



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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/20/2018
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, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00162 VOLD_MESTMAN

PROJECT DESCRIPTION: Proposed Conditional Use Permit for cannabis cultivation and nursery consisting of 3 one acre outdoor cannabis cultivations, 22,000 sq/ft indoor cultivation to be located at 4620 Stags Leap Way, Paso Robles, CA 93446.

APN(s): 026-233-010

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.

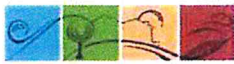
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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 Ian Mestman Daytime Phone (310) 467-0659
Mailing Address 1091 Highland Way, Grover Beach, CA Zip Code 93433
Email Address: lmestman@yahoo.com

☐ Applicant Name Ian Mestman Daytime Phone (310) 467-0569
Mailing Address 1091 Highland Way, Grover Beach, CA Zip Code 93433
Email Address: lmestman@yahoo.com

☒ Agent Name Kirk Consulting- Lisa Bugrova Daytime Phone (805) 461-5765
Mailing Address 8830 Morro Road, Atascadero Zip Code 93422
Email Address: lisa@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 107 Acres Assessor Parcel Number(s): 026-233-010
Legal Description: _____
Address of the project (if known): 4520 Stag's Leap Way, 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.: 101 to Nacimiento Lake Dr, left on Adelaida rd, which connects with Primary access road Stags Leap Way
Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing Agricultural accessory buildings, and existing cannabis cultivation

PROPOSED PROJECT

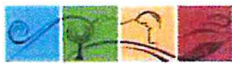
Describe the proposed project (inc. sq. ft. of all buildings): 19,800 s.f. Indoor Greenhouse, 3 acres of outdoor cultivation

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 8/1/2018

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): n/a

Describe existing and future access to the proposed project site: Existing

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 support/ undeveloped South: Private Dwelling/Undeveloped

East: Agricultural support/ Undeveloped West: Private Dwelling/Agriculture

For all projects, answer the following:

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

Buildings: 22,780 sq. feet 1 % Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 % Other (specify) *All Existing. No Construction.

Total area of all paving and structures: 19,800 (existing use) greenhouse sq. feet 0 acres

Total area of grading or removal of ground cover: 09,800 sq. feet + 3 acres sq. feet 0 acres *Ag grading.*

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

Number of trees to be removed: 1.5 acres Type: Olive

Setbacks: Front 300' Right 545' Left 495' Back 534'

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: CalFire

For commercial/industrial projects answer the following:

Total outdoor use area: 3 sq. feet 0 acres

Total floor area of all structures including upper stories: 22,780 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



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: 107 acres
Moderate slopes - 10-20%: 0 acres
20-30%: 0 acres
Steep slopes over 30%: 0 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 *See Project Disc.*
- If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
- If yes, please include with application. *with bldg permits*
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
- If yes, please explain: *as built greenhouses*
- Has a grading plan been prepared? ☒ Yes ☐ No
- If yes, please include with application. *with bldg permits*
- 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 greenhouse cultivation and nursery
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? See Project Description
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: 1 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 4 Hours / 69 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? Cannabis Cultivation
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? Eastern portion of the site
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
☒ Yes ☐ No See Project Site Plan

Community Service Information

1. Name of School District: Paso Robles Unified School District
2. Location of nearest police station: 900 Park st, Paso Robles, CA 93445
3. Location of nearest fire station: 900 Park street, Paso Robles, CA 93446
4. Location of nearest public transit stop: N/A
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: Greenhouse nursery, Olive Orchard, Single Family Residence
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?
☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site?
☐ Yes ☒ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

1. Days of Operation: 7 days/week Hours of Operation: 9:00 am - 5:00 pm
2. How many people will this project employ? ⁵ _____
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: n/a
5. Will this project increase the noise level in the immediate vicinity?
☐ Yes ☒ No
If yes, please explain: n/a
(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: n/a
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. ² _____ 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: n/a
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: n/a

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: n/a
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: n/a

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): n/a

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 checked="" 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- 00261

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: Ian Mestman / Node LLC (SLO County Safe Access)

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 checked="" 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 +22k sf

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):

CANNABIS APPLICATION SUPPLEMENT

- ☐ On my floor plan submitted with the application
☐ On an additional document submitted with my application

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours.
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.
- Repeat this for each piece of equipment and the total amounts for each month.
- Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources.

Source or utility name	Expected kWh drawn annually
PG&E 400 (existing) + 2000+ amp in progress	242,361
Total Annual kWh:	242,361

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	Indoor (22k SF)	Outdoor (3 acres)	
Month and Year			
1	0.285 AF	--	
2	0.285 AF	--	
3	0.285 AF	--	
4	0.285 AF	--	
5	0.285 AF	--	
6	0.285 AF	--	
7	0.285 AF	0.17	
8	0.285 AF	0.31	
9	0.285 AF	0.31	
10	0.285 AF	0.41	
11	0.285 AF	0.31	
12	0.285 AF	0.28	
Totals	3.42 AFY	1.80 AFY	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: AzaMax, Azatrol, Smite, Banish, Exile, SNS-217, Cease, Procidic, Trilogy, Trifecta, Vigor, Bonide sulfur, Silica Blast, M-Pede, Venerate XC, Armor Si, Superthrive, Floranova Grow, FloraNova bloom, Rapid Start, Liquid Kool Bloom, Kool Bloom Dry, Floralicious Plus, Diamond Nectar, Calimagic, Heavy Crude Oil Sweet, Bud Candy, Vigor Sea-Cal, Azos, Mykos, Fish Hydrolysate, Aloe Vera, BotaniGard 22WP

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 **N/A**

(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 **N/A**

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

N/A

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



NODE, LLC
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS MINOR USE PERMIT
4620 STAGS LEAP WAY, PASO ROBLES, CA 93446
(APN 026-233-010)
PROJECT DESCRIPTION

Parcel Size:	107 Acres total
APNs:	APN 026-233-010
Address:	4520 STAGS LEAP WAY, PASO ROBLES, CA 93446
Land Use Designation:	AG
Water:	On-Site Well
PRGWB:	No
Domestic Sewer:	On-Site Septic System
Existing Uses:	Existing Agriculture Cultivation
Access:	Stag's Leap Way

Proposed Project: Cannabis Use Permit

A request by Node, LLC for a Minor Use Permit to authorize the cultivation of cannabis on the site. Cultivation will consist of 6 greenhouses indoor/mixed-light cultivation (15,800 sf total), and 3 acres of outdoor cultivation. Cannabis cultivation is currently authorized under CCM2016-00299 in existing greenhouses onsite. The three acres of outdoor cannabis cultivation will be placed in two 1.5 acre areas. 1. an existing graded and unvegetated area adjacent to the greenhouses, and 2. a portion of an existing olive orchard on the site. No site disturbance other than tilling the land for cultivation and construction of the additional greenhouses is proposed as part of this project. The proposed project is located at 4620 Stags Leap Way, Paso Robles, CA 93446, just north of Adelaida Road. The site is within the Agricultural land use category, in the North County Adelaida Sub Planning Area.

