



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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/21/2018

TO: 1st District Legislative Assistant, Agricultural Commissioner, County Assessor, Building Division, APCD, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Williamson Act Contact, Caltrans, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, San Miguel Advisory Council AB52

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

PROJECT NUMBER & NAME: DRC2018-00164 CB COLLECTIVE, INC_SCHMIDT

PROJECT DESCRIPTION: Proposed Conditional Use Permit for cannabis non-storefront retail delivery service, cannabis non-volatile manufacturing, cannabis distribution and cannabis cultivation consisting of 1-3 acres outdoor cannabis cultivation, 5,760 sq/ft-22,000 sq/ft indoor cannabis cultivation and 1,000 sq/ft indoor cannabis nursery to be located at 27 Wellsona Rd. Paso Robles, CA

APN(s): 026-104-009

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

DRC2018-00163

Minor Use Permit

091-311-032 /

PERENNIAL HOLISTIC WELLNESS CTR INC

2.9 ACRES OF OUTDOOR CANNABIS CULTIVATION AND
22,000 SQUARE FEET OF INDOOR CANNABIS
CULTIVATION

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Fred Schmitt Daytime Phone 559-392-0188
 Mailing Address 27 Wellson Rd Paso Robles CA Zip Code 93446
 Email Address: DavidDakett@com.com

☒ Applicant Name CB Collective, Inc Daytime Phone 805-369-1220
 Mailing Address 27 Wellson Rd Paso Robles CA Zip Code 93446
 Email Address: Jay@Cloudbreakfarms.com

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

PROPERTY INFORMATION

Total Size of Site: 40 acres Assessor Parcel Number(s): 026-104-009

Legal Description: Parcel 1 of Map No. CO-77-179 in SLO County

Address of the project (if known): 27 Wellson 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.: Approximately 1 mile West of Hwy 101 on Wellson Rd.

Describe current uses, existing structures, and other improvements and vegetation on the property:

Farming: apples, pomegranates, pears, grapes, cannabis. Structures: Ag accessory building, mobile home, greenhouse.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Please see Narrative for full 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 _____ Date 8/20/18

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: Access via locked gate on Wellborn 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 - Farming South: Agriculture - Farming

East: Agriculture - Farming West: Agriculture - Farming

For all projects, answer the following:

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

Buildings: 8,000 sq. feet .5 % Landscaping: 0 sq. feet _____ %

Paving: 0 sq. feet _____ % Other (specify) _____

Total area of all paving and structures: 8,000 ☒ sq. feet ☐ acres

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

Number of parking spaces proposed: 10 existing Height of tallest structure: 14'

Number of trees to be removed: 0 Type: _____

Setbacks: Front 493' Right 338' Left 300' Back 456'

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: Caj Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 5 ☐ sq. feet ☒ acres

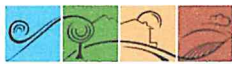
Total floor area of all structures including upper stories: 8,000 sq. feet

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: 40 acres
Moderate slopes - 10-20%: _____ 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 Crop irrigation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 415 gallons
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Existing wells and outlets throughout property
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? 1,000+ 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: San Miguel Garbage
3. Where is the waste disposal storage in relation to buildings? Dumpster located at front gate.
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 Joint Unified School District
2. Location of nearest police station: 900 Park St. Paso Robles CA 93446
3. Location of nearest fire station: 900 Park St. Paso Robles CA 93446
4. Location of nearest public transit stop: 800 Pine St. Paso Robles CA 93446
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: Apple, orange grove, grape, and cannabis farm. Identical to proposed use.
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: Monday - Saturday Hours of Operation: 8A - 4p
2. How many people will this project employ? Initially 4
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 8A - 4p
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: Mature cannabis odor on-site. No odor off-site.
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. 4 Between 4:00 to 6:00 p.m. 1

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: Employee will telecommute.
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

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

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

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: Will add identical greenhouses as finances allow.
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: Add identical greenhouses as finances allow.
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

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

*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:
All farming is done organically. Greenhouse irrigation runoff is captured and re-used.
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): Local and State Cannabis Licenses.

(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 checked="" type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input checked="" type="checkbox"/> Dispensary | <input checked="" 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: CCM2016-00334

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: CB Collective, Inc.

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 checked="" type="checkbox"/> Type 3 | <input checked="" type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input checked="" 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.

66,060

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
See "Electric Estimate" Section of narrative for full estimates of electricity usage.	
Total Annual kWh:	

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	On-Site well		
Month and Year			
1	2018	5,600 g	
2	2018	5,600 g	
3	2018	10,600 g	
4	2018	10,600 g	
5	2018	10,600 g	
6	2018	10,600 g	
7	2018	13,600 g	
8	2018	13,600 g	
9	2018	13,600 g	
10	2018	13,600 g	
11	2018	13,600 g	
12	2018	5,600 g	
Totals		127,200 g	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Regalia Biofungicide, Cease Biofungicide, Neem oil, Double Nickel 55+, Potassium Bicarbonate Fungicide, Pyganic Pesticide,

See "Materials Plan" in Narrative for descriptions, and see MSDS for each product attached thereto

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

Supplemental Development Statement/Project Description

INTRODUCTORY NARRATIVE

The following is an application (the "Application") by CB Collective, Inc. to obtain conditional land use approval for cannabis activities.

IDENTIFICATION OF APPLICANT AND PROJECT SITE DESCRIPTION

- a. Applicant: CB Collective, Inc.
- b. Project Site: 27 Wellsona Road, Paso Robles, CA 93446. Assessors Parcel Number 026-104-009.
- c. Zoning of Project Site: Agriculture.
- d. Size of Project Site: Approximately 40 acres.

PROJECT DESCRIPTION AND GENERAL SITE INFORMATION

This Application requests land use approval for various cannabis activity on the Site. The following is a summary of proposed cannabis activities on the Site:

- 1) CB Collective's proposed cannabis activities:
 - a) 2,880 sq. ft. mixed light Cannabis Cultivation in existing greenhouse, and erection of one identical 2,880 greenhouse (expanding to 22,500 sq. ft. as finances allow);
 - b) 1,000 sq. ft. mixed light Cannabis Nursery;
 - c) 1-3 acres of Outdoor Cannabis Cultivation;
 - d) Non-volatile manufacturing/extraction (CO2);
 - e) Non-Storefront Retailer (California Type 9 License)(sometimes referred to herein as the "Retail Delivery Service" or "Non-Storefront Retailer";
 - f) Distribution and transportation as allowed.

GENERAL DESCRIPTION OF SITE: The Site is located in the unincorporated area of North San Luis Obispo County. The Site has one common address: 27 Wellsona Rd., Paso Robles, CA, 93446.

EXISTING AND PROPOSED SITE STRUCTURES: The site contains one ag accessory building with permitted electrical currently used for apple, pomegranate, and pear processing and juicing,

one unused mobile home, one ag accessory building covering a well pump, etc., one greenhouse, one apple washing area, and several “sea trains” (metal storage containers). CB Collective, Inc., is seeking approval for cannabis activities on the existing property with the existing infrastructure, and the ability to expand greenhouse production to 22,500 square feet, as finances allow.

PROOF OF LEGAL ACCESS

The Site has two legal access points from Wellsona Road, which is a public road. No other access is proposed. See attached Site Plan for further details.

PRELIMINARY FLOOR PLANS AND ARCHITECTURAL ELEVATIONS

CB Collective, Inc. is in the process of obtaining these from a licensed professional for the ag accessory building.

