



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

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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 9/19/2018

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

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

**PROJECT NUMBER & NAME:** DRC2018-00161 EMERALD HEART FARMS\_MAMAKOS

**PROJECT DESCRIPTION:** Proposed Minor Use Permit for 1.5 acre outdoor cannabis cultivation to be located at 5625 Vineyard Dr. Paso Robles, CA

**APN(s):** 039-081-005

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**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.

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**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 Elias Dougrammatzis / Emerald Heart Farms Daytime Phone (805)423-4604  
Mailing Address 5625 Vineyard Drive, Paso Robles CA Zip Code 93446  
Email Address: emeraldheartfarmsCA@gmail.com

☒ Applicant Name Claire Mamakos Daytime Phone 805-455-8111  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: naturesgranddesign@gmail.com

☒ Agent Name Kirk Consulting / Lisa Bugrova/ Jamie Jones Daytime Phone 805-461-5765  
Mailing Address 8830 Morro Rd, Atascadero, CA Zip Code 93422  
Email Address: Lisa@kirk-consulting.net

## PROPERTY INFORMATION

Total Size of Site: 31 Acres Assessor Parcel Number(s): 039-081-005  
Legal Description: \_\_\_\_\_  
Address of the project (if known): 5625 Vineyard Drive, Paso Robles CA  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: California State Highway 46 and California State Highway 101  
Describe current uses, existing structures, and other improvements and vegetation on the property:  
Residence and cannabis cultivation

## 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 [Signature] Date 8/30/2018

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): Modification of Land Use Ordinance Section 22.40.050D3 to allow a 150-foot setback modification from the northern property line to the outdoor grow site

Describe existing and future access to the proposed project site: Existing/Primary access to remain off Vineyard Drive

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: 0 sq. feet 0 % Landscaping: 0 sq. feet 0 %  
Paving: 0 sq. feet 0 % Other (specify) Outdoor Cultivation Area 1.5 acres

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: \_\_\_\_\_ Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: \_\_\_\_\_ Type: \_\_\_\_\_

Setbacks: Front 1,150' Right 345' Left 150' Back 390'

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: 1.5 ☐ 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 \_\_\_\_\_

## 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? 1,960 Gallons per day
4. How many service connections will be required? No service connections required
5. Do operable water facilities exist on the site?  
☒ Yes    ☐ No    If yes, please describe: Groundwater Well
6. Has there been a sustained yield test on proposed or existing wells?  
☐ Yes    ☒ No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?    ☐ Yes    ☐ No  
Chemical?    ☐ Yes    ☐ No  
Physical    ☐ Yes    ☐ No  
Water analysis report submitted?    ☒ Yes    ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
☐ Well Driller's Letter    ☐ Water Quality Analysis(☐ OK or ☐ Problems)  
☐ Will Serve Letter    ☐ Pump Test \_\_\_\_\_ Hours / \_\_\_\_\_ GPM  
☐ Surrounding Well Logs    ☐ Hydrologic Study    ☒ Other Well Completion Report

Please attach any letters or documents to verify that water is available for the proposed project.

## Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?  
☐ Yes    ☒ No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
☐ Yes    ☒ No
4. Has a piezometer test been completed?  
☐ Yes    ☒ No    If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
☐ Yes    ☒ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

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



### Solid Waste Information

1. What type of solid waste will be generated by the project?  
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: \_\_\_\_\_
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  
On Site Organic Composting in grow Areas

### Community Service Information

1. Name of School District: Templeton Unified
2. Location of nearest police station: Paso Robles Police Department, 900 Park St, Paso Robles, CA 93446
3. Location of nearest fire station: San Luis Obispo County Sheriff, 356 N Main St, Templeton, CA 93465
4. Location of nearest public transit stop: Atascadero Transit Center, 6000 Capistrano Ave, Atascadero, CA 93422
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☒ Yes ☐ No

### Historic and Archeological Information

1. Please describe the historic use of the property: Agricultural cultivation, single family residence
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No  
If yes, please include two copies of the report with the application.