Figure 1: Location

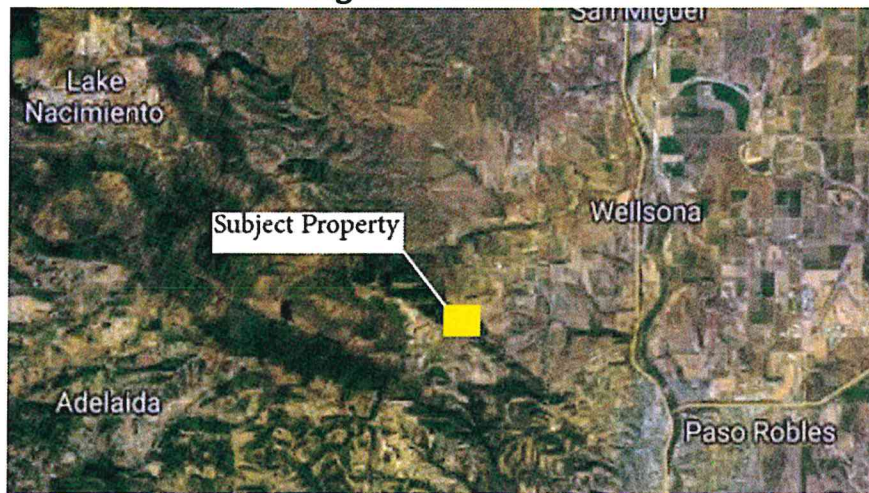
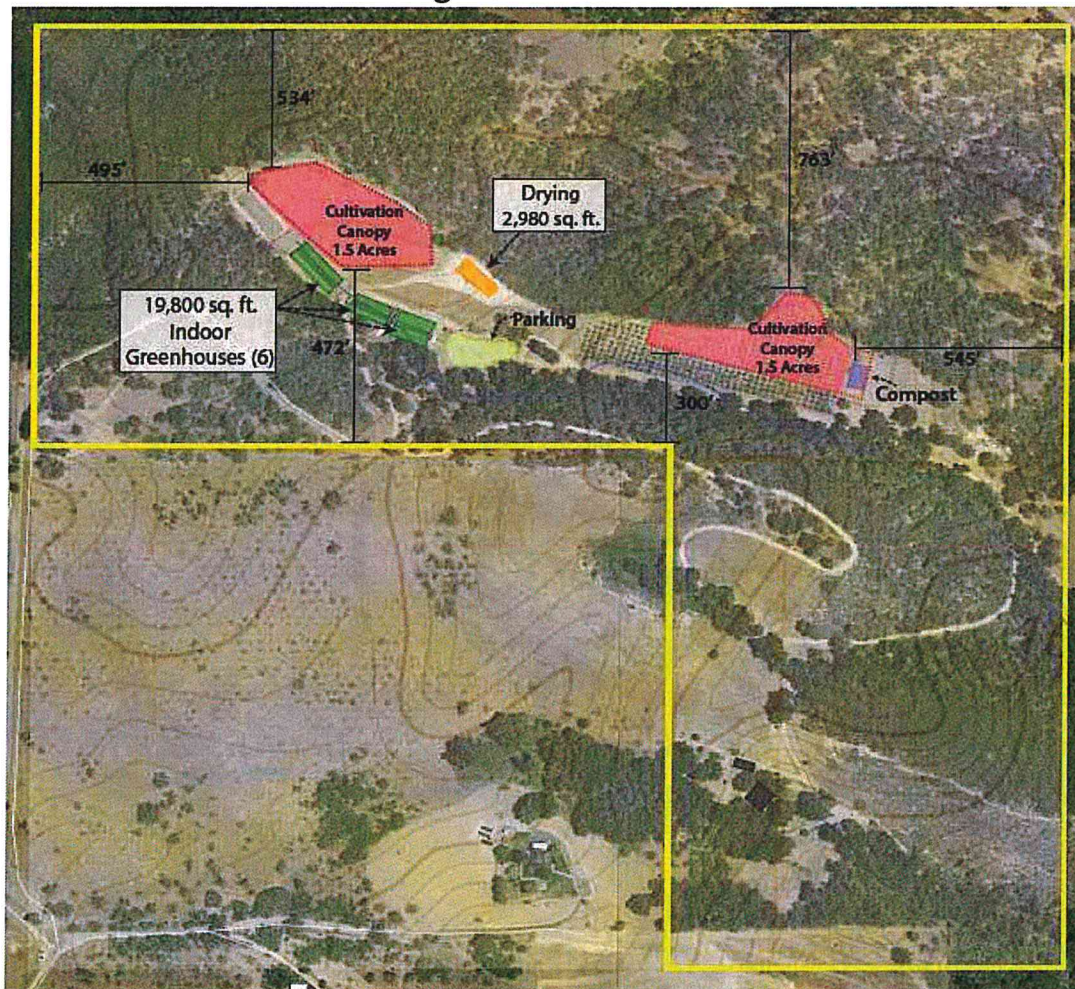


Figure 2: Site Plan



Site: 107 Acres

Cultivation

Outdoor cultivation will be located in two 1.5 acre locations appropriate for the proposed agricultural activity. The canopy areas will be located in existing ruderal grassland area adjacent to the existing greenhouses as well as replacing some of the existing olive orchard on the site.

There are several greenhouses existing on the site that will be utilized along with additional greenhouses yet to be built to accommodate indoor growing space for cannabis. Greenhouse 1 and 2 are in the permit process and will be equipped with bathrooms and handicapped parking. Greenhouse 1 and 2 are fully improved structures in process for building permit finalization and code compliance. Additional greenhouses listed below are in various stages of building permit review and once the use is approved, will be constructed for the cannabis cultivation operation.

Existing (as built)

Greenhouse #1 (2,880 SF) PMTC2016-03529 Status APPLICATION REVIEW
Greenhouse #2 (2,880 SF) PMTC2016-03530 Status- APPLICATION REVIEW
Greenhouse (920 SF) PMTC2016-07795 Status – APPLICATION REVIEW
Greenhouse #3 (1,680 SF) PMTC2017-01538 Status-APPLICATION REVIEW
Greenhouse #4 (1,680 SF) PMTC2017-01519 Status-APPLICATION REVIEW

Proposed

Greenhouse #5 (2,880 SF) PMTC2017-01536 Status- APPLICATION REVIEW
Greenhouse #6 (2,880 SF) PMTC2017-01537 Status- APPLICATION REVIEW

Processing and Export of Product

Drying, including preparation for off-site (mobile) dispensary operations or delivery of product grown onsite to wholesale distributors, will be located within an existing 2,980 s.f. steel building (PMT2017-01535/PMT2017-01734). Once harvested and dried, product will be taken off-site for processing to oil, packaging, and final distribution. There will be no on-site manufacturing or processing beyond curing/drying.

Access

The site is accessed from Stags Leap Way. This road provides access to one parcel beyond the applicant's site and is paved all the way to the applicant's

driveway. Stags Leap Way intersects with Adelaida Road to the south. Adelaida Road is the main accessway for all parcels in the area.

Site Operations Plan

Security

See attached confidential Security Plan to be submitted to Sheriff's Department and State licensing authorities for review.

Odor Management

Cannabis Activities Ordinance 22.40.050.D.8-Nuisance Odors requires all cannabis cultivation to be sited and/or operated in a manner that prevents *nuisance* odors from being detected offsite. Outdoor cultivation should be setback 300' from property lines and public rights-of-way. In addition, all structures utilized for indoor cannabis cultivation activities shall be equipped and/or maintained with sufficient ventilation controls to eliminate nuisance odors.

Cannabis has been cultivated on site in the existing greenhouses with no odor complaints. The existing greenhouses are equipped with circulation and ventilation fans that are proven by their historical use on the site for cannabis operations to effectively reduce any offsite odor impacts. The proposed greenhouses will be of the same design and therefore able to provide the same appropriate odor mitigation. Odor from both the indoor and outdoor cultivation areas is naturally mitigated by the distance to the nearest residence being 1,235 feet away and sited in compliance with the land use ordinance requirement of meeting a 300' setback from adjacent properties. The project as designed will not cause an offsite nuisance odor issue related to either indoor or outdoor cannabis cultivation activities.

Signage

No exterior signage distinctive to the cannabis operation is proposed.

Parking/Access

The property site is accessed by an existing driveway and provides ample parking areas for the cultivation operations that are not in conflict with any adjacent properties or uses. Handicapped accessible parking is provided adjacent to Greenhouse 1. See attached site plan, and parking modification

findings summary below for modification on the number of parking spaces required.

