the southwest valley if they were to walk north from their home site. The southwest opening of the valley will have a solid and durable fence blocking the grow site from the southwest neighbor's view. Additionally, we plan to plant trees and bushes to minimize visibility along the southern end of the valley. Around the remaining perimeter of the grow site we will have a durable 8ft. fence be solid due to the topography of the land blocking any visibility from neighboring properties.







Parcel Information

APN: 040-161-012
Assessee: MATTSON RICHARD D TRE
Care Of:
Address: 3510 OAKDALE RD PASO ROBLES
CA 93446
Description: PM 37-86 PAR 2
Site Address:
03510 OAKDALE RD
Tax Rate Area Code: 126004
Estimated Acres: 32.4
Community Code: NCADEL
Supervisor District: Supdist 1
Avg Percent Slope: 23

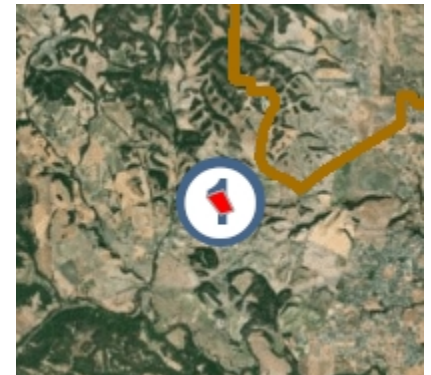


Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
----	--



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00157	Land Use	8/30/2018 12:14:12 PM
PRE2018-00064	Pre-Application	5/11/2018 10:54:11 AM
ZON2016-00688	Zoning Clearance	4/10/2017 10:35:31 AM
ZON2009-00735	Zoning Clearance	6/23/2010 8:42:29 AM
A870007A	Conservation	1/27/1998 12:00:00 AM



Clerk Recorder Documents

Clerk Document	Date	Document Type
2011-I-001773	07/07/2011	C

Interactive Data Viewer



Legend

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

-752.33 0 376.17 752.33 Feet 1: 4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

