



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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/25/2018
TO: 5TH District Legislative Assistant, Building Department, Public Works,
CalFire/County Fire, Agricultural Department, County Assessor, Sheriff,
Caltrans, RWQCB, CA Fish and Wildlife, US Fish and Wildlife, Santa Margarita
Advisory Council, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00168 OCHOA_JTA ROTH LLC

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 one acre outdoor cannabis
cultivations, 22,000 sq/ft indoor (greenhouse) cannabis cultivation, dry room (4,800 sq/ft),
and two administration offices (1,440 sq/ft) to be located at 248 Carrisa Hwy Santa
Margarita, CA

APN(s): [037-391-030](#)

**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

DRC2018-00168

Minor Use Permit
 037-391-030 / 248 CARRISA HWY
 CALIFORNIA WILDERNESS FARM COLLECTIVE
 CANNABIS - 3 ACRE OUTDOOR AND 22,000 SQ/FT
 INDOOR CANNABIS CULTIVATION CCM 2016-00365

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Todd Rothneiller Daytime Phone _____
 Mailing Address 1415 Plum Orchard Templeton, CA Zip Code 93465
 Email Address: _____

☐ Applicant Name MICHAEL OCHOA c/o 2 Daytime Phone (210) 322-8400
 Mailing Address _____ Zip Code _____
 Email Address: cwcollective@gmail.com

☒ Agent Name Mandi Pickens ANGLE Land Use Entitlement Daytime Phone 805-459-5334
 Mailing Address 3268 Via Ensenada San Luis Obispo CA Zip Code 93401
 Email Address: angle.planning@gmail.com

PROPERTY INFORMATION

Total Size of Site: 119.5 acres Assessor Parcel Number(s): 037-391-030
 Legal Description: T28S R15E PTN SEC 28
 Address of the project (if known): 248 Carrisa Hwy Santa Margarita, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Ag barn, ex. access, previous site disturbance

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation-Hoop structures (3 Acres total) , 22,000sf greenhouse, two admin offices and a dryroom

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 _____

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): _____

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

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

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

North: _____ South: _____

East: _____ West: _____

For all projects, answer the following:

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

Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%

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

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

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

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

Number of trees to be removed: _____ Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____
refer to project description and site plan for setbacks

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: _____

For commercial/industrial projects answer the following:

Total outdoor use area: _____ ☐ sq. feet ☐ acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____ sf

Total of area of the lot(s) minus building footprint and parking spaces: _____ sf



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: _____ 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 _____
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☐ Yes ☐ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☐ No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

1. Has an engineer permeation 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, impermeous soil layers or other existing conditions?
☐ Yes ☐ No
4. Has a piezometer test been completed?
☐ Yes ☐ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☐ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

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

Solid Waste Information

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

Community Service Information

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
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: _____
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: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
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. _____ Between 4:00 to 6:00 p.m. _____

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

Agricultural Information

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

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

Special Project Information

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

Energy Conservation Information

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

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

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☐ No

If yes, please list: _____

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

☐ Yes ☐ No

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

Other Related Permits

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

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016-_____.

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: _____

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 type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light | | | |

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

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
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			
Month and Year			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
Totals			

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☐ No

List of pesticides anticipated to be used: _____

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



CALIFORNIA WILDERNESS FARMING COLLECTIVE MINOR USE PERMIT- CANNABIS CULTIVATION PROJECT DESCRIPTION

PROPOSAL

- ❖ Minor Use Permit: Outdoor Cultivation (3 ac); Indoor Cultivation (22,000sf greenhouse), dry room (4,800sf) and two administrative offices (+1,440sf)
- ❖ Landowner: JTA Roth LLC- Todd Rothweiler
- ❖ Applicant (Leasee): California Wilderness Farming Collective (CWF)
- ❖ Agents: ANGLE Land Use Entitlement

The following application is for a Minor Use Permit to establish an outdoor and indoor cannabis cultivation operation. The outdoor cultivation involves three acres within hoop house structures and indoor cultivation within a +/-22,000sf greenhouse, a 4,800sf dry room and detached offices for security and administrative purposes.

SITE

- ❖ Address: 248 Carrisa Hwy Santa Margarita, CA 93453
- ❖ APN: 039-391-030
- ❖ Acreage: +/-120 acres
- ❖ Land Use Designation: Agriculture

EXISTING USES

The site is vacant except for a 2,400sf barn, which is not a part of this proposal. The site is accessed by a shared driveway.