STORM WATER CONTROL PLAN, GRADING PLAN, and DRAINAGE, EROSION, AND SEDIMENTATION CONTROL PLAN

These plans are not applicable to this project.

OPERATIONS PLAN

SECURITY PLAN AND SIGNAGE

Please see the confidential security plan attached under separate cover, so as not to be included in public record.

ODOR MANAGEMENT PLAN

The Odor Management Plan for the various areas of the Site is as follows:

Greenhouse Odor Management Plan: The greenhouse controls temperature by venting warm air through mechanical vents located at one end of the greenhouse. Therefore, cannabis odors may exit the greenhouse via the vents. Should complaints arise, which they have not in the two-plus years cultivation has occurred on this site, CB Collective, Inc. will utilize leading odor mitigation technology to prevent cannabis nuisance odors from drifting off-Site.

Outdoor Cultivation Odor Management Plan. As you will see on the site plan, all cultivation areas, including the outdoor cultivation area, are strategically located on the parcel to mitigate

any potential nuisance odors. The entire cultivation area is surrounded on all sides by mature apple and pomegranate trees, which act as a barrier to free blowing winds. As a result, odorous air naturally dissipates before reaching the property lines of the site.

Further, cultivation processing activities including trimming, manicuring, grading, sorting, sifting, holding, storing, packaging, labeling, and also retail delivery activities, will be located in secured insulated rooms inside the agricultural accessory building. These rooms utilize high-volume charcoal air scrubbers to eliminate nuisance odors.

Finally, it is important to note that cultivation has occurred on the premises for more than two years, and no complaints have occurred during that time. If any complaints should arise, we will address them immediately.

BUSINESS SIGN INFORMATION

No signs displaying the business name "CB Collective, Inc." or other cannabis name, dba, or symbol shall be posted or displayed at the entrances to the Site or on retail delivery vehicles used by the Non-Storefront Retail service. The address "27 WELLSONA ROAD" shall be displayed at the Site entrance.

PARKING PLAN

27 Wellsona Road, Paso Robles CA: The Wellsona site has an existing parking area that has been established since approximately 2008 when the property was primarily farmed for apples and pomegranates. See Site Plan for location of parking area.

EMPLOYEE SAFETY AND TRAINING PLAN

CB Collective, Inc. is in the process of formalizing an Employee Safety and Training Handbook with the assistance of industry leaders in farming, manufacturing, delivery driving, human resource specialists and employment law specialists. All employees will be required to review and sign said handbook with their supervisor prior to commencing employment.

EMPLOYEE INFORMATION

CB Collective, Inc. intends to have 5 or fewer employees performing the cannabis activities requested by the Application. All employees shall undergo a background check for criminal convictions. No CB Collective, Inc. employee shall be under the age of 21.

1) Employee Working Hours:

- a) Nursery, Cultivation, Processing, and Manufacturing: Monday through Saturday, 8:00 a.m. to 4:00 p.m.
- b) Retail Delivery Service: 10:00 a.m. to 6:00 p.m., Monday through Saturday

NEIGHBORHOOD COMPATIBILITY STATEMENT

The Project proposed by this Application is compatible with its surrounding neighborhood. This is supported by the following:

- 1) The Site is not located within 1,000 feet of any enumerated sensitive land use.
- 2) The Site is bordered by other large agriculture properties.
- 3) The Site is bordered by a number of farming, nursery, and other agricultural uses.
- 4) The Site is sufficiently large at 40 acres to successfully manage any nuisance odors attempting to drift off-Site.
- 5) CB Collective, Inc. does not propose to significantly increase traffic at the Project site.

If the community raises concerns about increased traffic and noise, whether the Site is adequately secure, and whether the Site will have the ability to successfully manage nuisance odors, we will respectfully address all concerns promptly and inform neighbors of our plan for remediation of their concerns. We have never had a complaint since beginning operations at this site years ago.

WASTE MANAGEMENT PLAN (BOTH SOLID AND LIQUID WASTE) AND TRASH SERVICE

SOLID WASTE: As required by State regulations, CB Collective, Inc. intends to compost organic cannabis waste. Organic cannabis waste includes cannabis stalks, stems, fan leaves, residual leaf material that has been processed through a CO2 extraction machine, cannabis material that has been destroyed by pests or fungi, and also cannabis that for one reason or another is required to be destroyed.

CB Collective, Inc. shall designate certain secure areas shown as a cannabis waste depository and compost area. Physical access to the area shall be restricted to CB Collective, Inc. and its employees and the local authorities.

LIQUID WASTE: CB Collective, Inc. shall determine whether the liquid waste is purely water-based cannabis plant material, or whether the liquid waste contains any other liquid, solvent, or other material that makes it unsuitable to deposit in the Cannabis Waste/Compost Area. All liquid waste that cannot be deposited in the Cannabis Waste/Compost Area shall be hauled by CB Collective, Inc. to the local waste transfer station pursuant to State guidelines.

TRASH AND RECYCLING: The Site shall receive standard trash and recycling service at entrance to 27 Wellsona Road, Paso Robles, from San Miguel Garbage. Trash and recycling shall be secured in bins provided by the trash service, and the bins shall be placed at the security gate

for collection on a weekly basis. No cannabis plant material of any kind shall be placed in the trash service bins.

PROOF OF SUCCESSFUL REGISTRATION

CB Collective, Inc., is the holder of Cannabis Cultivation Registration number CCM2016-00334. This registration allows for 6,210 plants and 25,000 square feet of cultivation. Current cultivation includes approximately 3,000 plants. Existing outdoor cultivation utilizes soil contained in pots; future outdoor cultivation will utilize row cropping in the native soil.

MATERIALS PLAN

LIST OF PESTICIDES AND PEST MANAGEMENT MATERIALS

- 1) Regalia Biofungicide (Marrone Bioscience, OMRI certified);
- 2) Cease Biofungicide (OMRI certified);
- 3) Neem oil (OMRI certified);
- 4) Double Nickel 55+ Biofungicide (OMRI certified);
- 5) Potassium Bicarbonate Fungicide (OMRI certified);
- 6) Pyganics Pesticide (OMRI certified);
- 7) Proprietary emulsified essential oil blends (all organic);
- 6) Predatory Insects typically used in agriculture such as *persimilis*, *californicus*, etc.

PESTICIDE STORAGE

In compliance with local and CA state law, all pesticides shall be stored in a lockable shipping container located on the Site. The shipping container will have compliant hazard signage and an emergency washing station in accordance with State law.

LIST OF FERTILIZERS

- 1) Rooting hormone;
- 2) Synthetic salts (standard agricultural fertilizers) in various forms for nitrogen, potassium, and phosphorus;

- 3) Earthworm castings;
- 4) Bat and seabird guano; and
- 5) Proprietary organic fertilizers.

(See Material Safety Data Sheets attached.)

OTHER MATERIALS

- 1) Coco coir (shredded coconut husk fibers) for cultivation and nursery planting medium;

LIST OF SOLVENTS

- 1) Isopropyl Alcohol (food grade alcohol) for use as general antibacterial surface cleaner;
- 2) Carbon Dioxide. Non-flammable. Used as solvent in extraction.

(See Material Safety Data Sheets attached.)

PLANNING AREA REQUIREMENTS

Not applicable.

COMMUNITY PLAN/SPECIFIC PLAN/DESIGN PLAN REQUIREMENTS

The Site is not subject to a community plan or any conditions, covenants or restrictions.

