



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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/18/2018
TO: 1st District Legislative Assistant, Agricultural Commissioner, County Assessor, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Airport (Paso), Williamson Act Review, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00159 EVANS_MCCASLAND

PROJECT DESCRIPTION: Proposed Minor Use Permit for 2 one acre outdoor cannabis cultivations to be located at 1985 Penman Springs Rd. Paso Robles, CA

APN(s): 020-161-008

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 Carl McCasland Daytime Phone (805) 674-5460
Mailing Address 1985 Penman Springs Rd. Paso Robles, Ca Zip Code 93446
Email Address: carlmccm@yahoo.com

☒ Applicant Name Ryan Evans Daytime Phone (805) 573-6252
Mailing Address PO Box 2860 Atascadero, Ca Zip Code 93423
Email Address: revans@coastsatellite.com

☐ Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 38.88 Acres Assessor Parcel Number(s): 020-161-008
Legal Description: RHO STA YSBL PTN LT 19
Address of the project (if known): 1985 Penman Springs 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.: Access is off Penman Springs RD off Union RD, off HWY 46 East
Describe current uses, existing structures, and other improvements and vegetation on the property:
Currently used as a Vineyard with Tasting Room and Single Family Residence

PROPOSED PROJECT

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

LEGAL DECLARATION

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

Property owner signature Carl McCasland Date 8/29/18

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: Existing/Primary access to remain off of Penman Springs Rd

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

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

North: Agriculture South: Agriculture
East: Agriculture West: Agriculture

For all projects, answer the following:

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

Buildings: 1000 sq. feet .0005% Landscaping: 0 sq. feet 0%
Paving: 0 sq. feet 0% Other (specify) _____

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

Total area of grading or removal of ground cover: 0 ☐ sq. feet ☐ acres

Number of parking spaces proposed: 0 Height of tallest structure: 8 FT

Number of trees to be removed: 0 Type: _____

Setbacks: Front 880 FT Right 471 FT Left 300 FT Back 435 FT

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

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

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

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

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

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: 2.29 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 1000 sq. feet 1000 sq. ft shipping containers

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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 26 acres
Moderate slopes - 10-20%: 13 acres
20-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- 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?
☒ 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? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☒ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☒ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

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

Solid Waste Information

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

Community Service Information

1. Name of School District: Paso Robles Unified School District
2. Location of nearest police station: Paso Police Dept, 900 Park Street, Paso Robles, Ca 93446
3. Location of nearest fire station: Cal Fire Station 52, Branch Road, Paso Robles
4. Location of nearest public transit stop: SLO RTA - Intersection of Spring and 5th St in Paso Robles
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: Vineyard and Tasting Room with 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 Hours of Operation: 9am - 4pm
2. How many people will this project employ? 2
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: Odor
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: N/A
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

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: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: N/A

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: 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:
N/A
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☒ Yes ☐ No
If yes, please list: Kit Fox

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

☐ Yes ☒ No

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

Other Related Permits

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

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016-00144

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: Ryan Evans

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 sq ft.

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 (Site Plan)

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	1,335.24 (see attached detail)
Total Annual kWh:	1,335.24

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	Existing Well		
Month and Year			
1	0		
2	0		
3	0		
4	14,063 gallons		
5	32,938 gallons		
6	37,500 gallons		
7	42,625 gallons		
8	46,500 gallons		
9	37,500 gallons		
10	26,250 gallons		
11	0		
12	0		
Totals	237,376 gallons		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes

☐ No

List of pesticides anticipated to be used: See attached Legal pest Management Practices for Cannabis Growers in California (Produced by the Department of Pesticide Regulation)

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

Ryan Evans
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS MINOR USE PERMIT
1985 Penman Springs Rd Paso Robles, Ca
APN 020-161-008
Project Description

Parcel Size:	38.88 Acres
APN:	APN 020-161-008
Address:	1985 Penman Springs RD. Paso Robles, Ca
Land Use Designation:	Agriculture
Williamson Act:	Yes
Water:	On-Site Well
PRGWB:	Yes
Existing Uses:	Vineyard, Tasting Room, Single family Res.
Access:	Access from Penman Springs off Union Rd