Staffing/Employee Safety

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. The site requires a total of 5 year-round full-time staff consisting of 3 laborers who live on site. Operations will be between 9:00 a.m. and 5:00 p.m. There are approximately 20 seasonal employees two times a year for harvest activities approximately a week long each. There will be 2 trucks per growing season for off-site transport to processing 2 times a year. An employee handbook has been prepared for the project and is attached.

Neighborhood Compatibility

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. Cultivation has occurred on the site for several years and the proposed project is consistent with the Ordinance as the project is sited on a large agricultural parcel with no visibility from offsite or public viewsheds of the cannabis plant. The use is compatible with the neighborhood.

Green Waste/Solid Waste

All green waste consisting of dead and/or stripped of flower plants and soil are composted onsite or if unusable for onsite composting, will be transported offsite via an authorized disposal company. Solid waste such as fertilizer bags, or other unrecyclable material with no potential for cannabis content will be disposed of with a regular refuse service provider.

Pesticide, Fertilizer, and Nutrient Usage

The list below specifies the pesticides, nutrients, and fertilizers to be used in addition to the use of beneficial insects. See attached specifications.

Pesticides	Nutrients/Fertilizers
- AzaMax	- Armor Si
- Azatrol	- Superthrive
- Smite	- Floranova Grow
- Banish	- FloraNova bloom
- Exile	- Rapid Start

<ul style="list-style-type: none"> - SNS-217 - Cease - Procidic - Trilogy - Trifecta - Vigor - Bonide sulfur - Silica Blast - M-Pede - Venerate XC 	<ul style="list-style-type: none"> - Liquid Kool Bloom - Kool Bloom Dry - Floralicious Plus - Diamond Nectar - Calimagic - Heavy Crude Oil Sweet - Bud Candy - Vigor Sea-Cal - Azos - Mykos - Fish Hydrolysate - Aloe Vera - BotaniGard 22WP
--	---

Setbacks

Land Use Ordinance section 22.40.050(D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 foot all property lines and public rights of way. The outdoor cultivation area will be located at a 1700 ft. setback of the nearest property line to the southern side of the cultivation area. The Agriculture-zoned parcel size of over 100 acres meets the size requirement of at least 25 acres for 3 acres of outdoor cannabis cultivation. Greenhouses are appropriately set back, with the nearest greenhouse over 300' from closest (southern) property line.

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are located well outside the 1000-foot setback required by 22.40. D.1. See Buffer Map showing the surrounding rural environment with no sensitive receptors located within the project area.

Air Quality

The project is located on an existing agricultural site accessed via a paved road. No dust effects will occur.

Access, Screening and Fencing

The site is accessed from Stags Leap Road which extends to one parcel to the west of the site and does not continue beyond. The site is remote, vegetated and sloping providing adequate shielding so the cannabis will not be visible

from off-site, precluding the need for visual screening to be incorporated into the fence design. The greenhouse walls and locking doors will provide the comparable use of a secure and durable fence at least 6 feet in height that fully encloses the greenhouse cultivation. Outdoor cultivation will be fenced with a steel deer-protection fence at least 6' in height with locking access gates. The fencing will be installed according to standard agricultural practices immediately surrounding the proposed outdoor cultivation areas and will not require grading or heavy construction equipment. The perimeter fence details and interior fencing specifications will be installed according to BCC and CDFA guidance for security. See representative photograph, below.



Water Management Plan

The project site is served by one existing well that has historically served the property for the residential and cultivation use. A recent 4 hour well test report is enclosed, which documents the well produces 69 gallons per minute. Documentation is also provided that the water meets drinking water quality standards. The outdoor 3 acres water demand is estimated at 588,060 gallons/year or 1.80 AFY based on the Regional Water Quality Control Board's cannabis development team estimate of 0.03 gal/sf canopy/day for outdoor cannabis plants. The applicant has documented

water use for the existing grow area of 13,800 SF of flower and nursery plants in greenhouses to total 175,000 gallons per harvest. Usage numbers for the full operation are detailed below.

Figure 3: Water Estimates

Canopy	Gallons / Day	Gallons / Week	Gallons / Harvest	Harvests/ Year	AFY
13,800 (Existing Indoor)	2,771	19,400 (x 9 weeks for a harvest)	175,000	4	2.15
8,200 (Additional Indoor)	1,647	11,525 (x 9 weeks for a harvest)	103,732	4	1.27
3 Acres Outdoor*	--	--	588,060	1	1.80
Baseline Offset (1.5 acres Olives)**	--	--	--	--	-3.45
Baseline Offset (13,800 Approved via CCM)	--	--	--	--	-2.15
22k SF + 3 Acres	Net Increase in Water Demand w/o application of approved cannabis cultivation		1.77 AFY		
	Net Decrease in Water Demand with application of approved cannabis cultivation		-0.38 AFY		

**Outdoor water use extrapolated from Central Coast Regional Water Quality Control Board (RWQCB) Cannabis Development Team estimate of 0.03 gal/sf canopy/day @ 150 days per year for a seasonal harvest*

***Off-Site Ag Offset Clearance for Paso Groundwater Basin is 2.3 Acre Feet/Acre/Year for Olives.*

The site has an existing well and storage that serves the project's water needs. No import of water is necessary or will occur in association with the proposed cannabis and supportive nursery operations.

Energy Use

The project is served by PG&E electrical service, which is adequate for the proposed cultivation and nursery operations. There is currently 400 AMP serviced with 2000 AMP in process.

Resources Requiring Special Consideration:

Traffic

The property is accessed from an existing road south of the project site fronting Stag's Leap Way. Stag's leap way intersects with Adelaida Road to the south and does not extend beyond the site. The cannabis cultivation consists of a crop replacement of the existing olive trees and continuance/expansion of indoor mixed-light cultivation and supportive nursery. There will be 5 year-round employees operating between 9:00 am and 5:00 pm. Three employees live onsite. There is predicted to be 20 +/- seasonal employees and 2 trucks per growing season for transport for processing (4x's a year).

Biological Resources

County Land Use Ordinance Standard 22.60.040D defines additional information required for discretionary land use permits. The standard allows a waiver of content (22.60.040E) when a written request is provided that states the specific conditions of a site negate the need for additional information.



Request for Waiver of Content-22.60.040E

22.60.040D Additional information required. 4. Biological Report

This project site is not within mapped range of any sensitive species in the region and does not propose any site disturbance in proximity to riparian areas, wetland habitat, or undisturbed potentially sensitive grassland habitat. County vegetation data defines the majority of the property as Shrub, with no oaks present. The NHS mapped intermittent stream is not existent within the project area, which consists of historically cultivated and developed areas. As clearly defined in the site plan, all use areas are confined to leveled areas previously cleared and tilled for agricultural production. No tree removal or impacts to native vegetation would occur. No removal of non-irrigated trees will occur. No sensitive biological resources are anticipated to be potentially impacted.

Cultural Resources

The cultivation activities are proposed entirely within an existing cultivated and farming areas. Olive trees will be removed to make room for expansion of the existing cannabis cultivation. There are no surface water features present on the site. Greenhouses are existing or otherwise proposed on level ground. The mapped NHS intermittent stream is not existent within the project area. No new site disturbance is proposed that could potentially unearth buried or surface cultural resources.

Parking Modification and Required Findings

The project site is designed to accommodate staff within the existing parking area adjacent to the greenhouses. Due to the limited nature of the staff required for the operation, parking standards as outlined in Chapter 22.18, Nursery Specialties are not appropriate for the project.