ARCHEOLOGICAL REPORT

Not applicable.

BOTANICAL/BIOLOGICAL/KIT FOX REPORT

These reports are not applicable because we are not taking any new habitat for cannabis use. The cannabis use is simply a crop change from the historic apple, pomegranate, pear, and grape cultivation on site.

GEOLOGIC REPORT

Not applicable.

NOISE STUDY

Not applicable.

TRAFFIC ANALYSIS

No substantial amount of traffic is proposed.

VISUAL ANALYSIS

No development is proposed along significant visual corridors. Further, no cannabis cultivation sites can be seen from Wellsona Road. All cultivation areas are shielded from view by apple, pomegranate, and pear trees.

SETBACK INFORMATION

As you will see on the attached site plan, all setback requirements are exceeded now, and in all future development as well.

ELECTRICAL ESTIMATES

All electricity is provided by two three-phase PG&E connections on the subject property.

Current electrical usage with one greenhouse in production is approximately 2,200 kWh per month, or 26,400 kWh per year.

With a second greenhouse in production, electrical usage will be approximately 4,400 kWh per month, or 52,800 kWh per year.

With six greenhouses in production, electrical usage will be approximately 13,200 kWh per month, or 158,400 kWh per year.

These electrical estimates are for cannabis production only. Existing other farming operations currently do and will continue to use additional electricity.

WATER USAGE AND OFFSETS

Current Use:

The one existing greenhouse uses approximately 16,800 gallons per harvest, or 67,200 gallons per year (approximately .2 acre feet). That said, we water the greenhouse plants until they reach approximately 10% runoff, and runoff is used to water pomegranates and apples. So, our net water use per greenhouse is approximately 10% less than the above, or 60,480 gallons (.18 acre feet). Current monthly greenhouse water usage is 5,040 gallons.

Use With 2 Greenhouses in Production:

With two greenhouses in production, the water usage will be approximately 120,960 gallons annually (.36 acre feet).

Use With 6 Greenhouses in Production

The total for six greenhouses is approximately 362,880 gallons (1.11 acre feet) - 403,200 gallons (1.24 acre feet) annually.

Outdoor Use:

This year, we are on track to use approximately 60,000 gallons of water for our outdoor crop (this includes propagation/nursery through harvest). This is used from March – October/November.

Note that the above water usage numbers include water used in propagation and nursery preparation of plants for production.

We removed approximately six acres of apples and pomegranates to create the cannabis cultivation area on site. Cannabis cultivation at our full build out will use approximately 10-12% of the water formerly used for apples and pomegranates on this acreage.



Parcel Information

APN: 026-104-009

Assessee: SCHMIDT FREDERICK K

Care Of:

Address: 68-395 FARMINGTON HWY WAIALUA
HI 96791

Description: PM 25/49 PAR 1

Site Address:
00027 WELLSONA RD

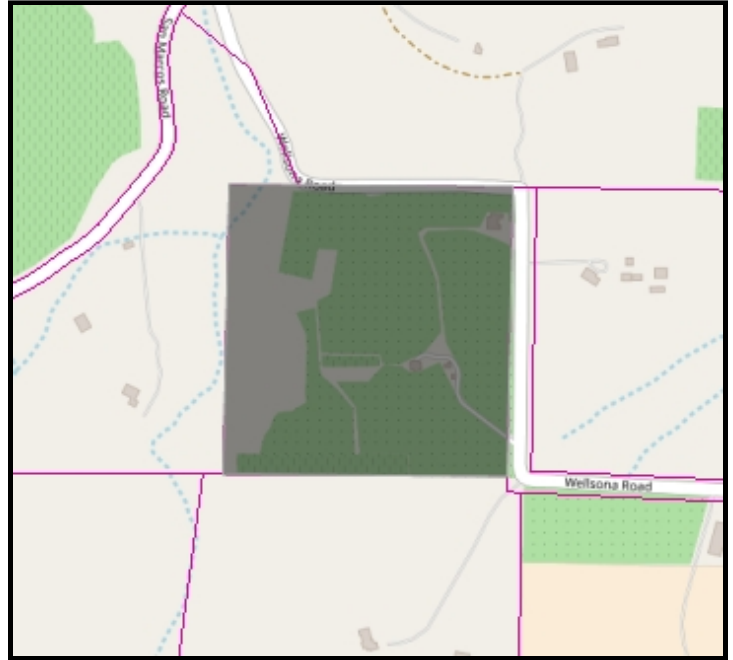
Tax Rate Area Code: 104001

Estimated Acres: 38.56

Community Code: NCADEL

Supervisor District: Supdist 1

Avg Percent Slope: 10



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
DRC2018-00164	Land Use	8/30/2018 3:14:27 PM
PMT2018-00076	PMT2018 - Commercial Permit	4/19/2018 3:19:14 PM
PMT2016-07931	PMT2016 - Commercial Permit	6/22/2017 2:18:00 PM
CCM2016-00334	CCM - Condition Compliance Monitoring	11/17/2016 3:52:39 PM
A7980	PMTR - Residential Permit	9/16/1999 12:00:00 AM



Parcel Summary Report

APN: 026-104-009

A930005A	Conservation	3/12/1996 12:00:00 AM
PMT2002-23950	Determination	8/26/1993 12:00:00 AM
PMT2002-23488	Determination	9/18/1992 12:00:00 AM
PMT2002-20372	PMTR - Residential Permit	5/8/1990 12:00:00 AM
82514	PMTR - Residential Permit	5/2/1990 12:00:00 AM
72232	PMTR - Residential Permit	8/28/1989 12:00:00 AM

Clerk Recorder Documents






Clerk Document	Date	Document Type
1993-I-001872	06/10/1993	C



Interactive Data Viewer



Legend

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

-752.33 0 376.17 752.33 Feet 1: 4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of San Luis Obispo Planning and Building Department