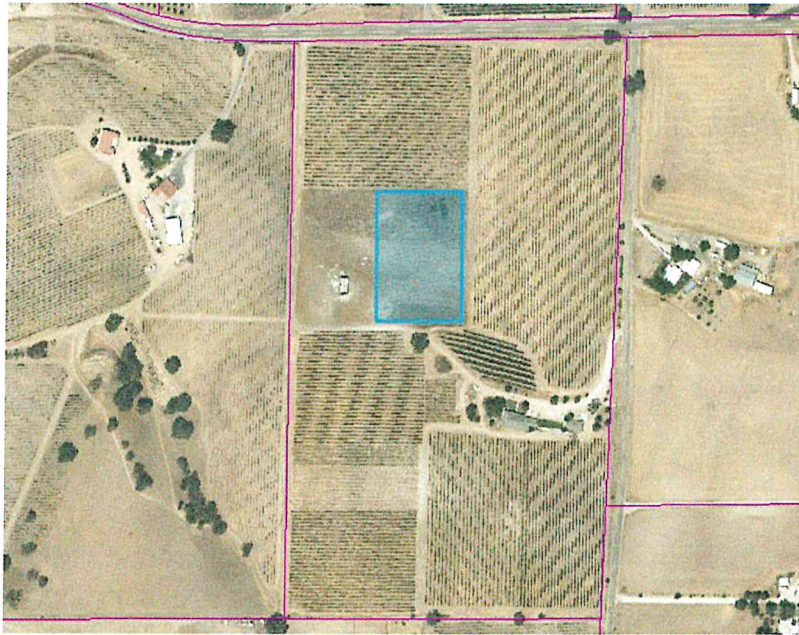
Background

The subject property is a 38.88-acre parcel located at 1985 Penman Springs Road in Paso Robles (APN 020-161-008), approximately 5 miles east of the City of Paso Robles in the North County and zoned Agriculture. Existing uses on the site include an existing 30 acres of vineyard, a wine tasting room, and a single-family dwelling. Adjacent properties consist of vineyards, equestrian facilities, and hay farming.

Proposed Project

Ryan Evans proposes to grow a total of two acres of cannabis outdoors. 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.

Figure 1-Location



Outdoor Cultivation

The overall outdoor cultivation area will encompass up to 2 acres of cannabis plants within an approximately 2.29-acre footprint. The outdoor cultivation area will be surrounded by a 6' tall perimeter fence system with locked access gate. The cultivation site is only visible from a 175-foot section of Penman Springs Road, and is not visible from Union Road or any other public road. Up to two shipping containers (Seatrains) may be located within the cultivation area for storage.

Harvest

After harvest the plants will be transported by a licensed distributor for testing, processing, and distribution. There will be no manufacturing or processing on site; this site is for cultivation only.

Site Operations Plan

Security

The proposed security plan includes placement of several cameras at key locations throughout the property to ensure that unauthorized access does not occur as well as secure fencing around all cannabis use areas with restricted entry. All cannabis use areas will be contained within secure fencing with locked gates and constructed according to controls as required by the Bureau of Cannabis Control and California Department of Food and Agriculture, as well as in consultation with the local sheriff. Staff security measures are in place to ensure that product is not removed from the site except through proper channels for distribution purposes. The site will operate in full compliance with State licensing requirements for track and trace which will further ensure adherence to security protocols. State licensing standards from the Bureau of Cannabis Control require submission of detailed security plans and controls which will be prepared and submitted to the appropriate agencies upon approval of the land use permit and to the County sheriff's office for approval as part of the local business licensing.

Odor Management

Odor from the cultivation areas is naturally mitigated by the distance to the nearest offsite residence being over 600 feet away and the naturally windy conditions at the site. The proposed operations are not anticipated to cause any odor issues.

Signage

No signage distinctive to the operation of any kind is propose

Parking and Access

Existing unpaved parking areas surrounding the residence provide ample parking space for the proposed operations. The existing private access road provides adequate service to the site from Penman Springs road. No grading improvements are necessary for parking or access. The property site provides ample accessible and level parking areas for the cultivation operations and are not in conflict with any adjacent properties or uses. All existing cultivation operations are easily accessible from the existing operations area that serves the current vineyard activities.

Staffing

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. The site at full operation requires a total of 2 part time staff with the hours of 9:00 am to 4:00 pm.

Employee Safety

The cultivation operations will be managed by an established grower familiar with controls necessary to ensure employee safety.

Neighborhood Compatibility

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. No sensitive uses are located in the vicinity of the project site. No neighborhood compatibility issues are anticipated.