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

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

- a. The characteristics of the project, which consists of an owner-operated cannabis greenhouse operation with seasonal temporary staff, do not necessitate the creation of a designated parking area as the cultivation activities will be conducted by a low number of staff who have parking provided on site adjacent to the greenhouses and cultivation area.
- b. The existing parking area, that consists of a level area adjacent to the greenhouses and cultivation areas is adequate to accommodate on the site all parking needs generated by the use as the operation will be staffed by a low number of employees with deliveries to/from the site occurring by employees of the company.
- 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 existing cannabis cultivation business with the proposed expansion to outdoor growing and additional greenhouses.



Parcel Information

APN: 026-233-010

Assessee: MESTMAN IAN

Care Of:

Address: 1816 SUNSET PLAZA DR LOS ANGELES
CA 90069

Description: T26S R11E PTN SEC 14

Site Address:
04520 STAGS LEAP WY

Tax Rate Area Code: 104001

Estimated Acres: 108.58

Community Code: NCADEL

Supervisor District: Supdist 1

Avg Percent Slope: 32

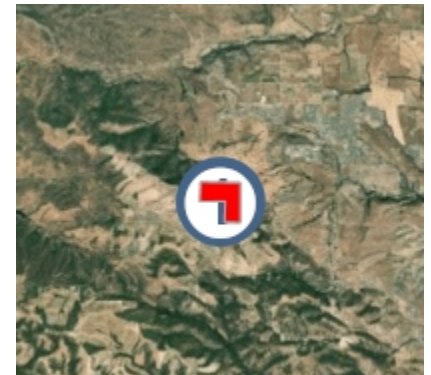


Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00162	Land Use	8/30/2018 2:54:46 PM
PMTR2017-01734	PMTR - Residential Permit	12/5/2017 3:00:09 PM
PMTCT2017-01539	PMTCT - Commercial Permit	11/14/2017 9:35:29 AM
PMTCT2017-01538	PMTCT - Commercial Permit	11/14/2017 9:35:26 AM
PMTCT2017-01537	PMTCT - Commercial Permit	11/14/2017 9:30:35 AM



Parcel Summary Report

APN: 026-233-010

PMTC2017-01536	PMTC - Commercial Permit	11/14/2017 9:30:33 AM
PMT2017-01535	PMTR - Residential Permit	11/14/2017 9:22:42 AM
PMTC2016-07795	PMTC - Commercial Permit	6/13/2017 11:42:13 AM
COD2016-00294	Code Enforcement	12/5/2016 10:07:51 AM
CCM2016-00261	CCM - Condition Compliance Monitoring	11/17/2016 8:32:08 AM
PMTC2016-03530	PMTC - Commercial Permit	11/9/2016 1:35:17 PM
PMTC2016-03529	PMTC - Commercial Permit	11/9/2016 1:23:33 PM
PMT2016-03381	Determination	11/2/2016 10:27:23 AM
S920100N	Subdivision	12/28/1998 12:00:00 AM
93336	PMTR - Residential Permit	5/11/1994 12:00:00 AM
85693	PMTR - Residential Permit	5/13/1991 12:00:00 AM
PMT2002-16786	PMTR - Residential Permit	8/17/1989 12:00:00 AM

Clerk Recorder Documents

Clerk Document	Date	Document Type
2014-I-000543	02/11/2014	C

Interactive Data Viewer



Legend

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

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

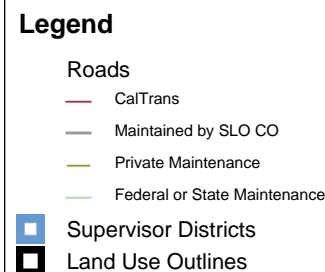
WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of San Luis Obispo Planning and Building Department



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

Map for Reference Purposes Only

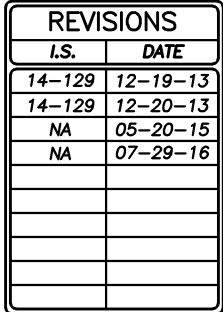




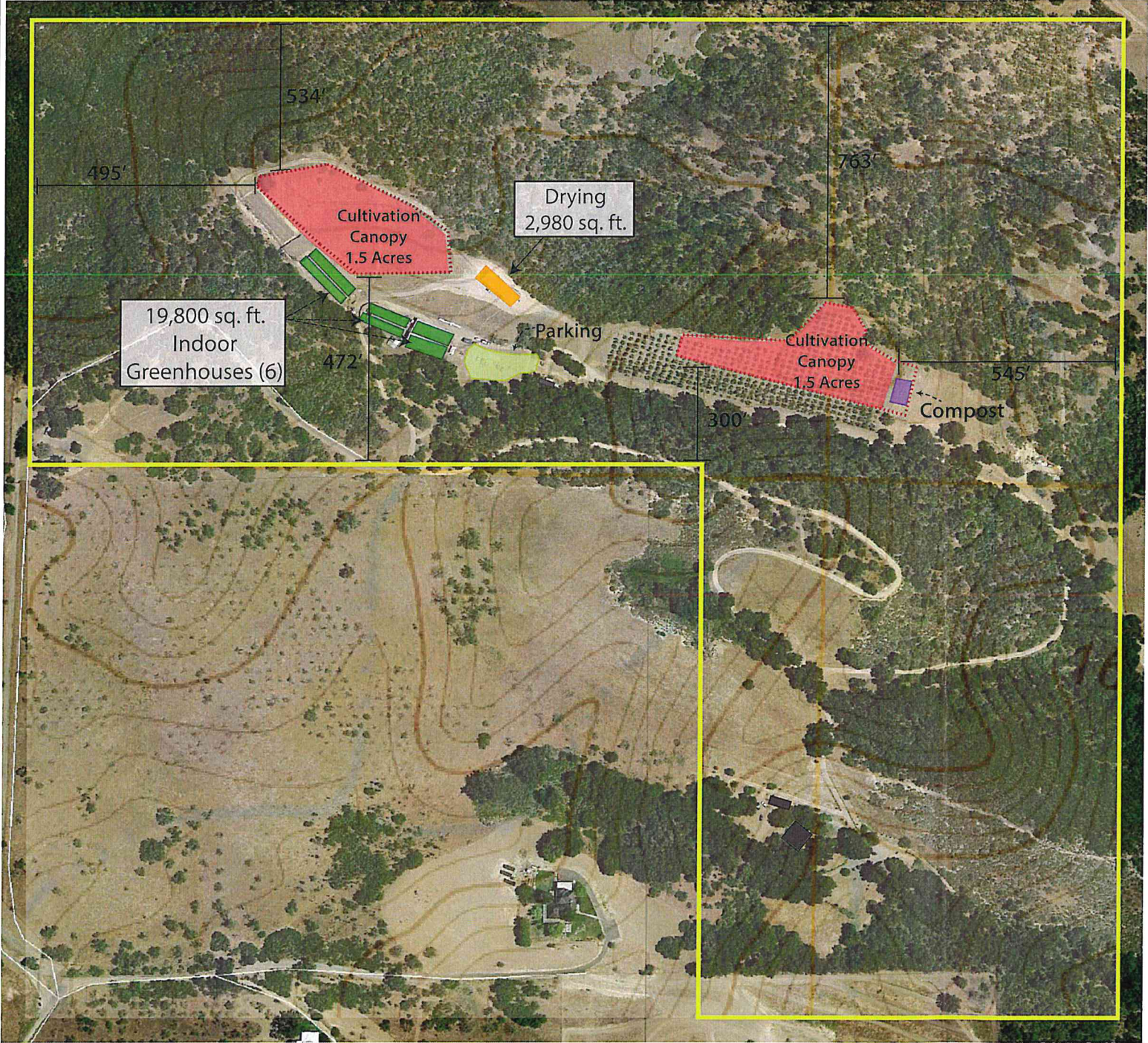
The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