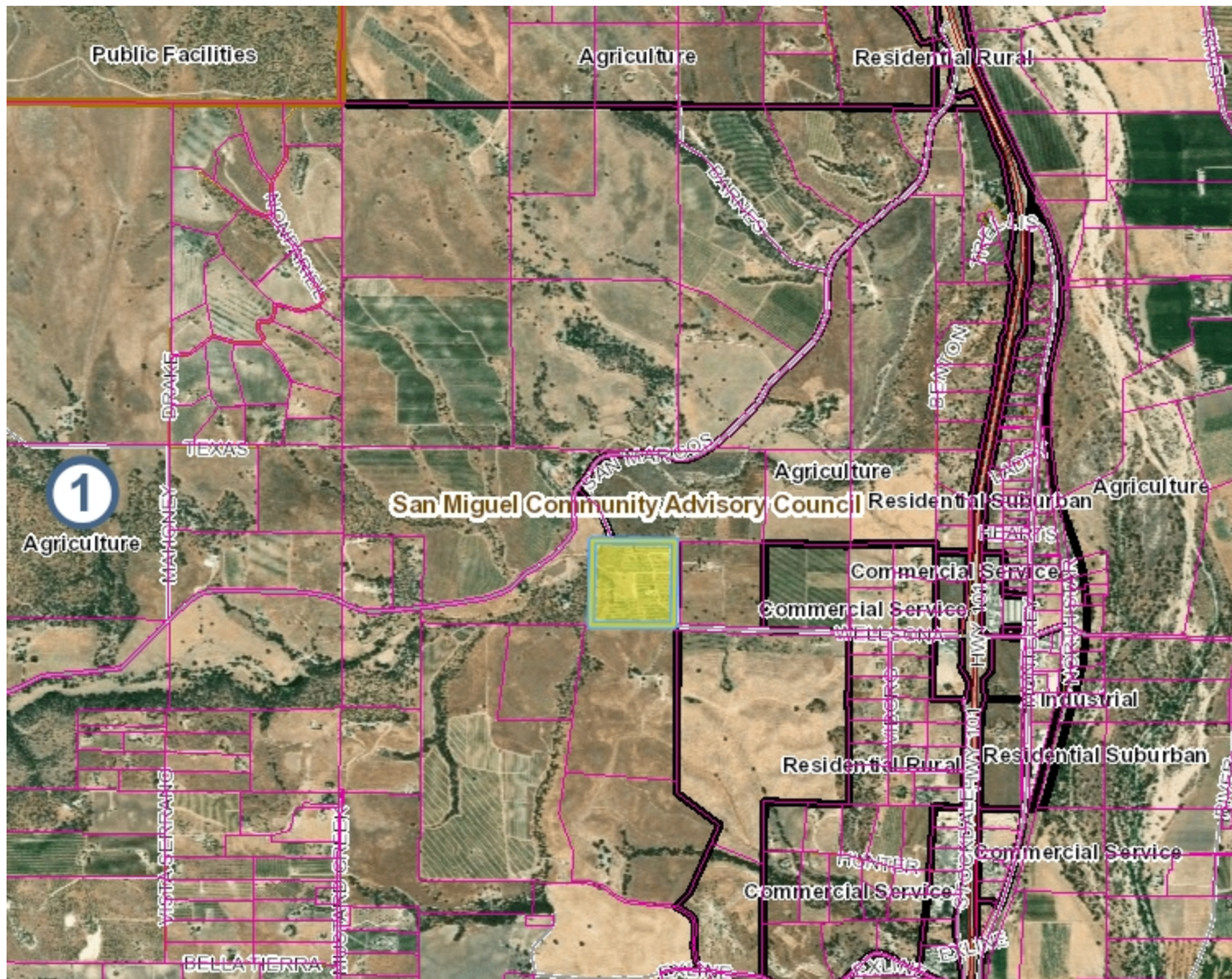


The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.











Map for Reference Purposes Only



Interactive Data Viewer



Legend

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

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

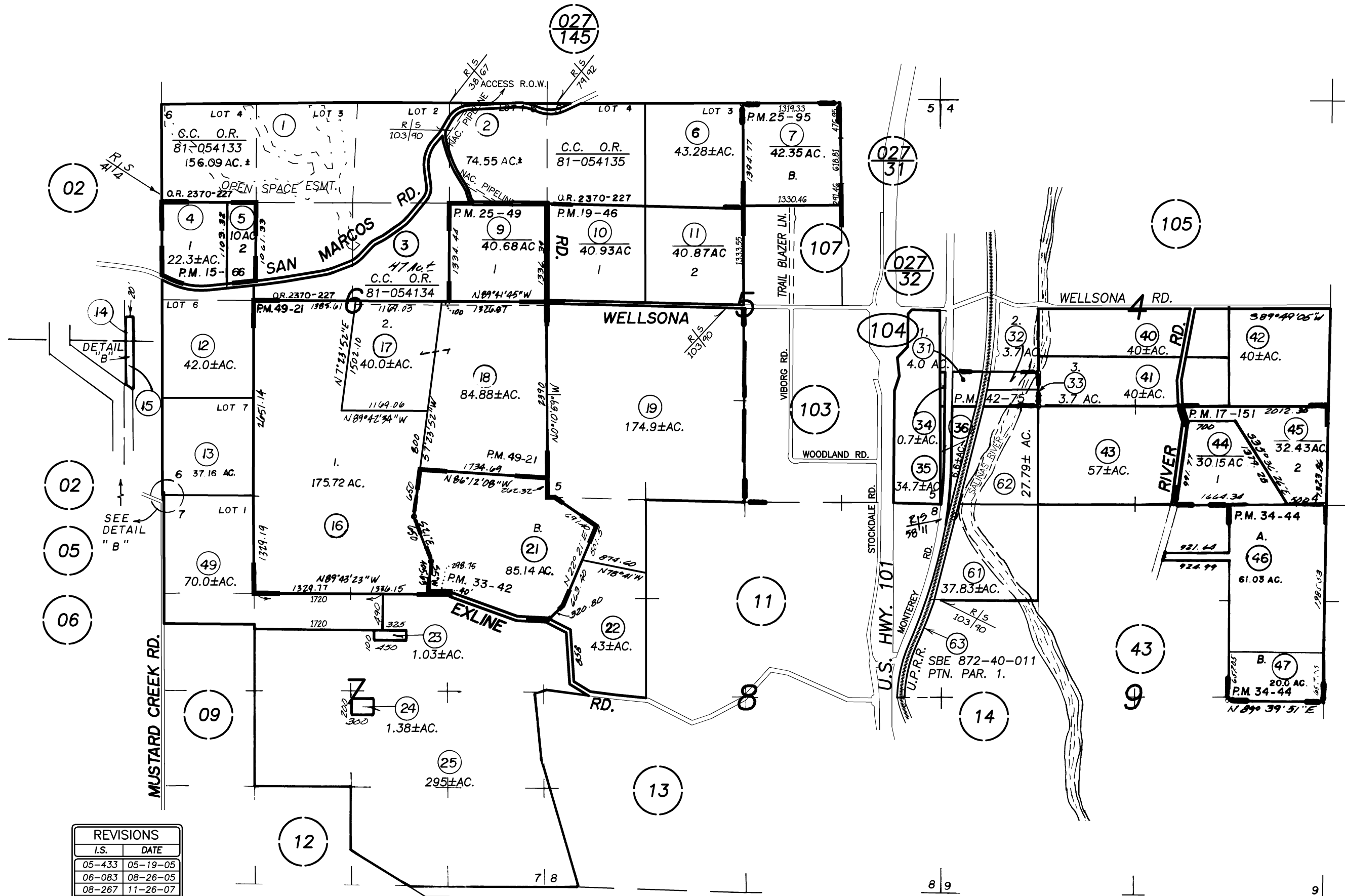
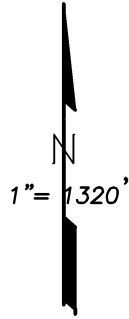
WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only





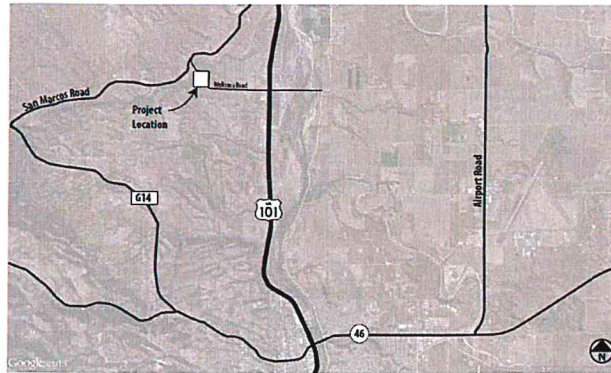
REVISIONS	
I.S.	DATE
05-433	05-19-05
06-083	08-26-05
08-267	11-26-07
NA	01-15-09
NA	08-25-10
NA	08-20-14
15-068	08-21-14
NA	10-23-15
NA	12-09-15

660'01320'2640'

JAW
02-27-98

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

AL 92-062, O.R.VOL.4028, PGS.451-456.
T.26S. ; R.12E. ; SECTIONS 4. TO 9. M.D.B.M.