Wastewater and Green Waste

Cultivation will not produce any wastewater as all water is used within the planting environment. Water conservation techniques established in the grape industry will be applied at the site to further conservation and environmental management. All green waste consisting of dead and/or stripped of flower plants and soil are composted onsite within a defined waste storage area.

Pesticide and Fertilizer Usage

Pesticide and fertilizer usage will be conducted according to the County of San Luis Obispo Department of Agriculture by obtaining an Operator Identification Number and complying with all application, reporting, and use requirements. Products will be stored in a locked container with products stored on metal shelving off the ground with a fire extinguisher in close access. Product label information and Material Data Sheets (MDS) as available for all products available for staff to review. No products are stored in quantities that would require filing of a Hazardous Materials Business Plan or require additional requirements other than a defined storage area. The only pesticides that will be used will be selected from the list found attached on the supplement from the California Department of Pesticide Regulation titled "Legal Pest Management Practices for Cannabis Growers in California".

Fire Safety

Fire Marshall from Cal Fire has visited the site and indicated that the only required change is to increase the site address numbers from 4 inch to 6 inch sizing and that the site accessibility is fine.

Setbacks

Land Use Ordinance Section 22.40.050(D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 feet from property lines and public rights of way. The outdoor cultivation area will be located over 300 feet from the nearest property line. The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are in the city of Paso Robles approximately 5 miles west of the project site. The Agriculture-zoned parcel size of 38.88 acres meets the size requirement for up to three acres of outdoor cultivation, which will be set back at least 300' from any property line. All required setbacks are met with the proposed site plan.

Air Quality

The project site is accessed by an all-weather driveway that serves the existing residence. No additional access improvements are necessary and no dust mitigation measures are necessary.

Water Management Plan

Irrigation of the cannabis will utilize a drip system on automatic timers with watering to occur when evaporation losses are lowest. It is estimated that the proposed project will use 237,376 gallons of water per year, see water usage calculations attached. The project is located in the Paso Robles groundwater basin and requires a 1:1 offset for new water usage. The offset will be achieved by the removal of 750 vines of Muscat Blanc from the existing vineyard, 10 rows of 75 vines each, which are spaced 12' x 7' and cover an area of 1.45 acres. These vines were selected for removal because they are old and no longer economically viable. The removal of these vines will result in decreased annual water usage of 264,000 gallons, see water usage calculations attached.

It is planned that the removed vines will be replanted in 2 to 3 years when another 750 vines are removed to continue the water offset. This will allow the vineyard to be renewed in 1-1/2 acre increments each 2 to 3 years while maintaining the required water usage offset. See figure 2 Area of Vine Removal (Orange Highlight) below.

Figure 2 – Area of Vine Removal



Water Usage Calculations

Cannabis Grow Facility – 1985 Penman Springs Rd

It is planned that the 2 acre site will yield 1,250 pounds per season of dried cannabis buds. The Mendocino Cannabis Policy Council, along with the Emerald Growers Association, have determined through polling of numerous cannabis cultivators and rigorous statistical analyses that it requires one gallon of water per day to produce one pound of cured flower buds. This formula is in line with the applicant's experience. Based on the planned production and the formula, the table below shows annual estimated water usage by month:

Month	Lbs	gal/day	days	gallons
January	1,250	0	0	0
February	1,250	0	0	0
March	1,250	0	0	0
April	1,250	.75	15	14,063
May	1,250	.85	31	32,938
June	1,250	1.00	30	37,500
July	1,250	1.10	31	42,625
August	1,250	1.20	31	46,500
September	1,250	1.00	30	37,500
October	1,250	1.00	21	26,250
November	1,250	0	0	0
December	1,250	0	0	0
TOTAL				237,376

Water Offset – Current Water usage, rows 40-49 of Muscat Blanc

Month	# vines	gal/week	weeks	gallons
January	750	5	2	7,500
February	750	5	2	7,500
March	750	5	2	7,500
April	750	5	4	15,000
May	750	8	4	24,000
June	750	12	4	36,000
July	750	12	4	36,000
August	750	12	4	36,000
September	750	10	4	36,000
October	750	8	4	36,000
November	750	5	4	15,000
December	750	5	2	7,500
TOTAL				264,000

Energy Use

The project is served by PG&E electrical service which is adequate for the proposed cultivation operation. The net annual electrical energy usage is calculated to be only 510 kilowatt hours after taking into account the savings from reduced water usage in the vineyard. Detailed energy use calculations are shown below.