Photo: View of existing driveway from HWY58

BACKGROUND

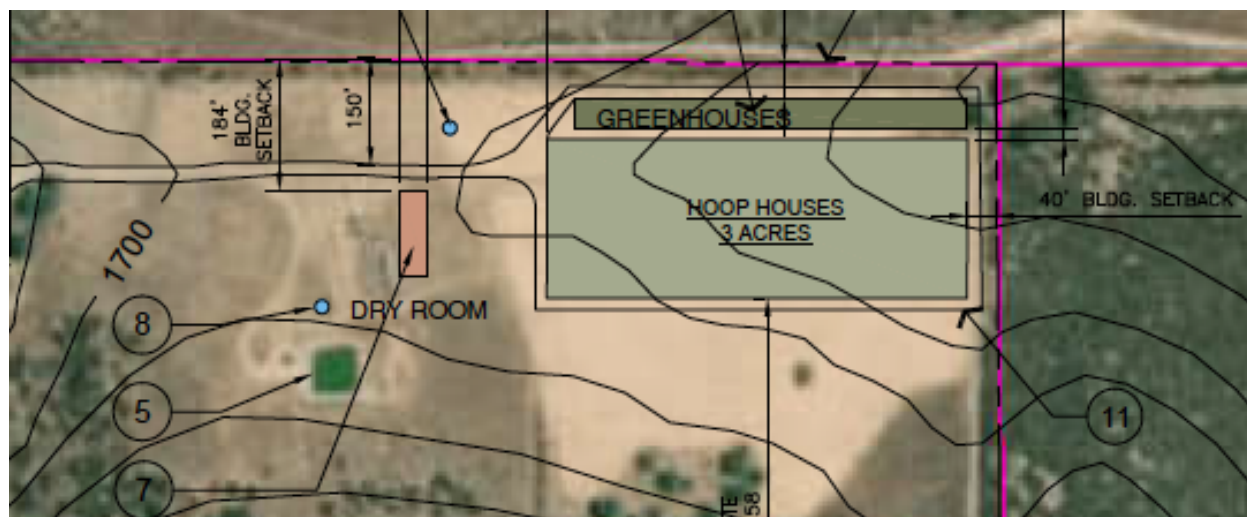
The applicant is California Wilderness Farming Collective (CWF). The landowner, Todd Rothweiler has subleased the subject property to CWF. The applicant has an existing medical cannabis outdoor cultivation operation (totaling 99 plants) in San Luis Obispo County, information listed below.

Name	Full CCM	Previous Grow Site Address	Plant Count
Miguel Ochoa	CCM2016-00365	14165 Arrowbear Trail Santa Margarita, CA 93453	99

The proposal will relocate this operation to the subject property discussed in this project description.

PROJECT DETAILS

According to County of SLO LUO Section 22.40, both outdoor/indoor cannabis cultivation activities are allowed on AG land subject to a Minor Use Permit and additional requirements set forth in that section. A minimum of 25 acres within the Agriculture land use category is required to host a maximum 3 acre outdoor cannabis cultivation and up to a 22,000sf indoor cultivation structure. Both indoor and outdoor cannabis cultivation will occur onsite within a 4- acre distinguished and protected by fencing. There is an adjacent 4,800 sf dry storage building proposed.



Outdoor Cultivation

The applicant is proposing to relocate this operation to the subject site in order to operate under the recent medical and adult cannabis use state and county regulations.

The site for cultivation is vacant and tilled. Outdoor cultivation will occur in hoop houses.

Cal Fire will be visiting the site during project review and will provide recommendations for access and water supply for the cultivation operation. Cal Fire has been recommending 16' wide gravel access roads to structures and around cultivation areas. Access on the proposed site plan, are designed to comply with Cal Fire standards.



Photo: Hoop house example

Land Preparation

The ground is prepared by first disking three times, chiseling (ripping) 3-feet four times and disking again three times. Six tons of well-composted organic green-waste (manure) is applied and incorporated into the soil coincident with the disking operations. Planting beds are then listed and shaped and filled in with happy frog potting soil & liquid fertilizers.

Plant Stock

Several cannabis strains are selected for high yields and high oil production quality. A mix of stains for each specific site is selected and planted.

Planting

Cannabis is planted by hand in early June (they can be planted later, but later plantings produce lower yields). Two plants are spaced 3-feet apart o 5-foot-wide raised beds (which are spaced 3-feet apart, edge-to-edge). Every 5 feet, two more plants are similarly placed. This results in a total of plant density of 2,178 plants per acre. Labor required for planting is estimated at 24 man-hours per acre.

Trellising

Each acre of cannabis production operation will have 22 rows per acre on 8-foot rows (square acre basis is 200 ft x 218 ft). A trellis system is installed each year.

Training/Pruning

Plants are trained and pruned on a limited basis during the growing season.

Plant Nutrition

Applications of N-P-K fertilizers are based on soil ad tissue tests, which quantify fertility needs and determine a fertilizer program. Normally, in addition to the soils samples and composted organic green-waste (manure) discussed above, a 15-15-15 fertilizer is applied at 400 pounds per acre and incorporated into the beds when

shaped prior to planting. Gypsum may be incorporated into the soil at the rate of 2 tons per acre.