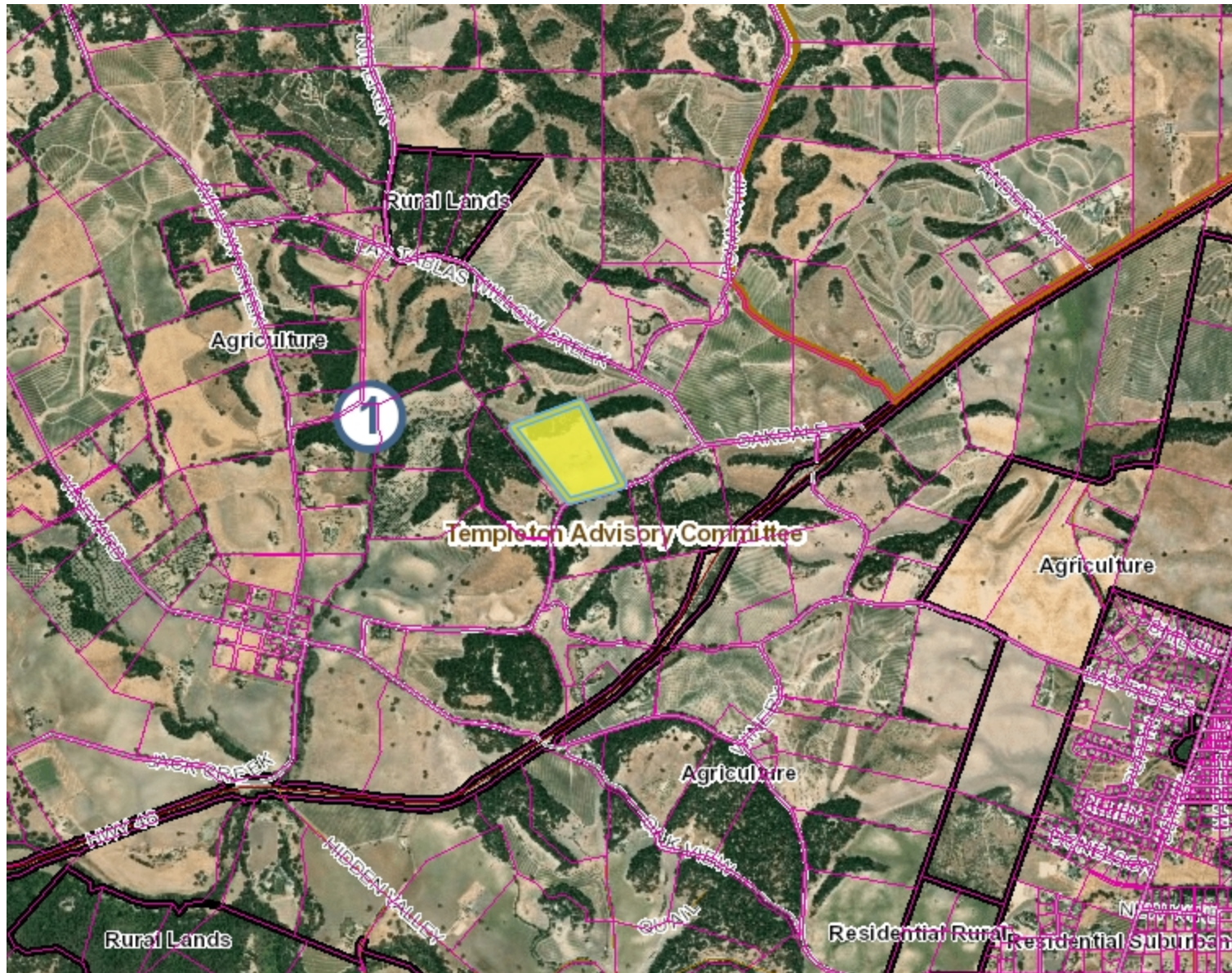


The County of San Luis Obispo does not assume liability for any damages
 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.











Map for Reference Purposes Only



Interactive Data Viewer



Legend

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

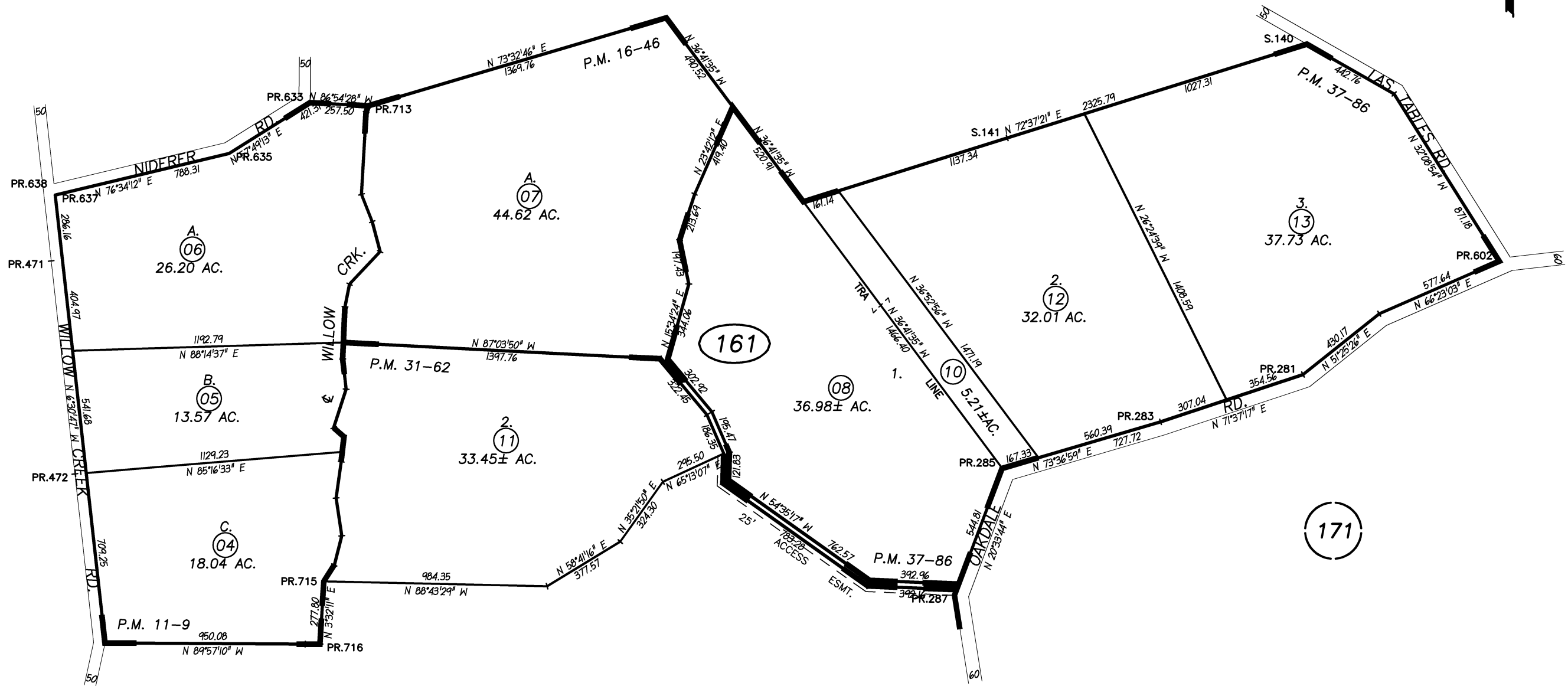
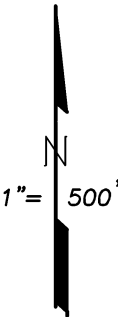