### Commercial/Industrial Project Information

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

1. Days of Operation: 6-7 Days of operation a week 8 am-6pm
2. How many people will this project employ? 1-7
3. Will employees work in shifts? ☐ Yes ☒ No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
☐ Yes ☒ No If yes, please explain: \_\_\_\_\_
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No  
If yes, please explain: \_\_\_\_\_  
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: N/A
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No  
If yes, please describe in detail: \_\_\_\_\_
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 1 Between 4:00 to 6:00 p.m. 2

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

### Agricultural Information

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

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

### Special Project Information

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

### Energy Conservation Information

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

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

### Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
Efficient Irrigation Techniques and Scheduling, Area-focused emitters and monitored hand/drip system for outdoor cultivation
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): \_\_\_\_\_

(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- 00337.

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: Emerald Heart Farms

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.

1.5 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):

## 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
N/A outdoor cultivation	
<b>Total Annual kWh:</b>	

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		Groudwater Well		
Month and Year		Gallons		
1	2017			
2				
3				
4				
5				
6				
7				
8		58,805		
9		58,805		
10		58,805		
11		58,805		
12		58,805		
<b>Totals</b>		294,030		



**CANNABIS APPLICATION SUPPLEMENT**

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: \_\_\_\_\_

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**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

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### 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





EMERALD HEART FARMS  
SUPPLEMENTAL DEVELOPMENT STATEMENT  
CANNABIS MINOR USE PERMIT  
5625 VINEYARD DRIVE, PASO ROBLES, CA 93446  
APN (039-081-005)

**PROJECT DESCRIPTION**

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<b>Parcel Size:</b>	31 Acres
<b>APN:</b>	APN (039-081-005)
<b>Address:</b>	5625 Vineyard Drive, Paso Robles, CA 93446
<b>Land Use Designation:</b>	AG
<b>Williamson Act:</b>	No
<b>Water:</b>	On-Site Well
<b>Existing Uses:</b>	Agriculture, Cultivation, and Single-Family Residence
<b>Access:</b>	Vineyard Drive

**Background**

The subject property consists of one parcel totaling 31 acres, located at 5625 Vineyard Drive in Paso Robles (APN 039-081-005), approximately 0.7 miles north of the intersection of California State Highway 46 and California State Highway 101, in the North County Planning Area zoned Agriculture. Existing uses on the site include one residential dwelling and outdoor cultivation in compliance with SLO County Urgency Ordinance 3334 via authorization certification CCM 2016-00337. The property owner, Mamakos Family Trust, have been farming on the site and implementing responsible farming practices for over ten years.