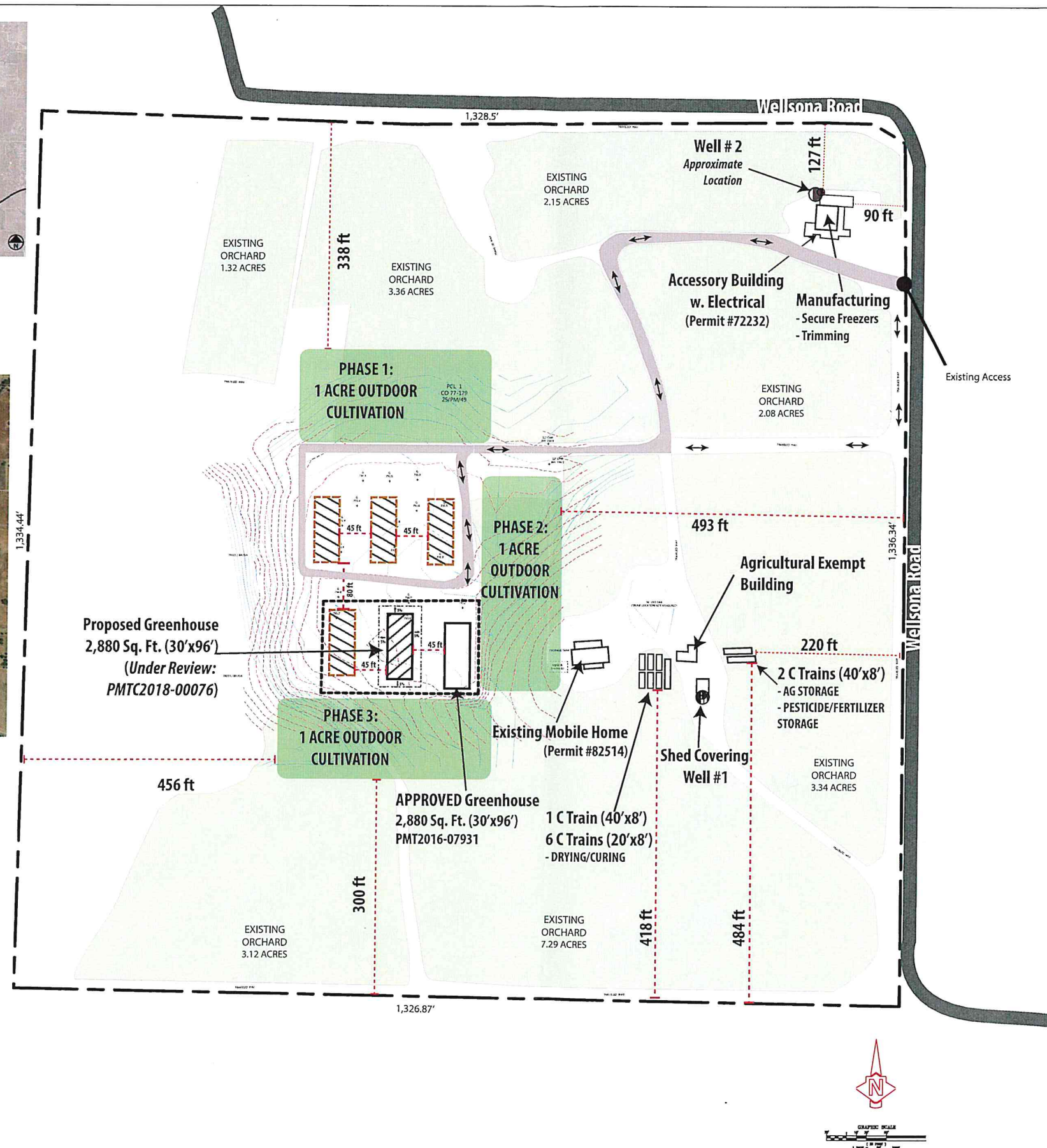


Vicinity Map



Buffer Map

*Site is located over 1,000 feet from any sensitive use, as defined by 22.40.050D.1, and 22.40.060D.1, Location



Project Information:

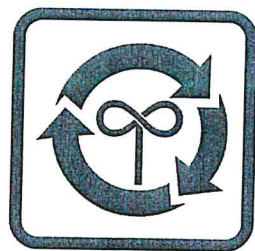
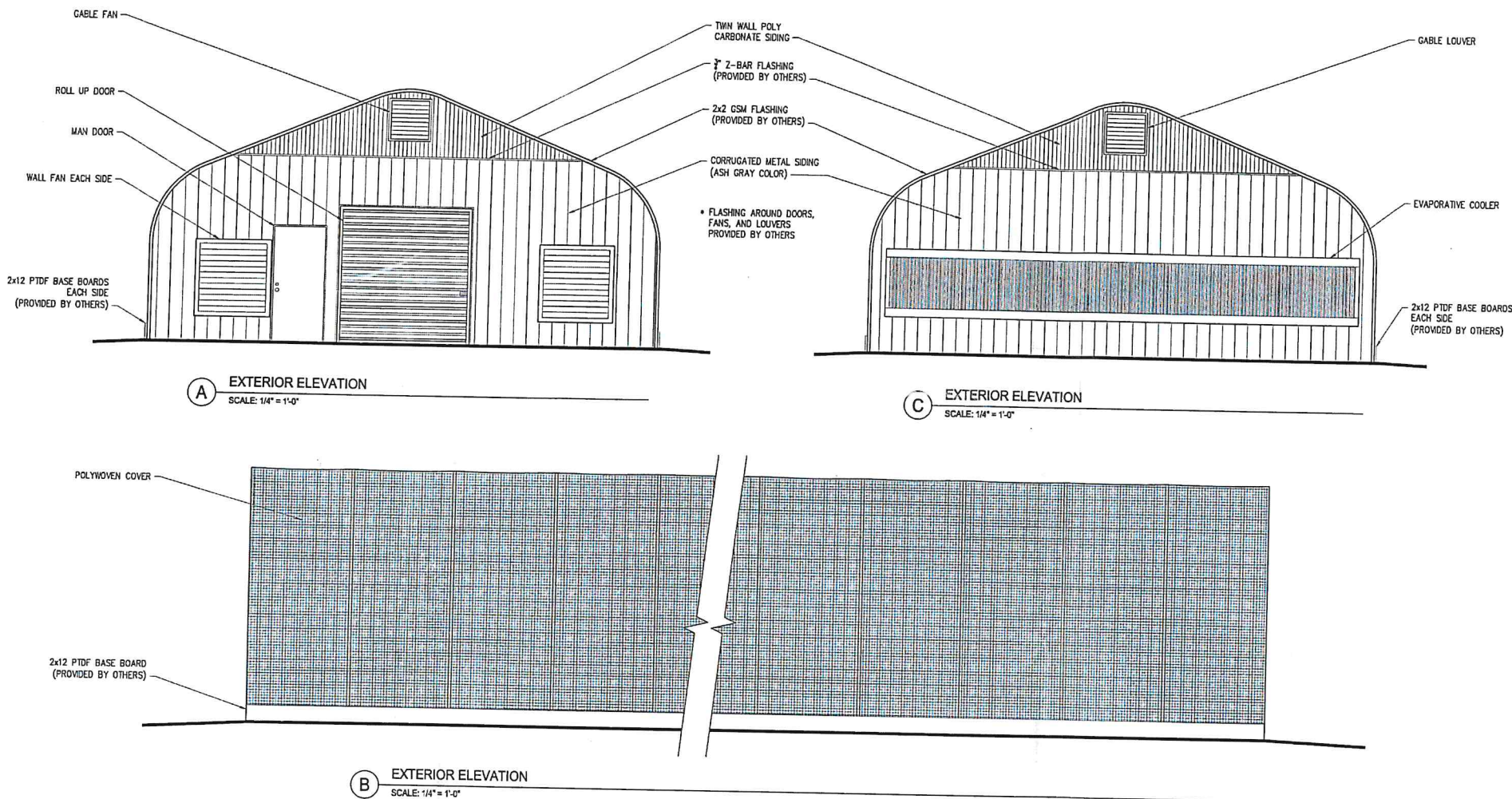
Location: 27 Wellsona Road, Paso Robles, CA

APN: 026-104-009

Zoning: Agriculture

Owners: Schmidt, Frederick

OVERALL SITE PLAN



Gro-Tech
SYSTEMS INC.