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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 24 of 28



039
18

161

171

22

REVISIONS	
I.S.	DATE
12-006	05-13-11

25005001000

LZ
10/1/97

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.



OAKDALE CULTIVATION

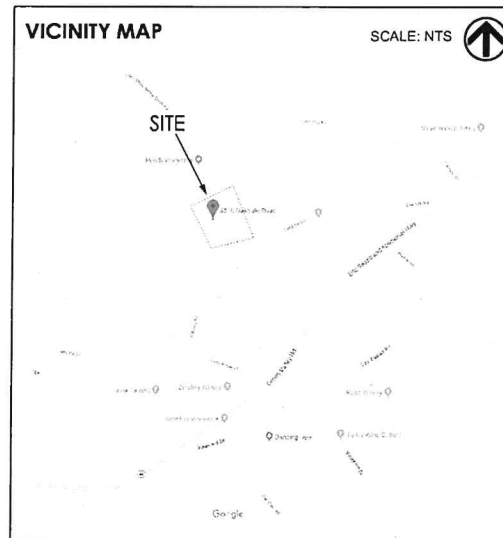


PROJECT DATA									
SPACE	GROSS AREA	CONSTRUCTION TYPE	SPRINKLER	STORIES	HEIGHT	LOT COVERAGE	EXISTING SLOPE %		
PORTABLE HOOP HOUSES	~3 Acres	-	No	-	12' Max	9%	2-35%		
TEMP. HAZMAT SHED	164 SQF	-	No	-	-	0.01%	11%		
RESTROOM/HAZMAT	<1000	VB	No	-	35' Max	-	11%		
AG CULTIVATION BUILDING	16,000 SQF	IB	Yes	1	35' Max	1.15%	8%		
PAVING	15,202 SQF	-	-	-	-	1.09%	2-24%		
LANDSCAPING	0 SQF	-	-	-	-	0%	-		

CALCULATIONS: OCCUPANCY PLUMBING PARKING									
SPACE DESCRIPTION				OCCUPANCY REQ. (TABLE 1004.1.2)		PLUMBING REQ.		PARKING REQ.	
SPACE	GROSS AREA SQ. FT.	NET AREA SQ. FT.	TYPE	FUNCTION	LOAD FACTOR	LOAD	LOAD FACTOR	LOAD	LOAD
PORTABLE HOOP HOUSES	130000	130000	Auxiliary	Cultivation	-	-	-	-	-
TEMP. HAZMAT SHED	164	164	Auxiliary	Haz. Storage	-	-	-	-	-
RESTROOM/HAZMAT	<1000	<1000	Auxiliary	Restroom	-	-	-	-	-
CULTIVATION BUILDING	16000	16000	AG	Cultivation	300	53.33	2000	8.00	3000
SUBTOTAL	146164	146164	-	-	-	53.33	-	8.00	3000