**Figure 1: Vicinity Map**



## **Proposed Project**

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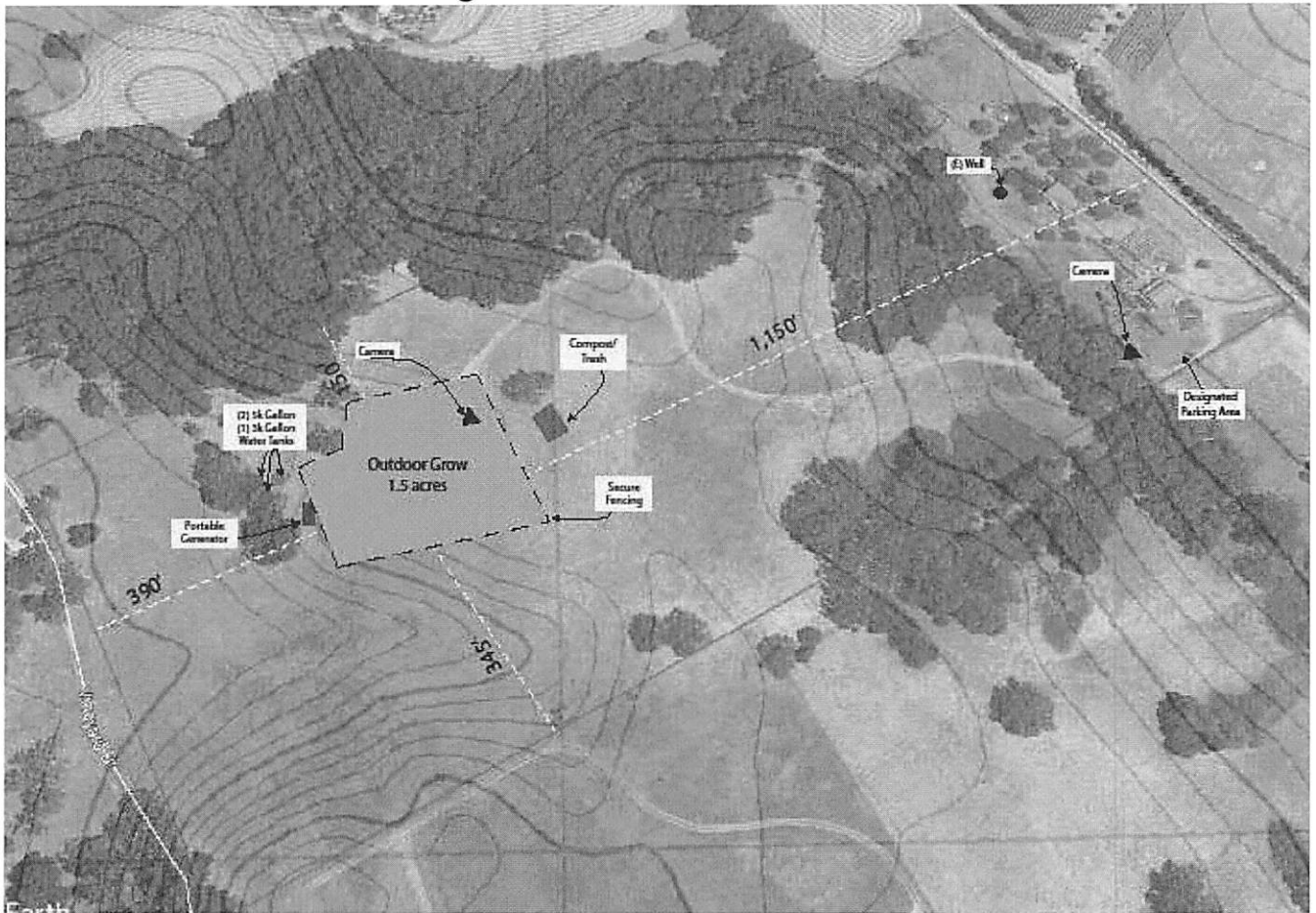
A request by Emerald Heart Farms for a Minor Use Permit to authorize the cultivation of cannabis in one area of the site, consisting of strictly outdoor cultivation. The proposed use is located towards the rear of the property, next to the area previously used for cultivation, totaling 1.5 acres. Also requested is a modification of the setback requirement of Land Use Ordinance Section 22.40.050D3 to allow a 150-foot setback modification from the northern property line to the outdoor grow site instead of the 300 feet required by the Land Use Ordinance.

The property is utilizing one registration for the proposed operations (CCM2016-00337) and will be managed by the family and on-site residents to comply with strict guidelines governing medical cannabis and utilizing only organic farming methods in addition to water conservation and resource recycling (see attached staff summaries). 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. Onsite operations will only include growing and harvesting. Once harvested, product will be transported off-site for processing and distribution. No grading is necessary for the relocated outdoor cannabis cultivation site.

The project site is approximately 31 acres in size and consists of one legal parcel. The site is located on Vineyard Drive, off California State Highway 46. Vineyard Drive extends to parcels north and south of the site. The area is sparsely developed with very low densities and larger parcel sizes (30+ acres). The area's topography is flat where proposed cultivation operations will be taking place. No vegetation removal or grading on slopes is necessary for the project. Sheepcamp Creek transverses across the front of the parcel, behind the dwelling situated closest to Vineyard Drive.