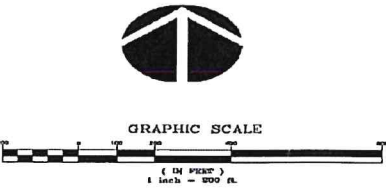


OVERALL SITE PLAN



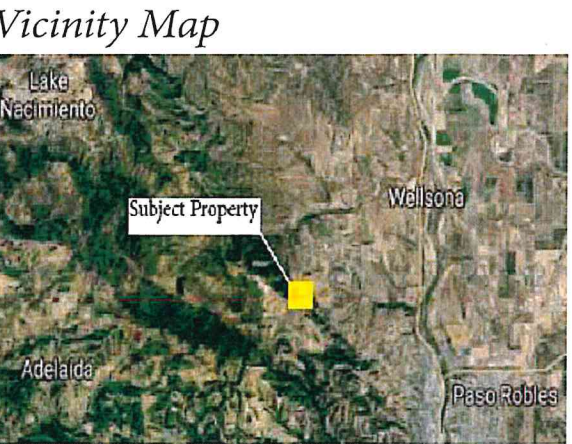
Site: 107 Acres

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



Legend

- Existing Structures (non-cannabis use)
- Secure Fencing
- Property Line



Scope of Work

- 1) 19,800 SF Indoor Greenhouse
- 2) 3 Acres Outdoor Cultivation

Sheet Index

- 1) Overall Site Plan
- 2) Buffer Map
- 3) Electrical Site Plan
- 4) Greenhouse & Watershed Electrical Plans
- 5) Steel Building Floor Plan & Elevations
- 6) Greenhouse Floor Plan & Elevations

Kink Consulting

Site Plan
Ian Mestman Property
4520 Stag's Leap Way
Paso Robles, CA
Sheet 1: Overall Site Plan
APN: 026-233-010

SCALE: 1" = 200'
DATE: 7.19.18
Ian Mestman
Sheet
1 of 6

Buffer Map

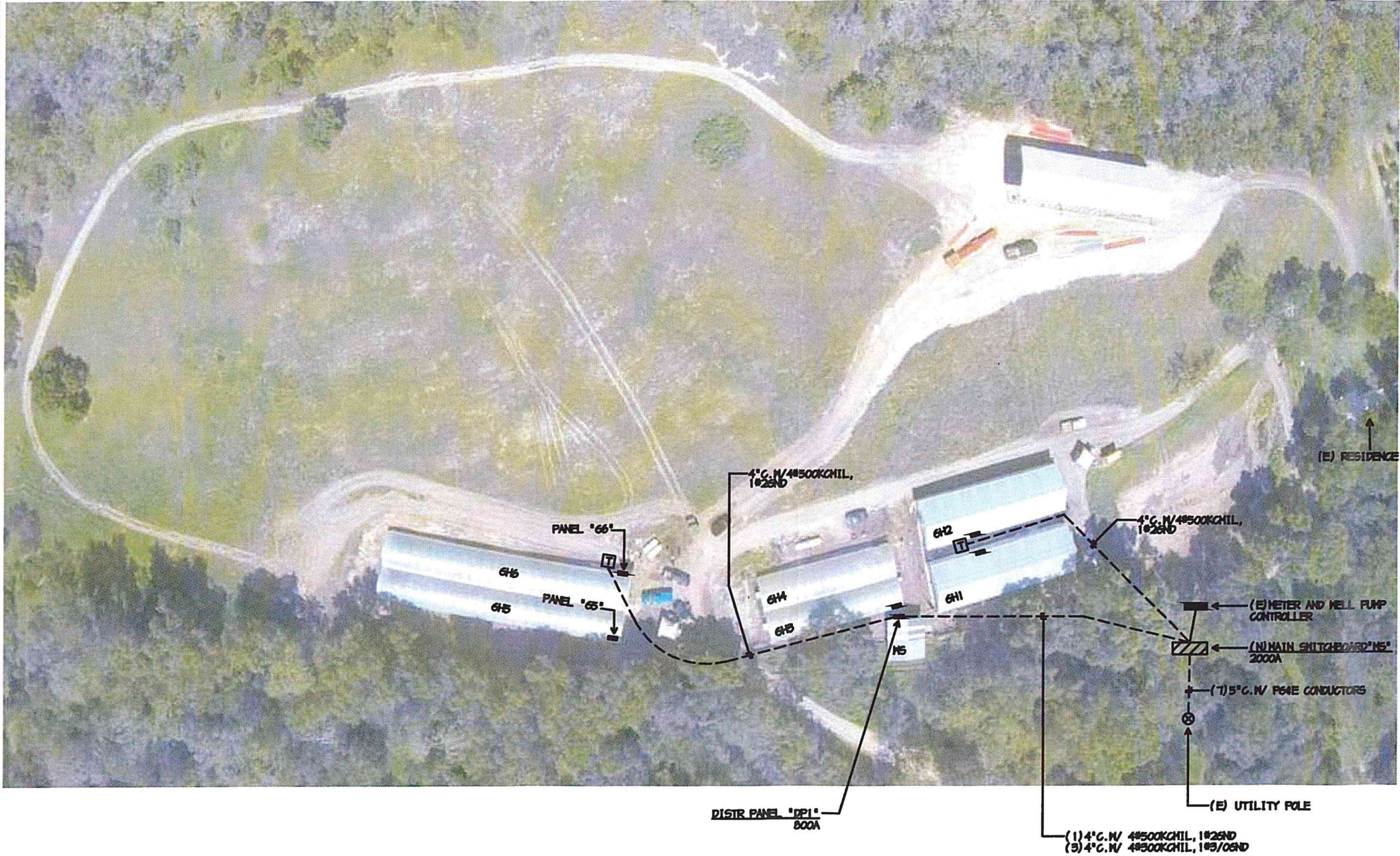


Kirk Consulting

Buffer Map
Ian Mestman
4520 Stags Leap Way
Paso Robles, CA 93446
Sheet 2: Buffer Map
APN: 026-233-010