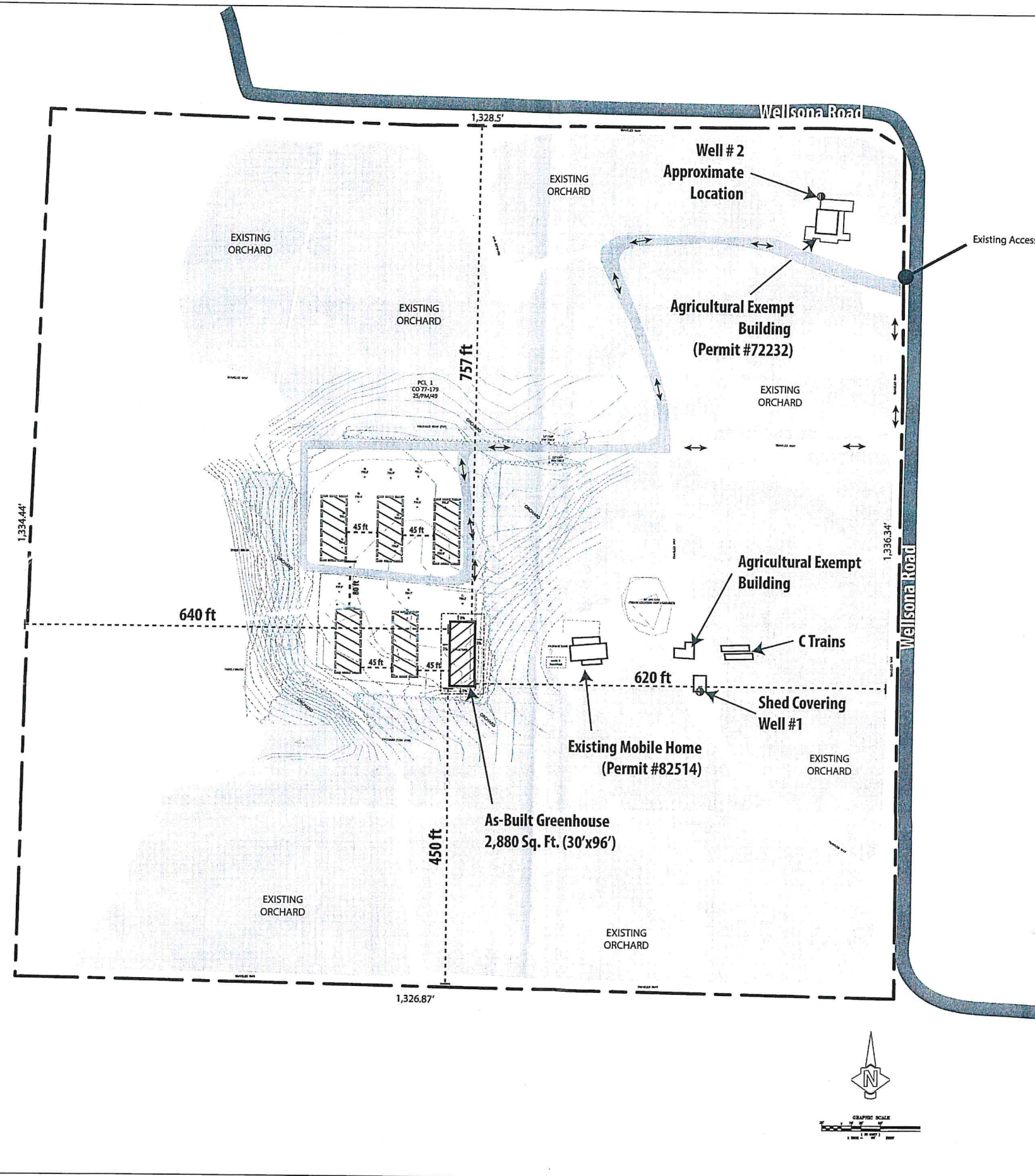
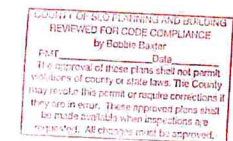
Case: PMT2016-07931
SCHMIDT FREDERICK K
Project: APN: 026-104-009
Greenhouse - Commercial
AS-BUILT ENGINEERED GREENHOUSE
(2880 SF) - "REAL TIME BILLING"
00027 WELLSONA RD NCADEL

APPROVED FOR SUBMITTAL AND BUILDING REVIEWED FOR CODE COMPLIANCE by Bobbie Bader 1/26/2018
PMT Date
The approval of these plans shall not permit violators of county or state laws. The County may revoke this permit or require corrections if any are in error. These important plans shall be made available when inspections are requested. All changes must be approved.