OCCUPANT LOADS ARE BASED ON THE OCCUPANT LOAD FACTORS AS OUTLINED IN TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT EGRESS REQUIREMENTS OF THE 2013 CBC.
PLUMBING OCCUPANT LOADS ARE BASED ON THOSE OUTLINED IN CHPT. 4, TABLE A OCCUPANT LOAD FACTOR OF THE 2013 CBC.
PARKING LOADS ARE BASED ON THOSE SET FORTH IN THE COUNTY OF SAN LUIS OBISPO LANDUSE ORDINANCE, TITLE 22, CHAPTER 22.18 (WINERIES: 1 PER 2,000SF OF ACTIVE USE AREA, AND 1 PER 5,000SF OF STORAGE)

SLO County - Cannabis Cultivation Standards			
Standard	Required	Proposed	Compliant?
Location	Agriculture, Rural Lands, Residential Rural, Industrial 1,000 feet from schools, parks, playgrounds, rec centers, drug or alcohol recovery centers, or sober living facilities (measured from setbacks)	AG	Yes
Minimum Site Area:	AG - 10 acres	31.94 acres	Yes
Setbacks	300 feet outdoor cannabis cultivation shall be located at least 50 feet from upland extent of riparian vegetation of any watercourse.	300 feet	Yes
Air Quality	Cultivation sites on unpaved road must provide a dust control plan, evidence of road maintenance, and an agreement to support the formation of an assessment district.	Not on an unpaved road	Yes
Water	Cannabis cultivation sites that are in a groundwater basin at Level of Severity III pursuant to the last Biennial Resource Management System report shall provide an estimate of water demand prepared by a licensed professional engineer and a detailed description of how the new water demand will be offset. All water demand within a groundwater basin at Level of Severity III shall offset at a minimum 1:1 ratio, unless a greater offset is required through land use permit approval. All water demand within an identified Area of Severe Decline shall offset at a minimum 2:1 ratio, unless a greater offset is required through land use permit approval. Offset clearance shall be obtained through a County-approved water conservation program for the respective groundwater basin, prior to the establishment of the use or receipt of Business License Clearance pursuant to Section 22.62.020.		Yes
Screening & Fencing	All cultivation shall be fully enclosed by fence of at least 6 feet in height		Yes
Odor Control	All cannabis cultivation shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite.		Yes
Pesticides	Pesticides and fertilizers shall be properly labeled, stored, and applied to avoid and prevent contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife.		Yes
Monitoring Program	All land use permits for cannabis cultivation shall require that applicant's participation in a County-run monitoring program. The monitoring program shall be funded by applicants, and will be used to conduct site visits and inspections of all commercial cannabis cultivation sites and verify water use and State track-and-trace requirements.		Yes



AGENCIES & UTILITIES		
COUNTY BUILDING County Government Ctr. San Luis Obispo, CA 93401 805.781.5600	COUNTY SHERIFF'S DEPT. 1585 Kansas Ave. San Luis Obispo, CA 805.781.4550	SBC / AT&T Service Center 1.800.310.2355 (Residential) 1.800.750.2355 (Business)
COUNTY PLANNING County Government Ctr. San Luis Obispo, CA 93401 805.781.5600	CDF / SLO COUNTY FIRE 635 N. Santa Rosa St. San Luis Obispo, CA 805.543.4248	PG&E (ELECTRIC) 4325 Higuera St. San Luis Obispo, CA 805.546.5247
COUNTY HEALTH 2191 Johnson Ave. San Luis Obispo, CA 805.781.5500	PASO ROBLES FIRE 900 Park St. Paso Robles, CA 93446 (805) 781-7380	SOCAL GAS 1314 Broad St. San Luis Obispo, CA 1.818.700.3693
UNDERGROUND SERVICES 1.800.642.2444		

PROJECT TEAM		
OWNER / CLIENT CONTACT: Crystal Bradshaw 3510 Oakdale Rd. Paso Robles, CA 93446 P: 805.594.0771X###	ARCHITECT Studio 2G Architects, LLP Architect: Heidi Gibson, AIA 1540 Marsh St. Suite 230 San Luis Obispo, CA 93401 P: 805.594.0771X### F: 805.540.5137	TITLE 24 REPORT
STRUCTURAL / CIVIL ENGINEER CONTACT: P: F:	GENERAL CONTRACTOR CONTACT: P:	SOILS ENGINEER