Irrigation

A drip irrigation system is installed prior to planting, with drip lines placed beneath the bed covering. Irrigation water is sourced from groundwater aquifers through agricultural wells. Well water is pumped using electrical power. All irrigation is applied through the drip system to match crop evapotranspiration and to account for 85% irrigation efficiency. The drip system requires chemical flushing to retard calcium build up and emitter clogging. Chemical flushing is performed after harvest with N-pH₄ acid applied through the drip system with 0.5 acre inch of water. Two drip irrigation tape lines are installed per row. Beds are covered with plastic mulch using a mulch laying implement.

Plant Establishment

Prior to planting, a slotting implement is used to open the plastic mulch at appropriate intervals to prepare for transplanting. Uniquely identified ('Track-and-Trace' tagged) cannabis plants are delivered to the field edge and then transplanted into two rows, 36-inch rows, 36 inches apart. Fields are irrigated with roughly 1.5 acre-inches of water immediately after planting. Maxi Crop Seaweed Extract may be applied at 2.5 pounds-per-acre to ensure that a balance of nitrogen, phosphorus, and potassium (NPK) and micronutrients are supplied to the plants.

Pest Control Adviser/Certified Crop Advisor (PCA/CCA)

Written recommendations are required for many pesticides and are available from licensed pest control adviser. In addition, the PCA/CCA or independent consulting will monitor the field for agronomic pest problems including irrigation and nutrition, which would include a nitrogen management plan. During the vegetative growth period weekly applications of organic fungicides, e.g. *Bacillus thuringiensis* [Bt] and pesticides are applied per the PCA/CCA recommendation. Cannabis cultivators who are licensed by the CDFA are required to be comply with pesticide laws and regulations as enforced by the Department of Pesticide Regulation (DPR) and the County Agricultural Commissioners (CAC). Vertebrates are controlled with physical barriers, traps, and repellents castor oil and geraniol.

Yields

An estimated season yield of 5,445 pounds per acre is used to reflect yields under sub-surface drip irrigation. The yield will vary based on strain selection and planting date. An average of 2.5 pound-per-plant is estimated for the above density.

Harvest

The crop is harvested in late October within a 24-hour period. Crew size is 10 to 12 people with time to cut each plant calculated at 2 minutes. The flows of the plant are removed from the stalks with destemming machines (www.munchmachine.com).

Fresh plant material is then vacuum-packed and frozen in portable 40-foot blast freezer units, which may be stored or immediately transported to an oil extract facility.

Indoor Cultivation

A 22,000sf greenhouse structure is proposed adjacent to the outdoor cultivation area. Greenhouse operations are similar to outdoor except that all plants will be grown in pots and there will be five or six 'seasons' per calendar year.

Fencing

Fencing will be compliant with state regulations for security purposes through a combination of indoor greenhouse and hoop house walls.

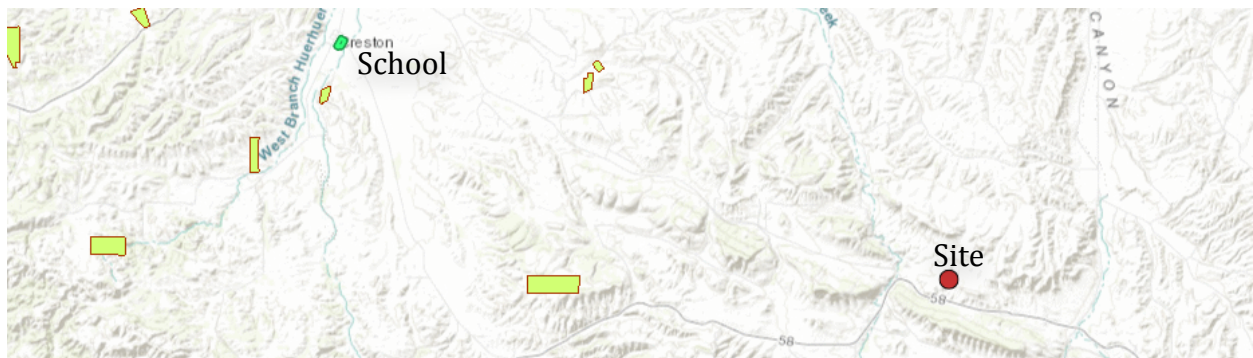
Lighting

No lighting is proposed at this time except downward lit small lighting at door entries for security purposes.

Site Context

Neighborhood Compatibility

Graze land and vacant properties surround the site. There aren't any schools; alcohol or drug facilities within 1,000 of this subject property. The nearest source is over +67,000 feet away and is the Creston Elementary School.