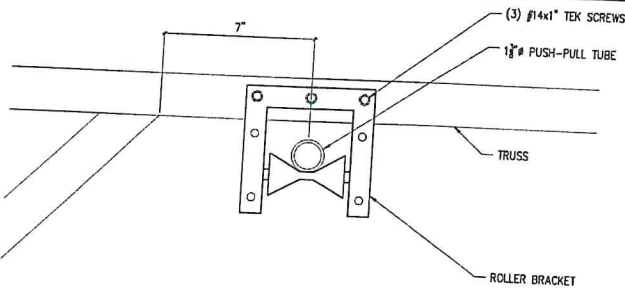
DRAWING SHEET INDEX		BUILDING DATA		STATUS	
GH1	COVERSHEET / NOTES / ELEVATIONS OVERALL SITE PLAN	GREENHOUSE SIZE: 30' x 96' (2880 SQ. FT.)	9/15/17	SUBMITTAL	
GH2	PER FOOTING PLAN / LIGHT DEPREVIATION KIT PLAN	GREENHOUSE HEIGHT: 14'-7"			
GH3	ROOF PLAN / BRACING DETAILS	ASSESSOR'S PARCEL NO.: 026-104-009		1/11/18 BLDG CORRECTIONS	
GH4	TRUSS ELEVATIONS	GROUND SNOW LOAD RATING: 0 LBS/SQ. FT.			
GH5	DETAILS	CLIMATE ZONE: 4			
GH6	LIGHT DEPREVIATION KIT DETAILS	WIND EXPOSURE: C			
GH7	WHEEL ASSEMBLY / ELECTRICAL PLAN	BASIC WIND SPEED: 110 MPH			
ES.1	SINGLE LINE DIAGRAM	SEISMIC DESIGN CATEGORY: D			
ES.1	TITLE-SH LIGHTING				
PROJECT DIRECTORY		APPLICABLE CODES		ENGINEER'S STAMP	
OWNER: FRED K. SCHMIDT 27 WELLSONA ROAD PASO ROBLES, CA 93448		PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:		<div>SCHMIDT SIERRA SERIES 30' x 96'</div>	
MANUFACTURER: GRO-TECH SYSTEMS, INC. 17282 CATTLE DR. ROUGH AND READY, CA 95975		2016 CALIFORNIA BUILDING CODE (CBC)			
CIVIL ENGINEER: GEDDINGS ENGINEERING 2570 GRASS VALLEY HWY ALBURN, CA 95603 530-265-2878		2016 CALIFORNIA RESIDENTIAL CODE (CRC)			
DRAWINGS: CHRIS ANDREWS DRAFTING 120 JOERSCHKE DRIVE, #5 GRASS VALLEY, CA 95945 530-913-3162		2016 CALIFORNIA MECHANICAL CODE (CMC)			
		2016 CALIFORNIA ELECTRICAL CODE (CEC)			
		2016 CALIFORNIA PLUMBING CODE (CPC)		<div>GRO-TECH SYSTEMS, INC. 17282 CATTLE DR. ROUGH AND READY, CA 95975 (530) 432-7012 www.gro-techsystems.com</div>	
		2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS)			
		2016 CALIFORNIA RESIDENTIAL ENERGY STANDARDS			
		2016 CALIFORNIA FIRE CODE REF. CBC SEC. 107.2.1			
SYMBOLS		GENERAL PLAN NOTES			
<div><div></div>BUILDING SECTION</div> <div><div></div>WALL SECTION</div> <div><div></div>DETAIL</div> <div><div></div>ELEVATION</div> <div><div></div>CONCRETE FOOTING DESIGNATION</div>		1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED BY THOSE PERFORMING THE WORK. CONTACT DRAFTSMAN IF THERE ARE ANY DISCREPANCIES.			
GENERAL OPERATING NOTES		ABBREVIATIONS			
1. A GREENHOUSE IS NOT A LIVING SPACE The primary use of this structure is horticulture, it is not a living space. The structure is designed for agricultural use only.		A AT AC ASPHALTIC CONCRETE AFF AIR CONDITIONER ALUM ABOVE FINISH FLOOR BLW ALUMINUM BRKT BELOW CLG BRACKET CLR CEILING CONC CLEAR DBL CONCRETE DOUG DOUBLE DOUG FIR DN DOWN DR DOOR DWG DRAWING (E) EXISTING EA EACH ELEC ELECTRICAL EOP EDGE OF PAVEMENT FRG FRAMING FRM FRAME FTG FOOTING GAU GAUGE GSM GALVANIZED SHEET METAL H HIGH MAX MAXIMUM MIN MINIMUM MTD MOUNTED (N) NEW O.H. OVERHANG PLYD PLYWOOD PTDF PRESSURE TREATED DOUG FIR SCL SINGLE SIM SIMILAR SQ SQUARE STL STEEL TS TUBE STEEL TYP TYPICAL UNO UNLESS OTHERWISE NOTED		APN: 026-104-009	
2. PREPARE FOR SNOW EVENTS Turn on the heat when snow is predicted. Set the thermostat at 70° or higher to help prevent snow from accumulating on the roof of the greenhouse.				COVERSHEET / NOTES / ELEVATIONS	
3. REMOVE ANY SNOW ACCUMULATION Start at the middle and work in both directions if you are removing snow from the structure. In this case it is also important to unload the snow from each side as you go. If you clear one side and the other side is still loaded up this causes uneven stresses in one direction on the bows.				GH1	
4. PREPARE FOR HIGH WIND EVENTS When heavy wind is expected secure doors, vents and shutters so that they cannot open. Make sure any holes or rips are taped.				REFERRAL -- Page 28 of 31	
5. REMOVE ANY ICE ACCUMULATION If ice accumulates on the plastic use a radiant heat source inside the greenhouse to melt the ice.					
		APPROVED FOR DRAINAGE - SEDIMENTATION AND EROSION CONTROL ONLY 1-3-18 DATE			
		CHRIS ANDREWS DRAFTING			

Project Information:

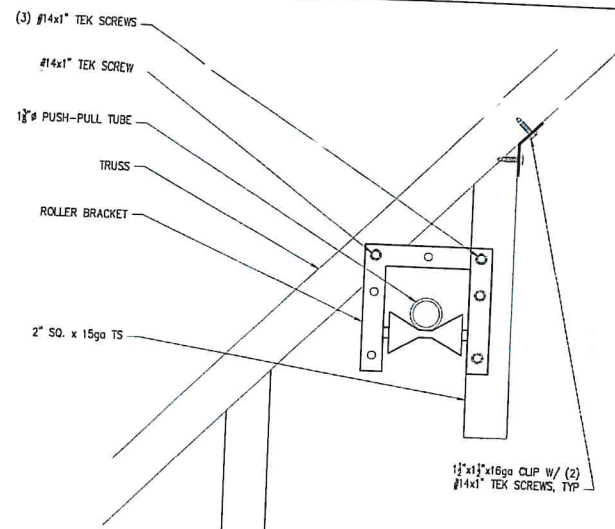
Location: 27 Wellsona Road, Paso Robles, CA
APN: 026-104-009
Zoning: Agriculture
Owners: Schmidt, Frederick



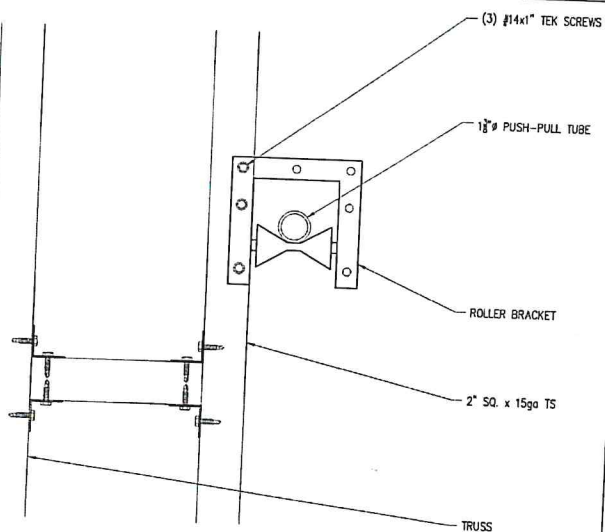
OVERALL SITE PLAN



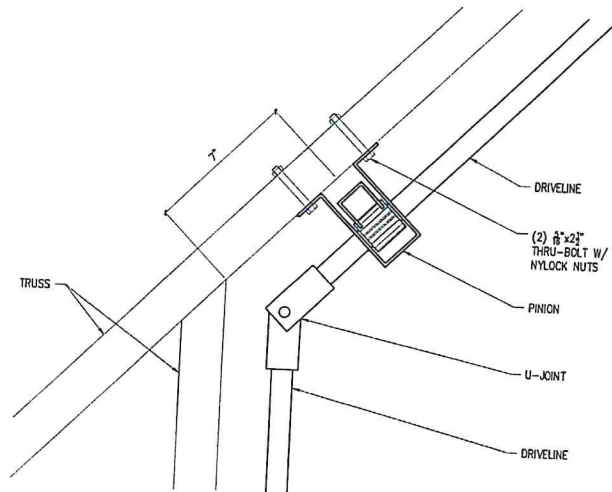
12 ROLLER BRACKET MOUNT
SCALE: 3"=1'-0"