**Figure 2: Site Plan**



### **Harvesting, Curing, and Export of Product**

There is one harvest per year for the outdoor cultivation. After harvesting, onsite curing and drying will occur in pop-up carports and then shipped offsite. There will be no packaging, virtual dispensary, distribution activities, or manufacturing on site.

### **Access**

The parcel is accessed from Vineyard Drive which is a paved road that extends to parcels north and south of the site. The proposed cannabis use area is accessed via an existing road on the parcel.

### **Site Operations Plan**

#### **Security**

The proposed security plan includes placement of fencing as required by County and State law, as well as several cameras at key locations throughout

the property to ensure that unauthorized access does not occur. 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 strict security protocols. One camera will be located at the front of the property to monitor incoming vehicles, with an additional camera located next to the cultivation site. Refer to Security Plan for detailed information.

### **Odor Management**

Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 877' away from the outdoor pots and raised bed cultivation.

### **Signage**

No exterior signage distinctive to the cannabis operation is proposed.

### **Parking/Access**

The property site provides ample parking areas for the cultivation operations and are not in conflict with any adjacent properties or uses. An unpaved parking area has been defined on the project plans within an existing disturbed and level area adjacent to the existing residence.

### **Employee Safety**

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. The operation is managed by the property owner and family. No formal employee safety plan is necessary for the crop production.

### **Traffic**

The proposed operation is to continue the family-run farming operation which requires a total of 2 full time staff, who live onsite. Temporary staffing needs for harvest would require an additional 6-8 persons who will work for 7 day periods once a year for harvest with regular business hours to harvest the plant for off-site processing and distribution. Supply deliveries necessary to support the grow operations are of similar frequency to existing and area agriculture operations. No additional traffic trips are predicted.

**Neighborhood Compatibility**

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. There is no projected increase in noise level from this project.

**Wastewater and Green Waste**

The project site will employ organic farming practices. Cultivation operations will not produce any wastewater as all water is used within the planting environment. All green waste consisting of dead and/or stripped of flower plants and soil will be composted onsite within the proposed use area. The existing septic is appropriately sized for the current uses on the site and is not anticipated to require expansion. Portable toilets may be utilized during harvest times for additional staff on site.

**Pesticide and Fertilizer Usage**

There will be no hazardous chemicals, pesticides, or fertilizer used for the project. Cannabis cultivation will follow organic farming methods and according to organic practices in place for the industry. Storage facilities for organic supportive products will be in a rigid, metal box.

**Setbacks**

Land Use Ordinance section 22.40.050 (D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 feet from all property lines and public rights of way unless site conditions preclude the necessity. The outdoor cultivation area will meet all setbacks with the exception of the northern setback, where it will be 150'. This location is where the grow is currently located, which is intervened with dense vegetated woodland that separates the grow from any offsite visibility or impact.

The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et.al) are located well outside the 1000-foot setback required by ordinance (see attached plan). The agricultural zoned parcel size of 31 acres meets the size requirement of 25 acres for the proposed use.



**Air Quality**

The project is an existing cultivation site with no additional grading necessary. The site is served by a paved road. There are no predicted air quality impacts associated with the proposed use.

**Access, Screening, and Fencing**

The project site is accessed via an existing driveway on Vineyard Drive. The project is not visible from any public viewpoint. The proposed use areas are not visible from Vineyard Drive, or eastbound on Highway 46. The grow area will not silhouette against the skyline. Fencing and natural vegetation will provide additional visual screening of the cultivation area; Sheepcamp Creek travels parallel to Vineyard Drive and provides a natural visual barrier.