Access

Existing access is taken off of Carissa Hwy, HWY 58. There is a gravel driveway that currently serves the site and adjacent neighbor (north). This driveway is approximately 20' wide and will be used to access the cannabis cultivation operation. The front office is placed to ensure security and check in before anyone can proceed to the designated cultivation site. The road will continue beyond the fencing and loop around the hoop houses/greenhouse area to ensure access for emergency personal and employees.

Parking

A designated parking area with 5 spaces will be located adjacent near the property's entrance and front office, refer to site plan.

Signage

No signage is proposed at this time.

Setbacks

Both of the cultivation areas (Outdoor and green house) meet the majority of the required setbacks. Outdoor cultivation (hoop houses) are required to be setback 300' from all property lines. The hoop house location results in a setback modification request for the back and east side property lines, refer to matrix below. The greenhouse is a structure that is required to be setback 100' from all property lines. The greenhouse structure requires a 100' setback from all property lines and is requesting modification for its back and east side setbacks.

	PROPOSED SETBACK			
STRUCTURE	FRONT	BACK	SIDE (WEST)	SIDE (EAST)
Front Office	100'	1667'	1042'	1618'
Upper Office	1474'	288'	1250'	1387'
Dry Room	1655'	184'	1849'	794'
Greenhouse	1932'	50'	2093'	40'
Hoop Houses	1771'	106'	2054'	40'

The greenhouse is located beyond 100' to the closest residence outside of ownership. The nearest residence outside of ownership is +/-1,200 feet away to the north.

Modification Request

Per Section 22.40.050D.3.e setbacks can be modified through Minor Use Permit approval so long as the required finding can be made:

“(For setback modifications only.) Specific conditions of the site and/or vicinity make the required setback unnecessary or ineffective. Modification of the setback will not allow nuisance odor emissions from being detected offsite.”

The greenhouse and hoop house area are situated in the upper east corner of the site. The location was chosen as it is previously disturbed and will not impact any sensitive resources. It will also prevent additional grading in other undisturbed areas. Odor control will be implemented so that it will not disturb the nearest neighbor, which is +/- 1,200 feet.

OPERATIONS

The following information discusses additional site's operational compliance with the requirements set forth in Section 22.40.040.

Employee Safety and Training Plan

The operations will be enforced by an Employee Safety and Training Plan. It's role is to properly ensure the safety of the site and their employees. The Employee Safety and Training Plan is enclosed.

Security

Site security will be provided by a state approved system. High definition cameras will be installed at high points overseeing gates, access and ingress and egress of the structure and hoop houses. Public access is restricted and will be achieved with the installation of two security gates, which include a keypad and intercom. Both camera and gate locations are identified on the site plan. Fencing and lighting installation will occur and details are found above under the 'outdoor cultivation' section of this project description.

Fire Safety

Cal Fire input will be provided in their project referral. As a result, the project has been designed to accommodate these fire safety measures, such as a shared access road and a private 16' wide cultivation access roads around and within the growing operation.

Multiple water storage tanks are proposed on the site for fire safety and to support the proposed cultivation. Accordingly, the tank will have a booster pump and a nutrient injection system.

Odor Management

The proposed operation is not anticipating any odor nuisance since the adjacent properties are proposing operation of the same use. Additionally this site is an extremely remote area.

Pesticide and Fertilizer Application

A list of pesticides and fertilizer products are included in the land use permit application. All products are non-hazardous and in compliance with the Department of Pesticide Regulation (DPR) and the County of San Luis Obispo Agricultural Commissioner (CAC).

Waste Management Plan

Waste will be minimal and materials composted. Unused plant materials and soils will be reused within the site area.

Environmental

Traffic

The proposed operation is indicative of other agricultural operations in the county. Working hours have been designed for the safety of the employees, and the avoidance of peak traffic hours.

Working hours are 4am to Noon. During sustained operations, a team of two field workers and one supervisor will be employed on-site. A cultivation director will visit once per week. Other contract labor for nutrition and pest control will occur on a bi-weekly basis. Planting and harvesting will take 2-3 days each, with a team of 5 people.

Air Quality

Dust Control

A dust control mitigation agreement is being prepared for the shared access driveway. Dust suppression measures will be applied to this access road for operation mitigation. Additionally, the cultivation area will be ripped, disked just after the rainy season to strategize for cultivation. Onsite roads will also implement dust control measures in compliance with the Air Pollution Control District's CEQA Handbook Section 3.6.3.

Water Management Plan

Proposed water supply, use and conservation measures are provided in the project's water management plan prepared by the Wallace Group. Wallace Group based their cultivation water use rates based on the Central Coast Regional Water Quality Control Board's cannabis development teams estimates of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gal/sf of canopy for indoor purposes. The project is estimated to yield 3.62 AFY. Estimates are represented in the tables below.