Electrical Usage Calculations

Based on 237,376 gallons of annual water usage, electrical energy usage would be:

Well Pump 1.5HP delivering 5 gal/min

5 gal/min x 60 min = 300 gal/hour

237,376 gallons / 300 gal/hour = 791.25 hours annually

1.5HP x 0.75 KW/HP = 1.125 KW load

1.125 KW x 791.25 hours = 890.16 KWH

Booster Pump 1.5HP delivering 10 gal/min

10 gal/min x 60 min = 600 gal/hour

237,376 gallons / 600 gal/hour = 395.63 hours annually

1.5HP x 0.75 KW/HP = 1.125 KW load

1.125 KW x 395.63 hours = 445.08 KWH

Summary

Total Annual Electrical Energy Usage = 890.16 + 445.08 = 1,335.24 Kilowatt Hours

Electrical Offset Calculations

Based on 264,000 of reduced water usage (water offset)

Well Pump 7.5 HP delivering 30 gal/min

30 gal/min x 60 min = 1,800 gal/hour

264,000 gallons/1,800 gal/hour = 146.67 hours annually

7.5 HP x 0.75 KW/HP = 5.625 KW load

5.625 KW x 146.67 hours = 825.02 KWH

Total Annual Electrical Energy Saving

825.02 Kilowatt Hours

Net Annual Electrical Energy Usage

Total Annual Electrical Energy Usage

1,335.24 Kilowatt Hours

Less: Total Annual Electrical Energy Saving

825.02 Kilowatt Hours

Net Annual Electrical Energy Usage

510.22 Kilowatt Hours

Screening and Fencing Plan

The site topography and location of the proposed outdoor cannabis cultivation area preclude visibility from offsite other than a small portion of the site which is visible from approximately 175 feet of Penman Springs Road. Fencing surrounding the cultivation area will encompass the entire 2-acre grow area. The fencing will be at least 6 feet in height and fully enclose the cultivation area to prevent access.

Traffic

The traffic generated from this cultivation operation will be extremely limited and the impact to traffic will not be affected in any measurable way. It is anticipated that there will be a maximum of two part time employees who will travel from highway 46 to the property passing thru Union road to Penman Springs, at most, once per day each way during both the spring planting and fall harvest. During the majority of the growing season (May thru September) the trip count will be only 2 to 3 times per week for one part time employee to perform maintenance work and pest management.

Resources Requiring Special Consideration**San Joaquin Kit Fox**

The site is mapped as within the San Joaquin kit fox (SJKF) Mitigation Area and Kevin Merk Associates, LLC prepared a kit fox habitat evaluation for the project. This report is attached.

Williamson Act

The property is in a Williamson Act contract. Over 30 acres of the property has been in vineyards for over 35 years and wine grapes will remain the major crop. Vineyard activities will continue and will only be impacted by the water offset (see water management plan above).



Parcel Summary Report

APN: 020-161-008

Parcel Information

APN: 020-161-008

Owner Address:

1985 PENMAN SPRINGS ROAD PASO ROBLES
CA 93446

Site Address:

01985 PENMAN SPRINGS RD

Description: RHO STA YSBL PTN LT 19

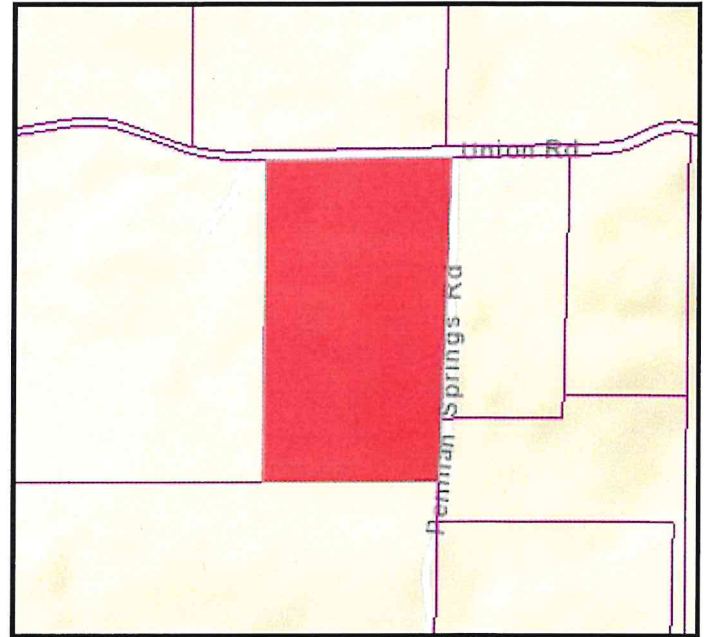
Tax Rate Area Code: 104001

Estimated Acres: 38.88

Community Code: NCELPO

Supervisor District: Supdist 1

Average Percent Slope: 12



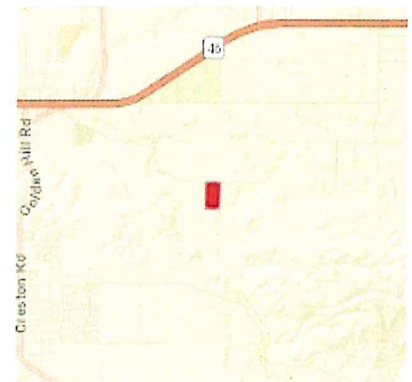
Selected Parcel

Land Use Information

Land Uses

Combining Designations

AG	
	Airport Review Area



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
PRE2018-00038	Pre-Application	3/29/2018 2:21:22 PM
PMTC2016-01513	PMTC - Commercial Permit	8/25/2016 12:48:06 PM
C5113	PMTR - Residential Permit	11/27/2001 12:00:00 AM
A6986	PMTR - Residential Permit	6/7/1999 12:00:00 AM



Parcel Summary Report

APN: 020-161-008

PMT2002-26883	PMTR - Residential Permit	4/16/1999 12:00:00 AM
C4880	PMTR - Residential Permit	4/16/1999 12:00:00 AM
A1452	PMTR - Residential Permit	7/16/1997 12:00:00 AM
95161	PMTR - Residential Permit	2/27/1995 12:00:00 AM
95049	PMTC - Commercial Permit	12/2/1994 12:00:00 AM



Parcel Information

APN: 020-161-008

Assessee: MCCASLAND CARL E & A ELIZBETH

Care Of:

Address: 1985 PENMAN SPRINGS ROAD PASO ROBLES
CA 93446

Description: RHO STA YSBL PTN LT 19

Tax Rate Area Code: 104001

Estimated Acres: 38.88

Community Code: NCELPO

Supervisor District: Supdist 1



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
	Airport Review Area



Parcel location within San Luis Obispo County

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PMT2002-26883	PMTR - Residential Permit	4/16/1999 12:00:00 AM
C4880	PMTR - Residential Permit	4/16/1999 12:00:00 AM



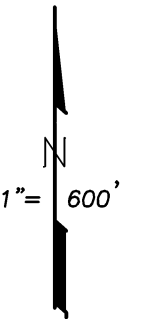
Parcel Summary Report

APN: 020-161-008

A1452	PMTR - Residential Permit	7/16/1997 12:00:00 AM
95049	PMTTC - Commercial Permit	12/2/1994 12:00:00 AM