**Water Management Plan**

The project site is served by one existing well with a 5-inch casing, 1.5 hp pump that is that has served the property for the previous cultivation and agricultural use. The anticipated water use is consistent with the historical water use on the project site for other agricultural crops. No import of water is necessary or will occur in association with the proposed cannabis operations. Aqua Engineering has provided a well report that services the project (attached). While published water use values have not yet been consistently established in the industry, the Central Coast Regional Water

Quality Board (RWQCB) cannabis development team uses an estimate of 0.03 gal/sf canopy/day for outdoor cannabis plants. Using that calculation, the projected water usage is as follows:

**Table 1: Annual Water Estimates**

Use	Rate	Gross Demand (gallons/year)
Outdoor Grow: 1.5 Acres	65,340 square feet canopy area x 0.03 gal/sf/day x 150 days	294,030
Baseline Offset: 1 Acre Existing Outdoor Grow	43,560 square feet canopy area x 0.03 gal/sf/day x 150 days	196,020
<b>Net Increase in Water Demand</b>		<b>98,010</b>

The on-site well discharges 7 gallons per minute, which is 10,080 gallons per day. The estimated water usage of the outdoor cultivation is 1,960 gallons per day, thus the water supply exceeds the demand.

Water is pumped from the well and transferred to two holdings at the base of the site and upper holding tanks next to the outdoor grow site in two 5,000 gallon tanks and one 3,000 gallon tank; then hand watered and/or put into drip irrigation system. Water conserving techniques will be used, including drip irrigation and area-focused emitters.

### **Energy Use**

A single generator (specifications below) is used to power the existing well pump to the grow area.

No energy will be used for curing and drying.

Generator: Honda EU7000IS. It is within 4 ft of equipment it powers

Well pump: 1.5 hp

Power for drying/curing: n/a

A/C, de-hum: n/a

## **Business License**

The property owners are in the process of solidifying the details of an LLC and will be initiating the business license as well as state licensing process in association with the applicant and in compliance with County requirements.

## **SPECIAL CONSIDERATIONS**

### **Setback Modification and Required Finding**

Land Use Ordinance section 22.40.050(D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 foot from all property lines and public rights of way. The existing outdoor cultivation area on the applicant's site is located approximately 150' of the nearest property line. This cultivation site is not visible from offsite and separated via a heavily vegetated oak woodland. Cannabis has been cultivated onsite in this location for several years with no offsite impacts detected. No nuisance odors are anticipated. All other setbacks are well met.

According to Land Use Ordinance Section 22.40.050(E)(7), in order to approve the setback modification, the Review Authority must make a special setback modification finding. The Review Authority must find:

*"Specific conditions of the site and/or vicinity make the required setback unnecessary or ineffective. Modification of the setback will not allow nuisance odor emissions from being detected off site".*

In this case, specific conditions of the site and vicinity make the required 300-foot setback from the northerly property line of the site unnecessary. Setbacks of this type are implemented to address issues such as noise, lighting, odor and concentration of development. This is a low density, area, and the existing grow area represents the best location to reduce any grading or slope protection needs as well as continue to utilize existing irrigation infrastructure. The residence on the neighboring parcel to the north is 775' away, with a creek filled with trees 500' wide between the two properties.

### **Parking Modification and Required Findings**

The project site is designed to accommodate staff within the existing parking areas adjacent to the residence, and will be operated by the property owner and family. Due to the limited nature of the staff required for the operation,



parking standards as outlined in Chapter 22.18, Nursery Specialties are not appropriate for the project.

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

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

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

### **CEQA Categorical Exemption**

Section 15301 of the State CEQA Guidelines allows for existing projects and projects that have no potential for causing a significant effect on the environment to be exempt from the provisions of CEQA. The project application proposes to utilize an existing agricultural cultivation area consisting of tilled land with a minor expansion for additional canopy. There is no possibility that this project may have a significant effect on the environment.

Baseline conditions shall remain constant for operational elements such as persons on the site and traffic.