Table 1: Annual Water Demand Estimate			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Outdoor Cultivation: 3 Acres (130,680 sf)	130,680 square feet canopy area x 0.03 gal/sf/day x 150 days	588,060	1.80
Indoor Cultivation: 22,000 sf	22,000 sf canopy area x 0.1 gal/sf/day x 260 days	572,000	1.76
Administration/Office	5 full-time employees x 10 gpcd x 365 days	18,250	0.06
Total Water Demand			3.62 AFY

Biological

A biological assessment is forthcoming. The site is within the San Joaquin Kit Fox habitat and a kit fox evaluation is being prepared.

MEMORANDUM



CIVIL AND
TRANSPORTATION
ENGINEERING

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECTURE

MECHANICAL
ENGINEERING

PLANNING

PUBLIC WORKS
ADMINISTRATION

SURVEYING /
GIS SOLUTIONS

WATER RESOURCES



Date: September 4, 2018

To: Jonathan Mejia
248 Carrisa Highway
Santa Margarita, CA 93453

From: Shannon Jessica, PE

Subject: Water Use Evaluation for Proposed Cannabis Cultivation (248 Carrisa Hwy, Santa Margarita, CA)

Wallace Group has been retained to estimate the water demand for a proposed cannabis cultivation operation in San Luis Obispo County. The proposed cultivation, located at 248 Carrisa Highway in Santa Margarita (APN: 037-391-030), includes the following:

- Outdoor/Hoop House Cultivation – 3 acres total
- Indoor/Greenhouse Cultivation – 22,000 sf total
- Administration office space - one restroom each
- Dry Room – 4,800 sf total

The recently adopted Cannabis Land Use Ordinance for San Luis Obispo County requires that applicants submit a detailed water management plan as part of the application package. The water management plan shall include proposed water supply, proposed conservation measures, and any water offset requirements. The following memorandum has been developed to outline the proposed water demand, and associated offset, if required, for the proposed development.

While published water use values have not yet been consistently established in the industry, the Central Coast Regional Water Quality Control Board (RWQCB) cannabis development team uses an estimate of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gallons per square foot of canopy for indoor cultivation operations. As defined in the San Luis Obispo County Cannabis Ordinance, hoop houses are considered outdoor cultivation whereas greenhouses are considered indoor cultivation. The industry standard season for outdoor cultivation is 150 days. 260 days per year is used as the indoor growing season, corresponding with a 5-day per week watering schedule. The water use values presented in this report are estimates based on the above-mentioned application rates. Actual water use will be monitored daily and reported, as required by the County.

Table 1 outlines the proposed annual water demand for this project. Table 2 extrapolates the annual values into proposed monthly water use estimates, based on local evapotranspiration data.

WALLACE GROUP
A California Corporation

612 CLARION CT
SAN LUIS OBISPO
CALIFORNIA 93401

T 805 544-4011
F 805 544-4294

www.wallacegroup.us



Table 1: Annual Water Demand Estimate			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Outdoor Cultivation: 3 Acres (130,680 sf)	130,680 square feet canopy area x 0.03 gal/sf/day x 150 days	588,060	1.80
Indoor Cultivation: 22,000 sf	22,000 sf canopy area x 0.1 gal/sf/day x 260 days	572,000	1.76
Administration/Office	5 full-time employees x 10 gpcd x 365 days	18,250	0.06
Total Water Demand			3.62 AFY

Table 2. Estimated Monthly Water Demand for Cannabis Cultivation

Month	ET _o (in)**	Outdoor ET _o During Growing Season (%)	Outdoor Cultivation Water Use/Month (AF)	Indoor Cultivation Water Use/Month (AF)	Admin water use/month (AF)	Total Water Use/month (AF)
October	3.33	-	0.00	0.15	0.005	0.15
November	2.19	-	0.00	0.15	0.005	0.15
December	1.36	-	0.00	0.15	0.005	0.15
January	1.44	-	0.00	0.15	0.005	0.15
February	1.78	-	0.00	0.15	0.005	0.15
March	2.78	-	0.00	0.15	0.005	0.15
April	3.35	9.5	0.17	0.15	0.005	0.32
May	6.13	17.3	0.31	0.15	0.005	0.46
June	6.15	17.4	0.31	0.15	0.005	0.46
July	8.15	23.0	0.42	0.15	0.005	0.57
August	6.15	17.4	0.31	0.15	0.005	0.46
September	5.47	15.5	0.28	0.15	0.005	0.43
Total	48.28	100%	1.80	1.76	0.06	3.62

**California Irrigation Management Information System (CIMIS) Weather Station #163; Templeton (active 2000 to March 2018)



Water Supply & Offset

The proposed project will utilize an on-site groundwater well to supply water for crop irrigation. Water used for irrigation will be metered daily and monitored closely to ensure the system is operating efficiently and without leaks or line breaks. The location of this project is outside the boundary of the Paso Robles Groundwater Basin, therefore water offset is not required for the increased water demand corresponding to the development.