SCALE: 1" = 200'	
DATE: 7.19.18	
Ian Mestman	
Sheet	
2 of 6	

Electrical Site Plan

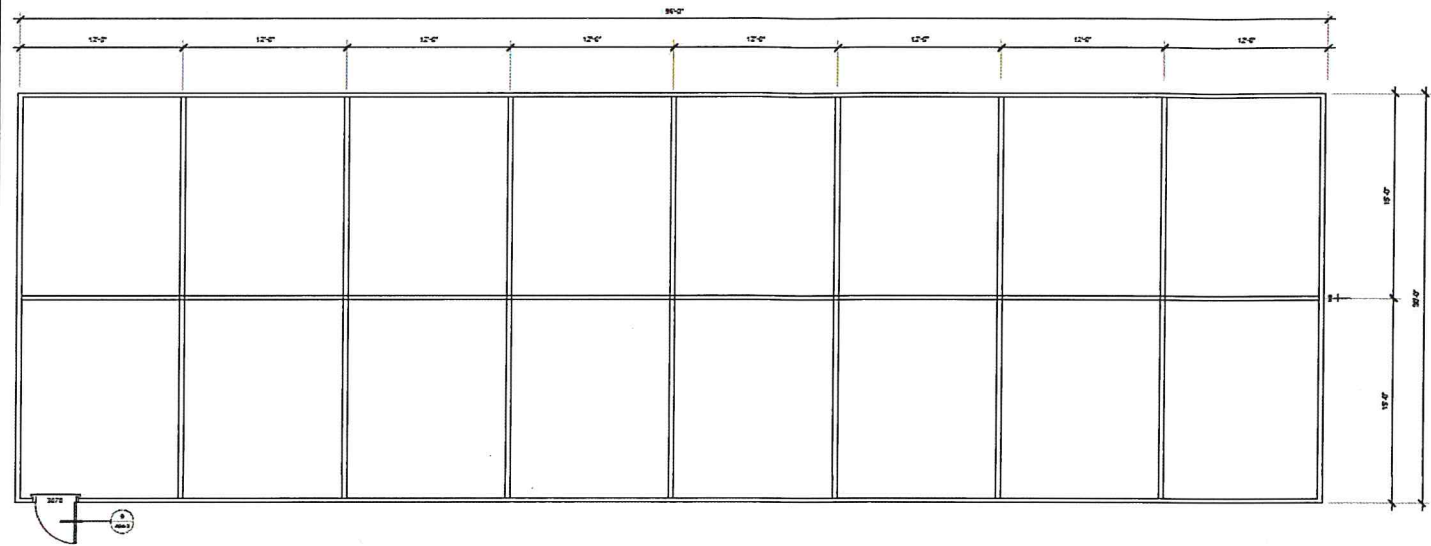


Kirk Consulting

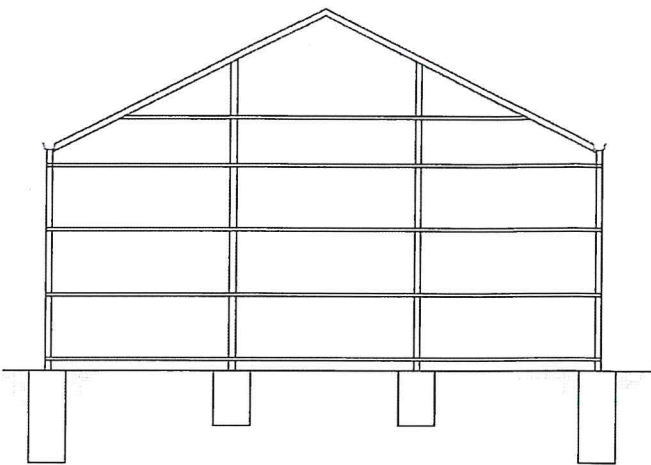
Electrical Site Plan
Ian Mestman
4520 Stags Leap Way
Paso Robles, CA 93446
Sheet 3: Electrical Site Plan
APN: 026-233-010