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



## Parcel Information

**APN:** 039-081-005

**Assessee:** MAMAKOS MARY C TRE ETAL

**Care Of:**

**Address:** 5625 VINEYARD DR PASO ROBLES  
CA 93446

**Description:** PM 31/61 PAR B

**Site Address:**  
05625 VINEYARD DR

**Tax Rate Area Code:** 126004

**Estimated Acres:** 30.48

**Community Code:** NCADEL

**Supervisor District:** Supdist 1

**Avg Percent Slope:** 12

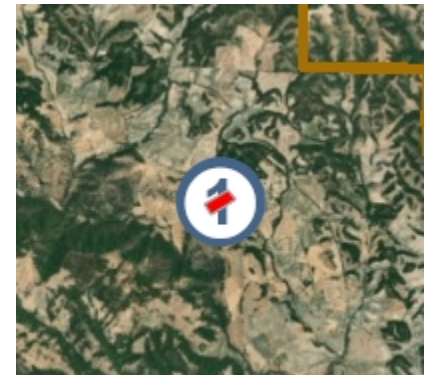


Selected Parcel

## Land Use Information

### Land Uses Combining Designations

AG	Flood Hazard Area
----	-------------------



Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
DRC2018-00161	Land Use	8/30/2018 2:48:04 PM
PMT2016-04406	PMTR - Residential Permit	12/16/2016 3:52:43 PM
CCM2016-00339	CCM - Condition Compliance Monitoring	11/17/2016 4:32:52 PM
CCM2016-00337	CCM - Condition Compliance Monitoring	11/17/2016 4:24:45 PM
C8095	PMTR - Residential Permit	10/8/2002 12:00:00 AM





PMT2002-23778

Determination

5/26/1993 12:00:00 AM

## Clerk Recorder Documents

Clerk Document	Date	Document Type
2002-R-033100	04/22/2002	O
1987-R-075658	10/27/1987	O
1985-I-000649	05/20/1985	C
1984-R-056211	10/22/1984	O

# 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  
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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

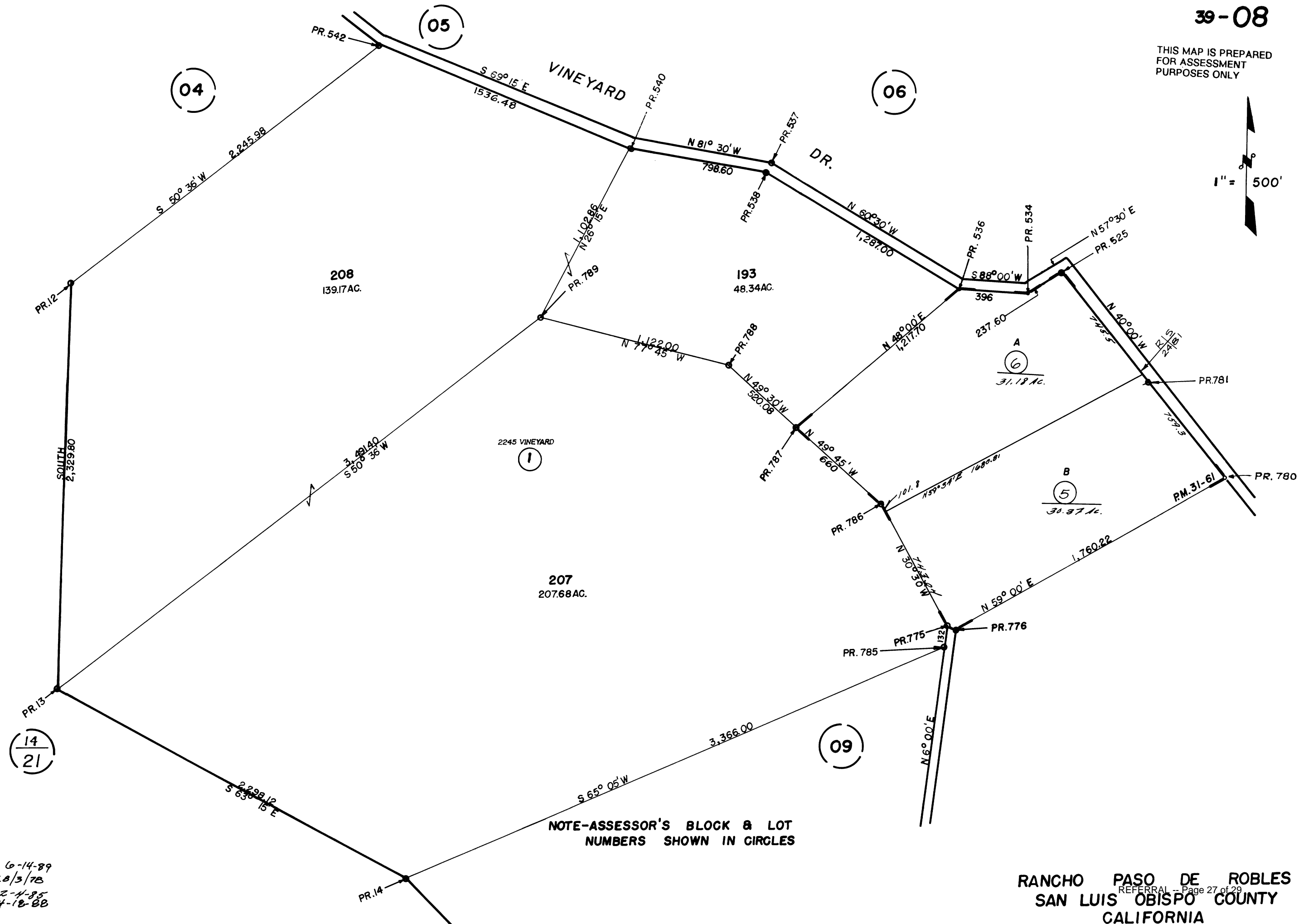
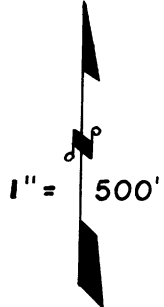
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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