California Department of Fish and Wildlife

Because the project will be using an existing groundwater well for water supply, the owner will not need to obtain a General Agreement or Lake or Streambed Alteration (LSA) permit through California Department of Fish and Wildlife (CDFW). However, annual licenses for cannabis cultivation issued by California Department of Food and Agriculture (CDFA) will require the owner to demonstrate by written verification from CDFW that an LSA Agreement is not required. This is accomplished by submitting a self-certification application on the CDFW webpage and obtaining written correspondence from CDFW verifying that the LSA is not required for this project.

Regional Water Quality Control Board

Some cultivation activities can generate wastewater such as hydroponic solutions, irrigation tail water, and sanitation activities, etc. Typically, wastewater will be discharged either into a community collection system or to an onsite wastewater treatment system (septic tank/leachfield). These activities will be monitored through the Regional Water Quality Control Board for on-site disposal systems.

Regardless of the process wastewater discharge strategy, the RWQCB will require that cultivation operations enroll in the General Waste Discharge Requirements for Waste Associated with Cannabis Cultivation Activities (Cannabis General Order). The Cannabis Policy and General Order apply to commercial cannabis cultivation activities and enrollment in the General Order will be required for all commercial cultivation activities. Based on the proposed cultivation area and the characteristics of the property, it is likely this project will be categorized as a Tier 2, Low Risk according to RWQCB regulations. The tier determination will need to be finalized by the RWQCB once an application has been submitted and reviewed by Board staff. Tier 2 dischargers are required to submit a technical report to the RWQCB, due March 1 annually.

Coverage under the General Order is obtained by applying through the online application portal on the Regional Water Quality Control Board website. After the application is submitted and the application fee paid, the RWQCB will issue a Notice of Applicability (NOA). The NOA can be presented to the CDFA to obtain a commercial cannabis cultivation license. The application portal is located at: www.waterboards.ca.gov/cannabis.



Parcel Information

APN: 037-391-030

Assessee: SIMONS BENJAMIN R TRE

Care Of:

Address: 1415 PLUM ORCHARD LN TEMPLETON
CA 93465

Description: T28S R15E PTN SEC 28

Site Address:
00248 CARRISA HY

Tax Rate Area Code: 054060

Estimated Acres: 119.53

Community Code: NCSHCA

Supervisor District: Supdist 5

Avg Percent Slope: 20



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
----	--



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00168	Land Use	9/11/2018 1:51:25 PM
PMT2016-04505	Determination	12/21/2016 11:34:07 AM
E020481	Code Enforcement	3/17/2003 12:00:00 AM
S870168C	Subdivision	5/3/1998 12:00:00 AM
S760052C	Subdivision	5/3/1998 12:00:00 AM




Clerk Recorder Documents

Clerk Document	Date	Document Type
2004-R-019560	03/12/2004	O
2002-R-104435	11/27/2002	O
2002-R-104434	11/27/2002	T
1981-R-C01826	01/15/1981	C