No Scale	
DATE: 7.19.18	
Ian Mestman	
Sheet	
3 of 6	

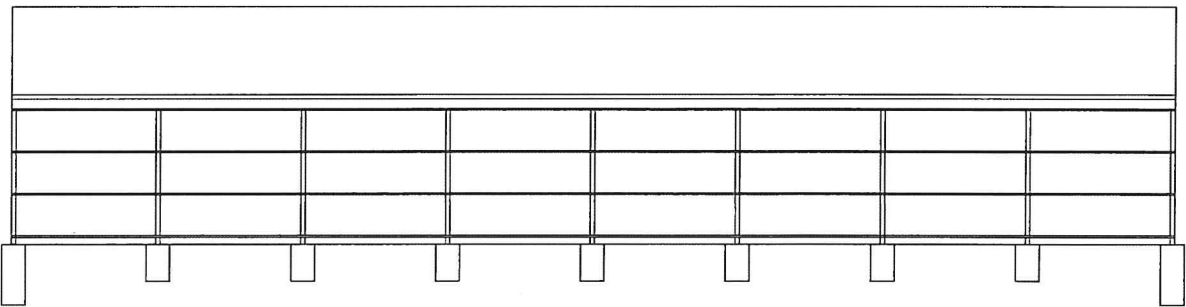
Greenhouse Floor Plan & Elevations



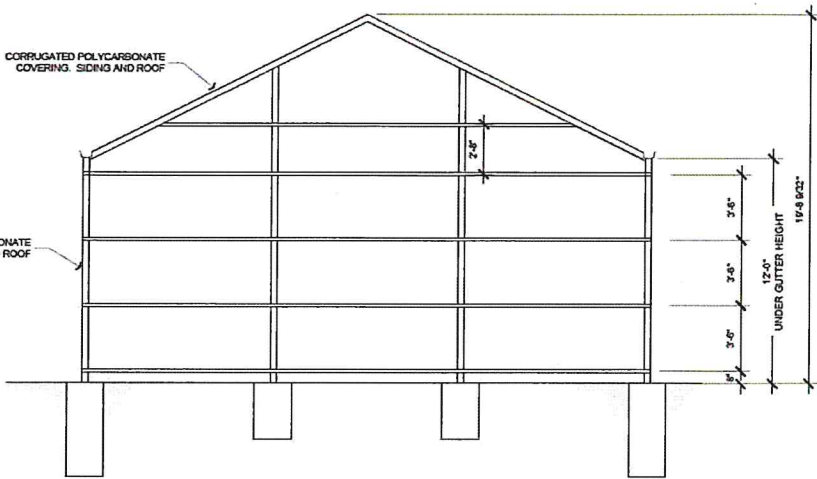
Floor Plan



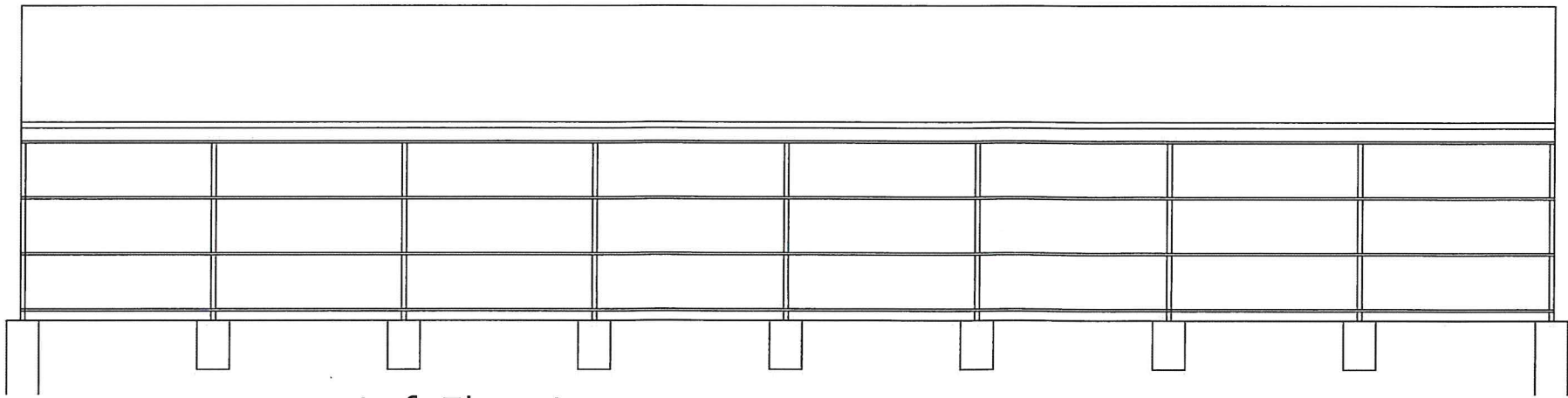
Front Elevation



Right Elevation



Rear Elevation



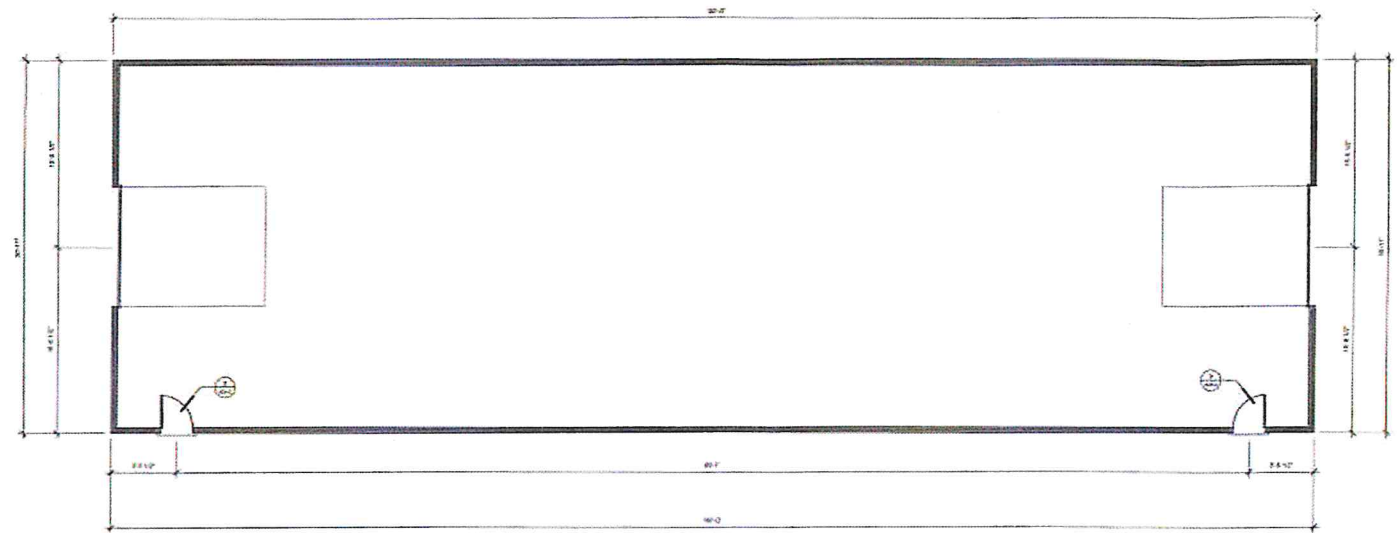
Left Elevation

Kirk Consulting

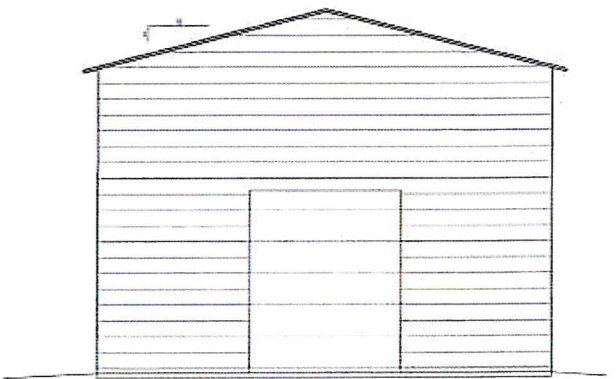
Greenhouse
Ian Mestman
4520 Stags Leap Way
Paso Robles, CA 93446
Sheet 4: Greenhouse Floor Plan & Elevations
APN: 026-233-010

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DATE: 7.19.18	
Ian Mestman	
Sheet	
5 of 6	

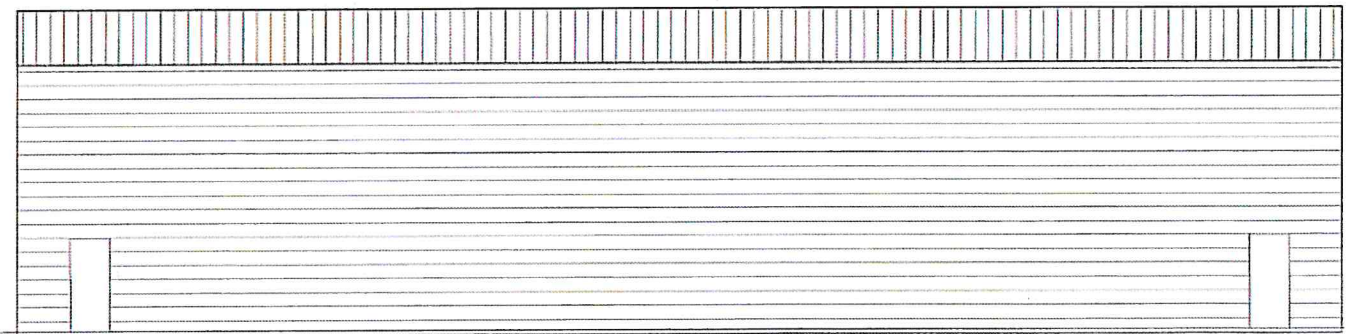
Steel Building (Drying) Floor Plan & Elevations