SHEET INDEX	
T1.0	TITLE SHEET
AC0.0	OVERALL SITE PLAN
AC0.1	PHASING PLAN + SETBACKS

PROJECT INFO	
PROJECT DESCRIPTION Phased project for outdoor cannabis cultivation.	
SITE SUMMARY ADDRESS: 3510 Oakdale Road, Paso Robles CA 93446 APN#: 040-161-012 CLIMATE ZONE: 4 PLANNING NEIGHBORHOOD: North County Planning Area; Adelaida Sub-Area PARCEL SIZE: 31.94 acres	
BUILDING SUMMARY USE: Marijuana Cultivation OCCUPANCY: AG FRONT SETBACK: 540 feet SIDE SETBACK: 52 feet, 100 feet REAR SETBACK: 285 feet *Refer to AC0.0	
SCOPE OF WORK	
PHASE 1 Cannabis Cultivation Hoop Houses - 3 acres Solar Panels - approx. 54,750 kwh annually Emergency Access Road Portable Hazmat Shed - 8x8' Security Fencing Rainwater Collection System	
PHASE 2 Permanent Restrooms and Hazmat Shed	
PHASE 3 Paved Access Road 16,000 SQF Cultivation Building 16 Parking Spaces Fire and Water Storage Tank	



Oakdale Cultivation MUP
3510 Oakdale Rd.
Paso Robles, CA 93446
040-161-012

DATE	ISSUE
30 AUG 18	MUP SUBMITTAL

JOB NUMBER
1825

**OVERALL
ARCHITECTURAL SITE
PLAN**

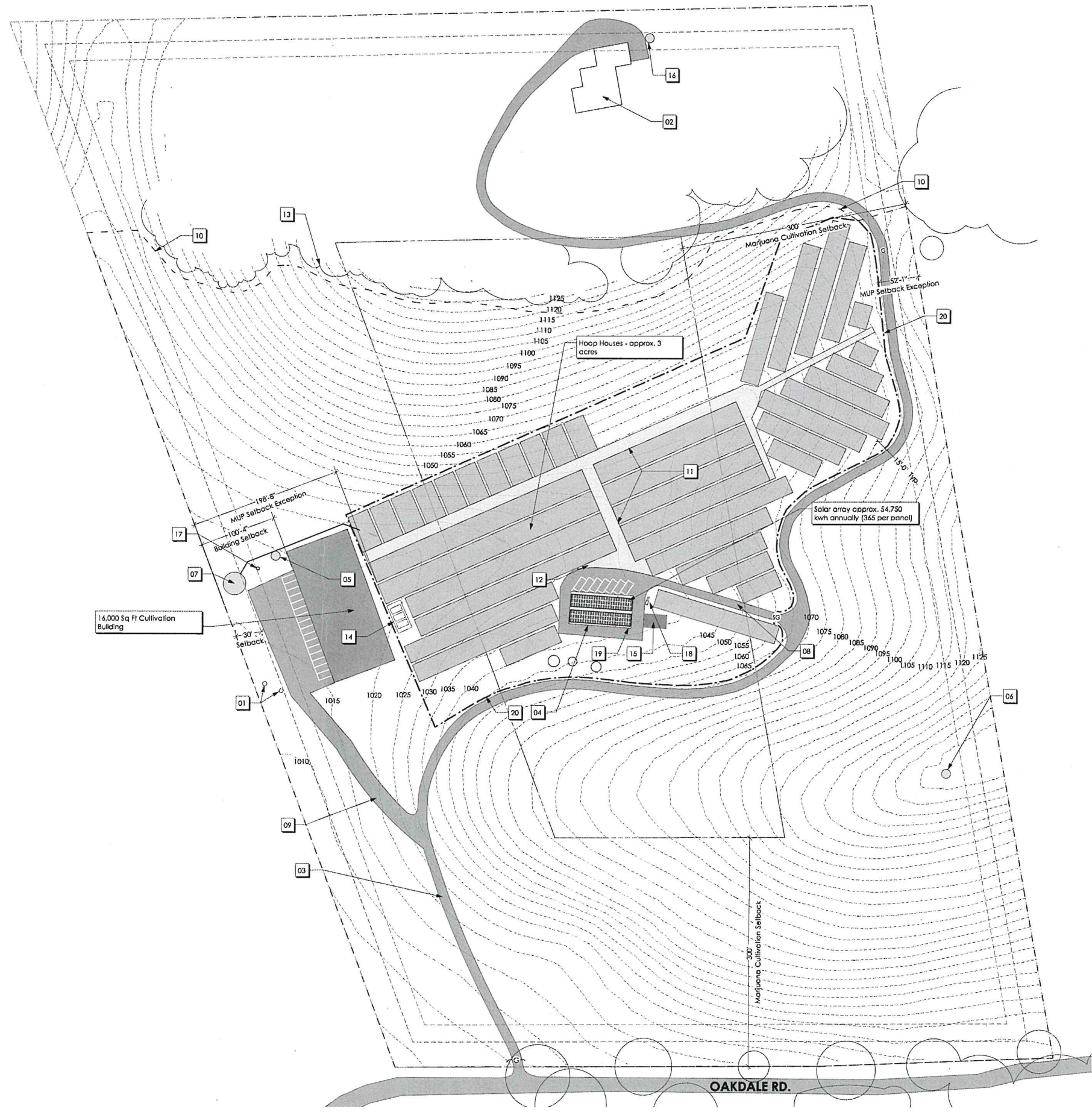
SHEET NUMBER
AC0.0
SITE PLAN

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- OVERALL SITE PLAN GENERAL NOTES**
1. Prior to construction, an encroachment permit shall be obtained from the engineering division for any work within public right-of-way or easement. An Itemized engineer's cost estimate for construction of the required public improvements shall be submitted to the engineering division and is used for determining the encroachment permit fee.
 2. Prior to final approval, any damaged public improvements shall be repaired in conformance to the appropriate city / county / agency standard plans and specifications.
 3. Any section of damaged or displaced curb, gutter & sidewalk or driveway approach shall be repaired or replaced to the satisfaction of the public works director.