Interactive Data Viewer



Legend

 SLO County Parcels

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WGS_1984_Web_Mercator_Auxiliary_Sphere
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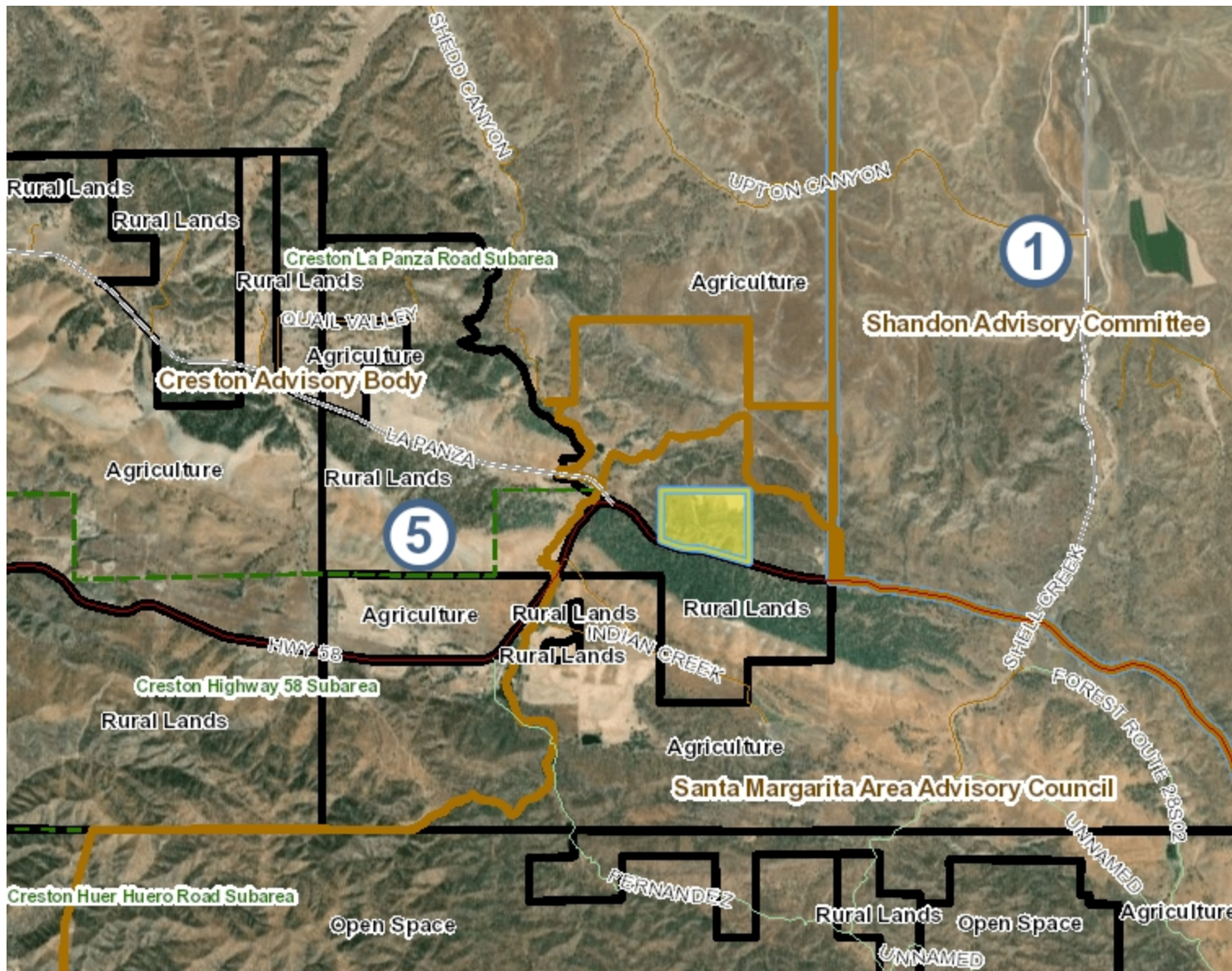
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Map for Reference Purposes Only