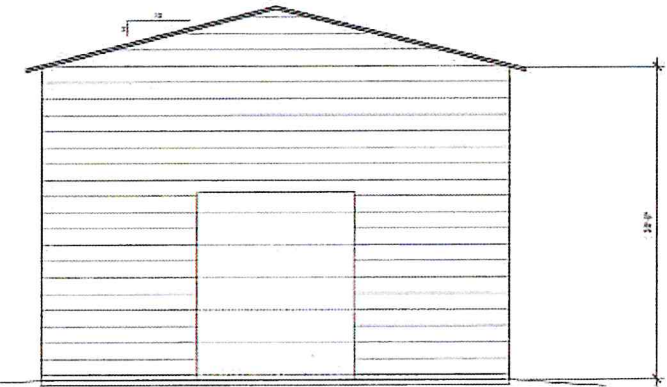
Floor Plan



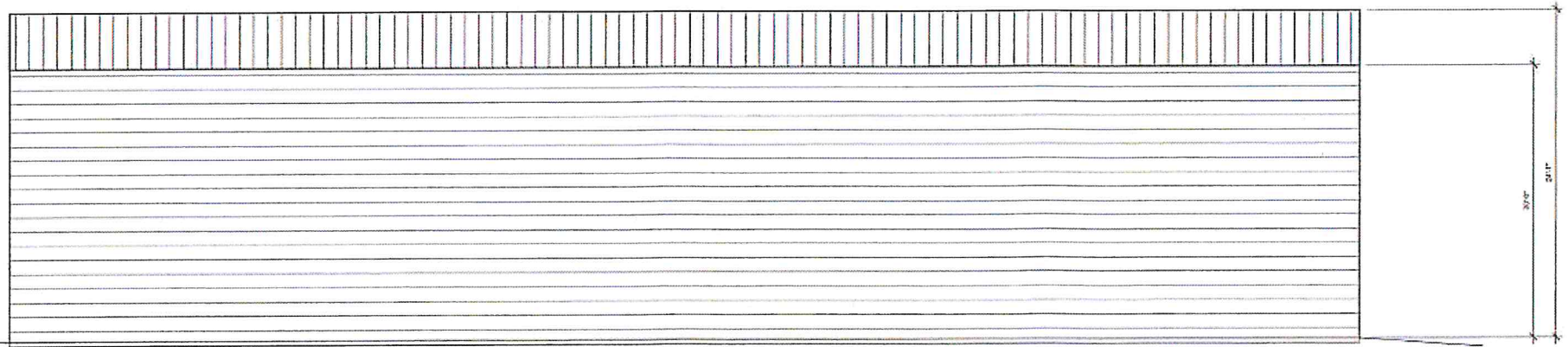
Front Elevation



Right Elevation



Rear Elevation



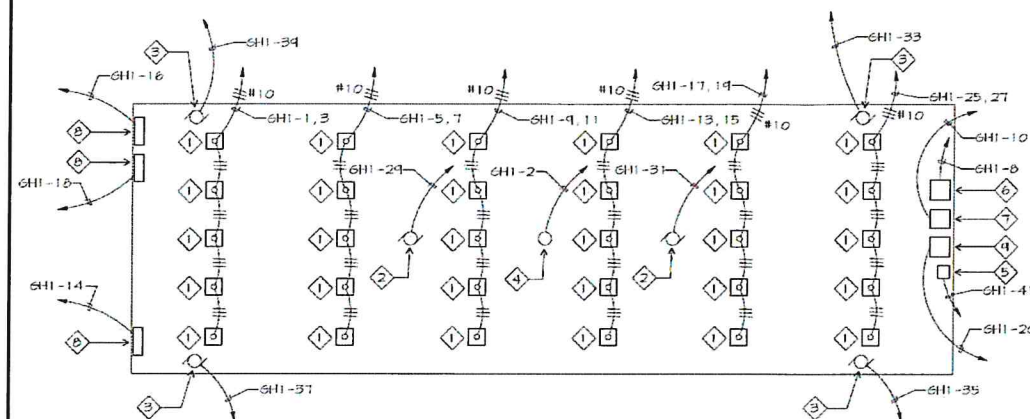
Left Elevation

Kirk Consulting

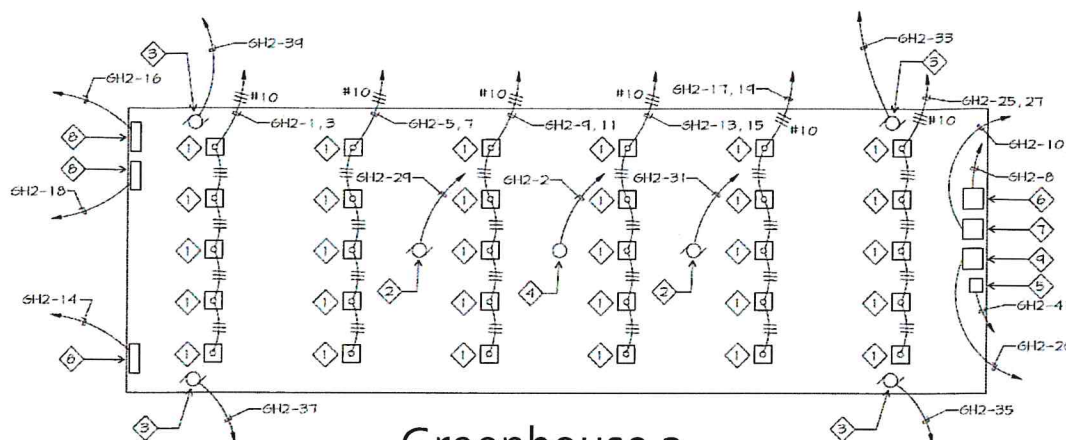
Steel Building
Ian Mestman
4520 Stags Leap Way
Paso Robles, CA 93446
Sheet 3: Steel Building Floor Plan & Elevations
APN: 026-233-010

SCALE: 1/4" = 1'	
DATE: 7.19.18	
Ian Mestman	
Sheet	
6 of 6	

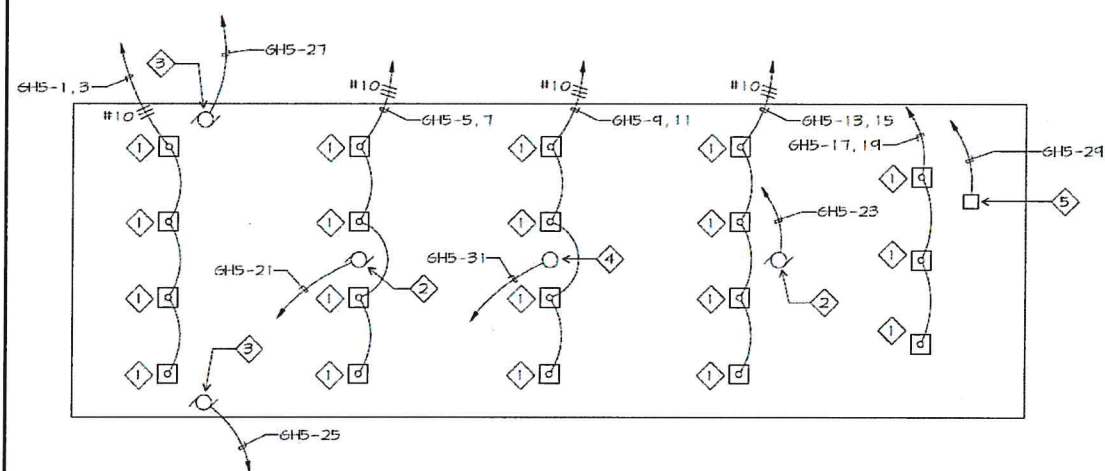
Greenhouse & Watershed Electrical Plans



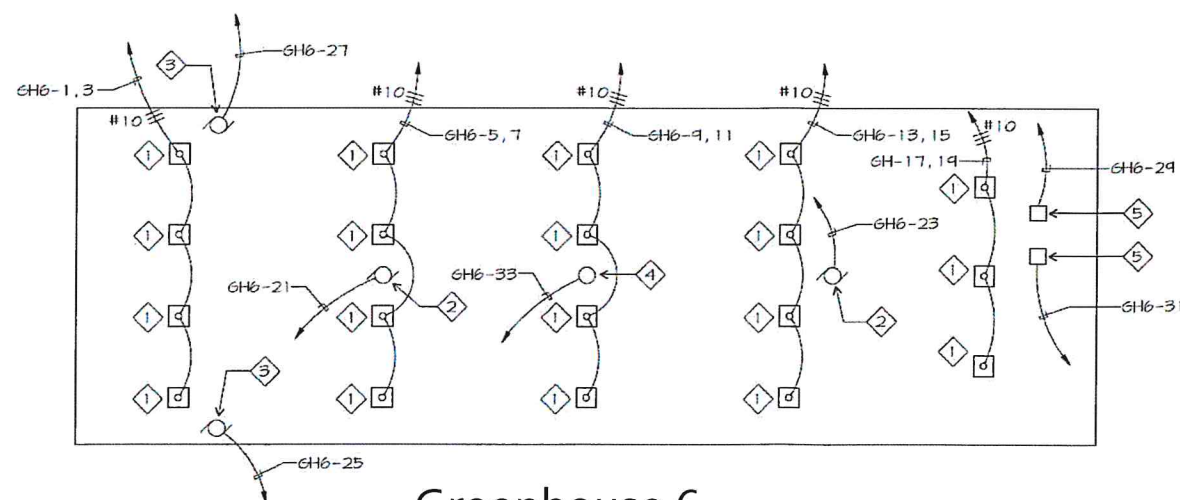
Greenhouse 1



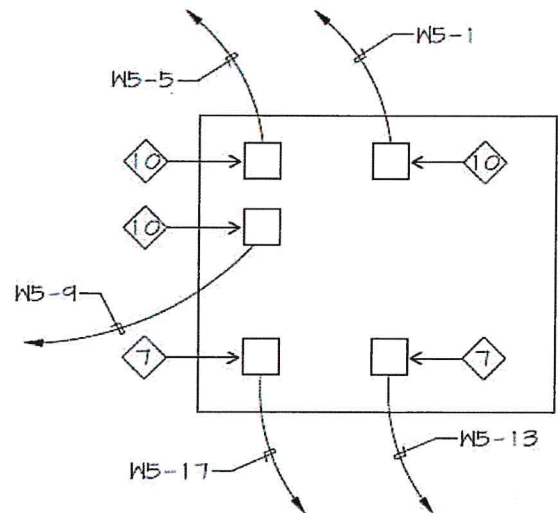
Greenhouse 2



Greenhouse 5



Greenhouse 6



Watershed

ELECTRICAL NOTES

- 1 GROW LIGHT
- 2 CIRCULATION FAN
- 3 VENTILATION FAN
- 4 INCANDESCENT LIGHT
- 5 HEATER UNIT
- 6 SWAMP COOLER
- 7 AIR PUMP
- 8 CURTAIN CONTROLLER
- 9 SUBMERSIBLE PUMP
- 10 INJECTION PUMP

Kirk Consulting

Electrical Plans
Ian Mestman
4520 Stags Leap Way
Paso Robles, CA 93446
Sheet 4: Electrical Plans
APN: 026-233-010

SCALE: 1/4" = 1'	
DATE: 7.19.18	
Ian Mestman	
Sheet	
4 of 6	