 4. Any water tanks associated with the project shall be a neutral, non contrasting color, and landscape screening shall be provided so that the tanks are not visible from a public road.
 5. Long term outdoor winery storage areas shall be screened by solid fencing or landscaping and shall not be higher than associated solid fence or screening or landscaping, unless the storage area is not visible from any public road or adjacent properties.

LEGEND		SLOPE ANALYSIS	
G	GATE	SLOPES UNDER 20% 9 ACRES	
SG	SECURITY GATE	SLOPES BETWEEN 20% - 30% 5.9 ACRES	
---	SECURITY FENCE	SLOPES OVER 30% 17 ACRES	
---	DEER FENCE		

- # OVERALL SITE PLAN KEYNOTES**
1. [E] Existing Well & Pump
 2. [E] Main residence - no new work
 3. [E] 16' wide asphalt driveway
 4. [E] AG Building - No New Work
 5. 10,000 gal. rainwater holding / irrigation tank
 6. Fire water tank for phase 3 buildings
 7. 100,000 gal. Fire storage/Rainwater collection tank
 8. [E] 16' wide asphalt drive
 9. 22' all-purpose driveway - Phase 3
 10. Deer Fencing
 11. Emergency Access Road, 16' wide - Decomposed Granite
 12. 4" Fire Connection
 13. Oak Tree Canopy
 14. Rain harvest collection point & sand filtration
 15. Phase 1) Temporary Hazmat Storage Shed (8x8)
 - Phase 2) 1,000 Sq Ft Accessory Building - Restroom and Hazmat Storage
 16. [E] 4,000 gallon residential tank
 17. Centrifugal pump
 18. Trash Location
 19. Outdoor overhang, location of Porta-Johns during Phase 1
 20. Solid Security Fencing



OVERALL ARCHITECTURAL SITE PLAN
Scale: 1:800

PHASE 3
Paved Access Road
16,000 SQF Cultivation Building
16 Parking Spaces
Fire and Water Storage Tank



PHASING PLAN - SETBACKS TO (E) RESIDENCES
Scale: 1:2000

Oakdale Cultivation MUP
3510 Oakdale Rd.
Paso Robles, CA 93446
040-161-012

DATE	ISSUE
30 AUG 18	MUP SUBMITTAL

JOB NUMBER
1825

PHASING PLAN & SETBACKS

SHEET NUMBER

AC0.1

PHASING PLAN
& SETBACKS