THIS MAP IS PREPARED  
FOR ASSESSMENT  
PURPOSES ONLY



6-14-89  
REV. 8/3/78  
2-1-85  
4-18-88

NOTE-ASSESSOR'S BLOCK & LOT  
NUMBERS SHOWN IN CIRCLES

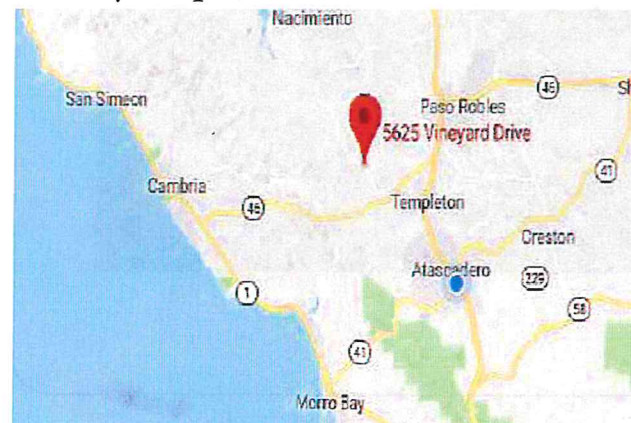
RANCHO PASO DE ROBLES  
SAN LUIS OBISPO COUNTY  
CALIFORNIA  
REFERRAL - Page 27 of 29



# SITE PLAN



*Vicinity Map*



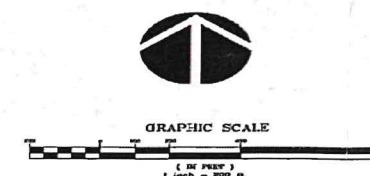
## Sheet Index

- 1) Overall Site Plan
- 2) Buffer Map

## Scope of Work

- 1) 1.5 Acres Outdoor Grow

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



*Kirk Consulting*

Site Plan  
Emerald Heart Farms  
5625 Vineyard Drive  
Paso Robles, CA  
Sheet 1: Overall Site Plan  
APN: 039-081-005

SCALE: 1" = 200'	
DATE: 7.19.18	
Emerald Heart Farms	
Sheet	
1 of 2	



Buffer Map



*Kirk Consulting*

Site Plan  
Emerald Heart Farms  
5625 Vineyard Drive  
Paso Robles, CA  
Sheet 2: Buffer Map  
APN: 039-081-005

SCALE: 1" = 200'	
DATE: 7.19.18	
Emerald Heart Farms	
Sheet	
2 of 2	