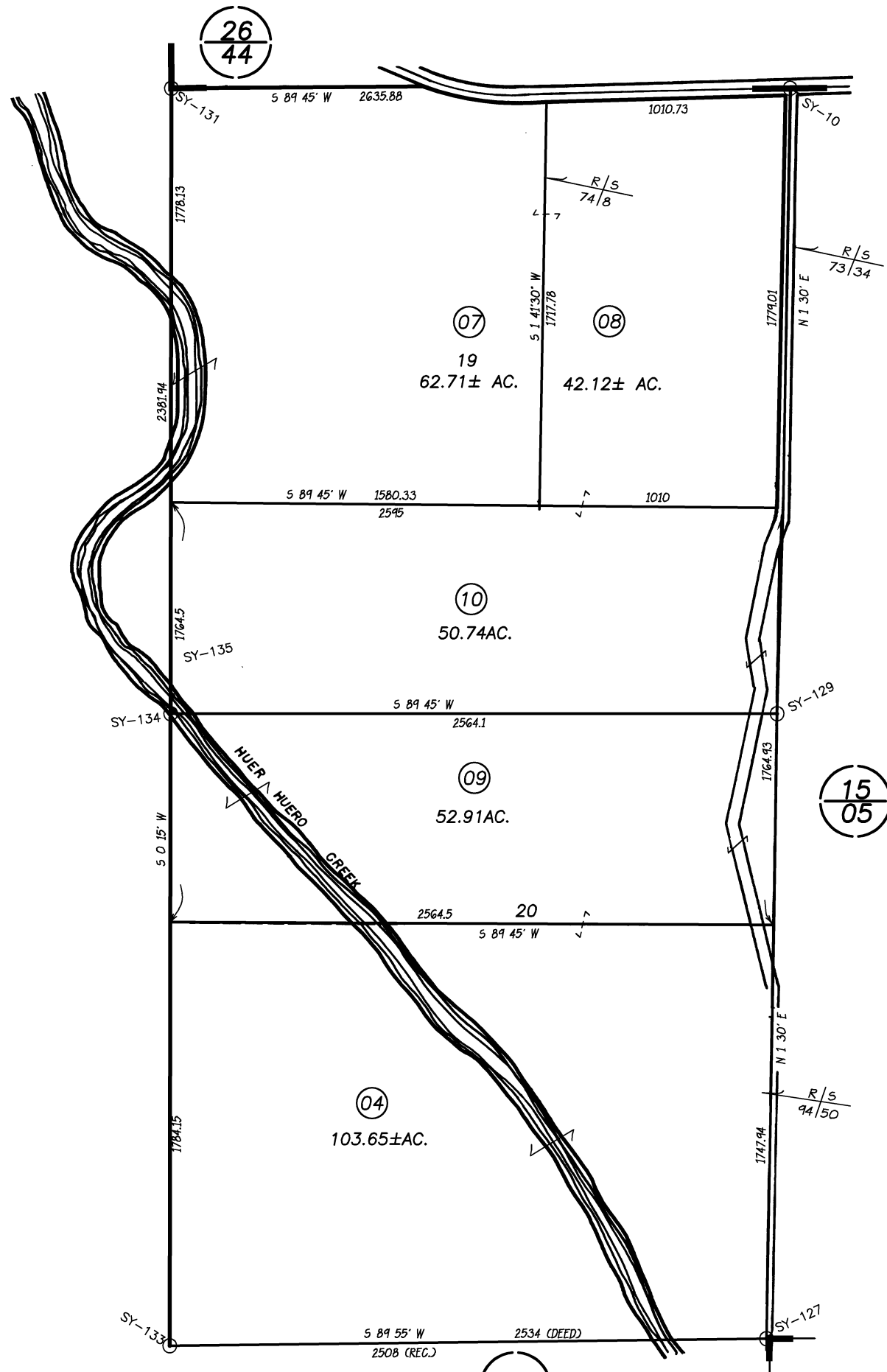
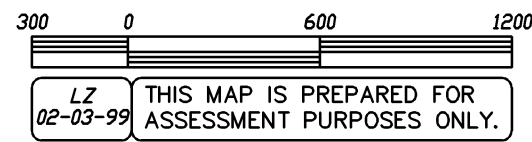


020-16



211

REVISIONS	
I.S.	DATE
12-129	02-22-12



RANCHO SANTA YSABEL, R.M. Bk. A , Pg. 29.

271



Interactive Data Viewer



Legend

 SLO County Parcels

-752.33 0 376.17 752.33 Feet 1:4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere
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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
- Supervisor Districts
- Land Use Outlines

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only



Referral -- Page 30 of 31



CAD DESIGN - AS BUILTS
RESIDENTIAL PLANS
610 10TH ST. SUITE "D"
PASO ROBLES, CA
93446
BUS. # (805) 237-0850
FAX # (805) 237-0480

PLAN PREPARED FOR:

CARL MCCASLAND
1985 PENMAN SPRINGS RD.
PASO ROBLES, CA 93446

REVISION LOG

[illegible]

These drawings are the exclusive property of J.B. drafting and design and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of J.B. drafting and design and John M Butler II is prohibited.

PROJECT NO.
FILE NAME OVERALL SITE PLAN - CULTIVATION
FACILITY.DWG
DRAWN BY NFS
DATE 4/26/2018 10:07 AM

SHEET TITLE:
OVERALL SITE
PLAN -
CULTIVATION
FACILITY

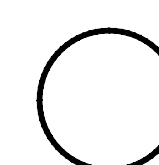
SHEET NUMBER:

A-1.1



1" = 70'-0"

OVERALL SITE PLAN - CULTIVATION FACILITY



[https://doi.org/10.1016/j.cmi.2018.10.072](#)

Referral -- Page 31 of 31