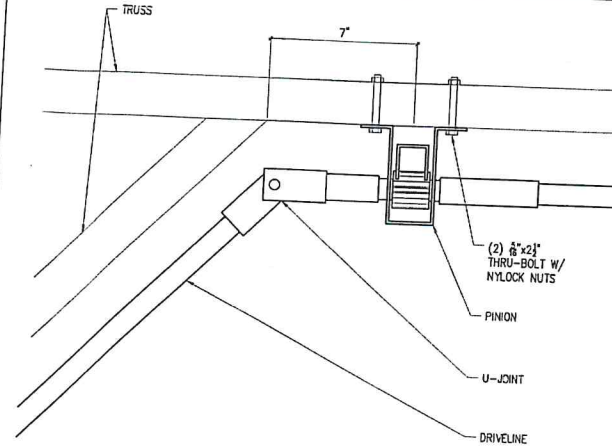
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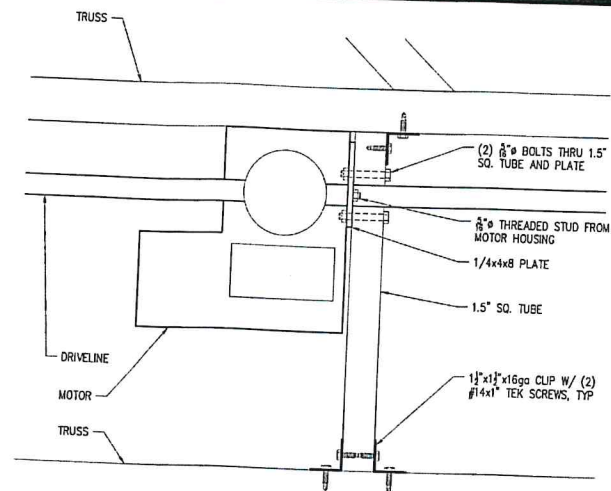
10 ROLLER BRACKET MOUNT
SCALE: 3"=1'-0"



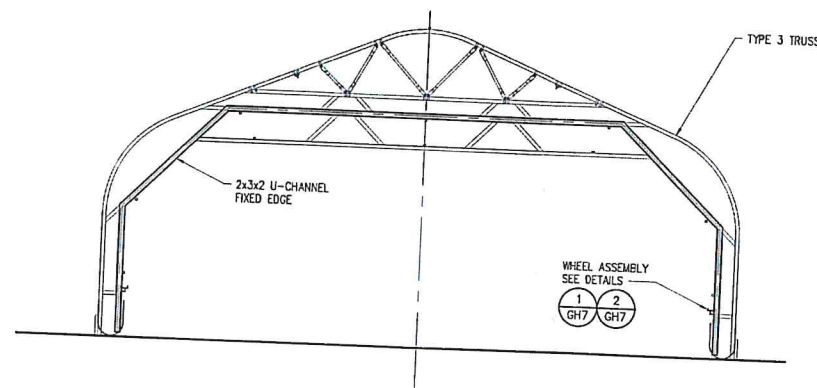
9 PINION MOUNT
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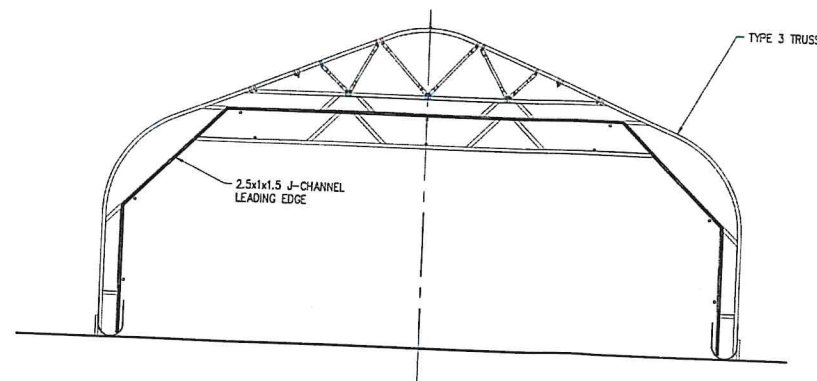
6 PINION MOUNT
SCALE: 3"=1'-0"



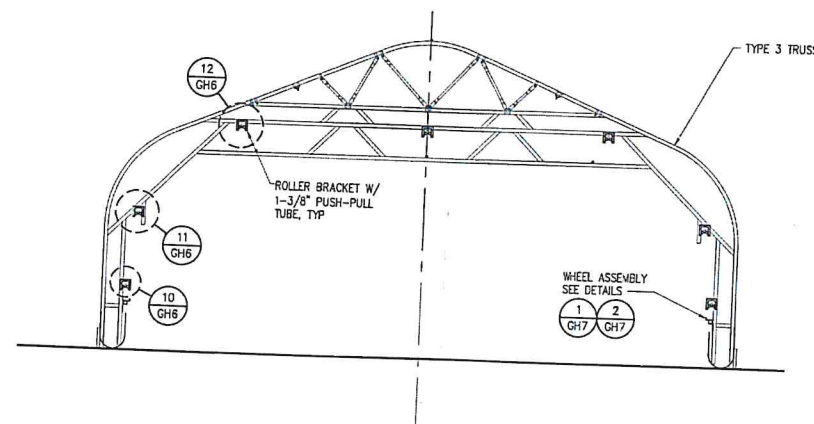
3 MOTOR MOUNT
SCALE: 3"=1'-0"



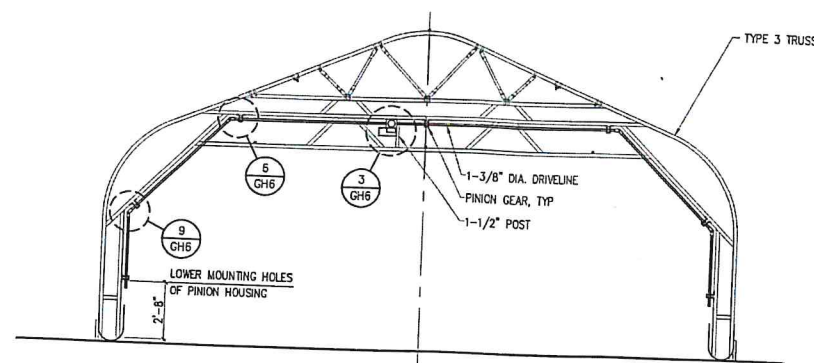
D FIXED EDGE ON TYPE 3 TRUSS
SCALE: 1/4"=1'-0"



C LEADING EDGE ON TYPE 3 TRUSS
SCALE: 1/4"=1'-0"



B ROLLERS ON TYPE 3 TRUSS
SCALE: 1/4"=1'-0"



A TYPE 3 TRUSS WITH MOTOR & DRIVE LINE
SCALE: 1/4"=1'-0"

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STATUS	
9/15/17	SUBMITTAL
1/11/18	BLDG CORRECTIONS

ENGINEER'S STAMP

SCHMIDT
SIERRA SERIES
30' x 96'

GRO-TECH SYSTEMS, INC.
17200 SUTTER DR.
ROUGE AND SECOR, CA 95075
(530) 432-7012 | www.gro-techsystems.com

Gro-Tech
SYSTEMS INC.

APN:
026-104-009

LIGHT DEPRIVATION KIT
DETAILS