REFERRAL -- Page 26 of 29

Interactive Data Viewer



Legend

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

-12,037.30 0 6,018.65 12,037.30 Feet 1: 72,224

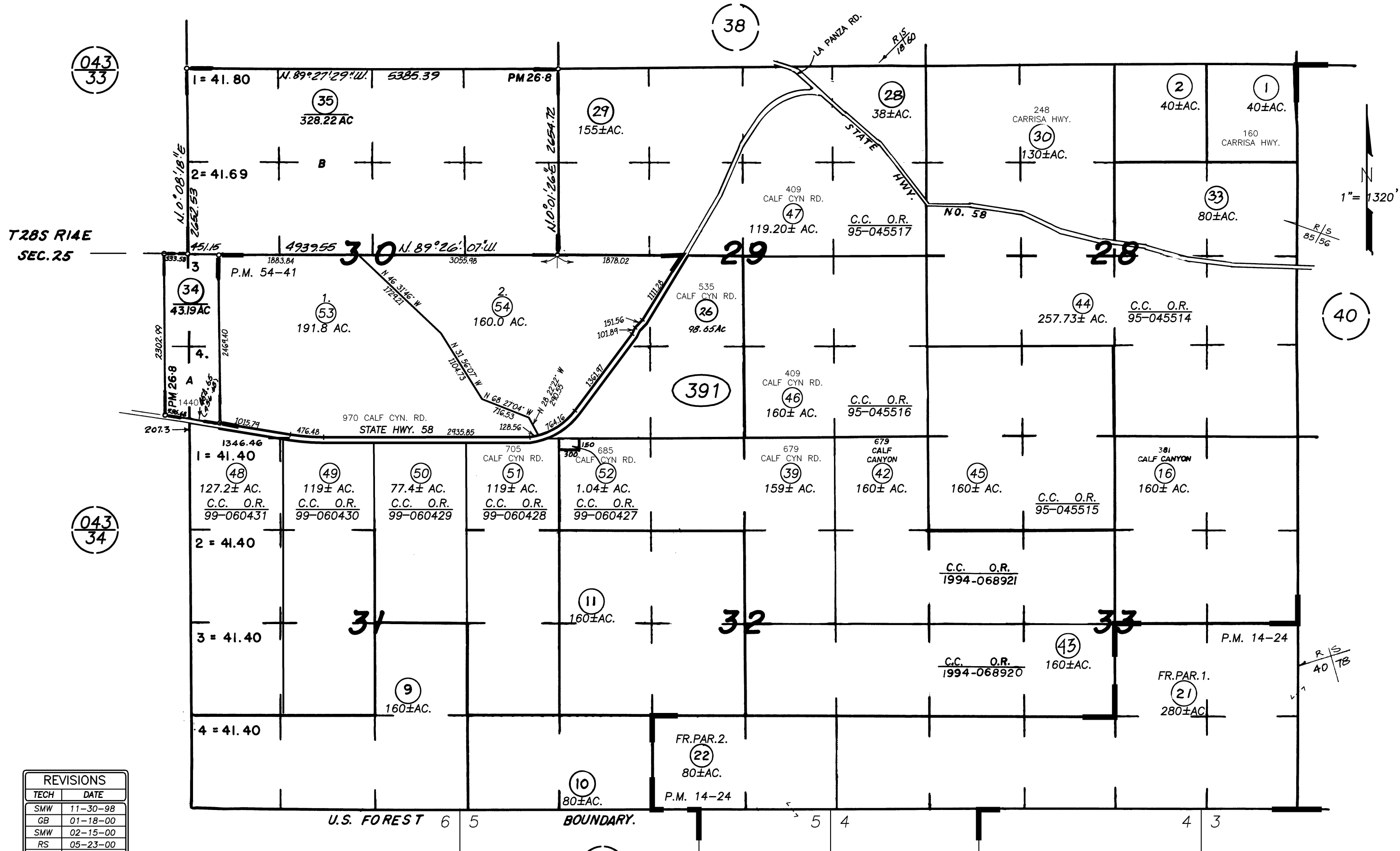


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Map for Reference Purposes Only





REVISIONS	
TECH	DATE
SMW	11-30-98
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RS	05-23-00
JAW	09-05-00
JAW	03-29-02
ER	06-05-03

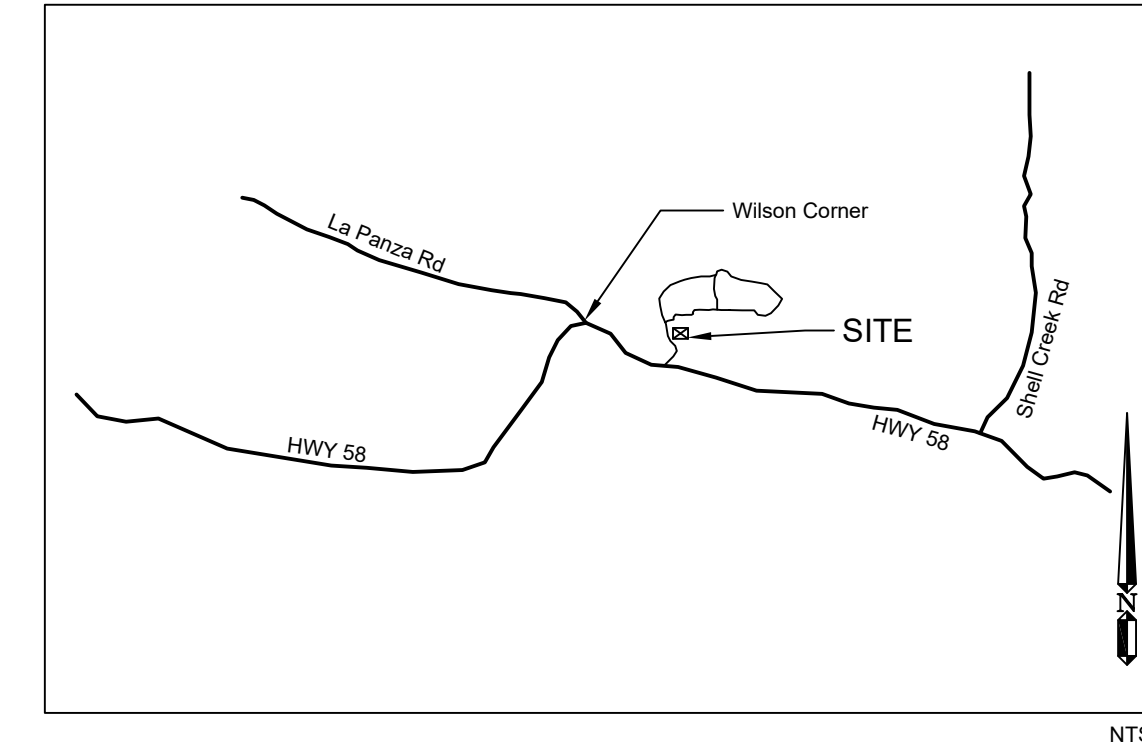
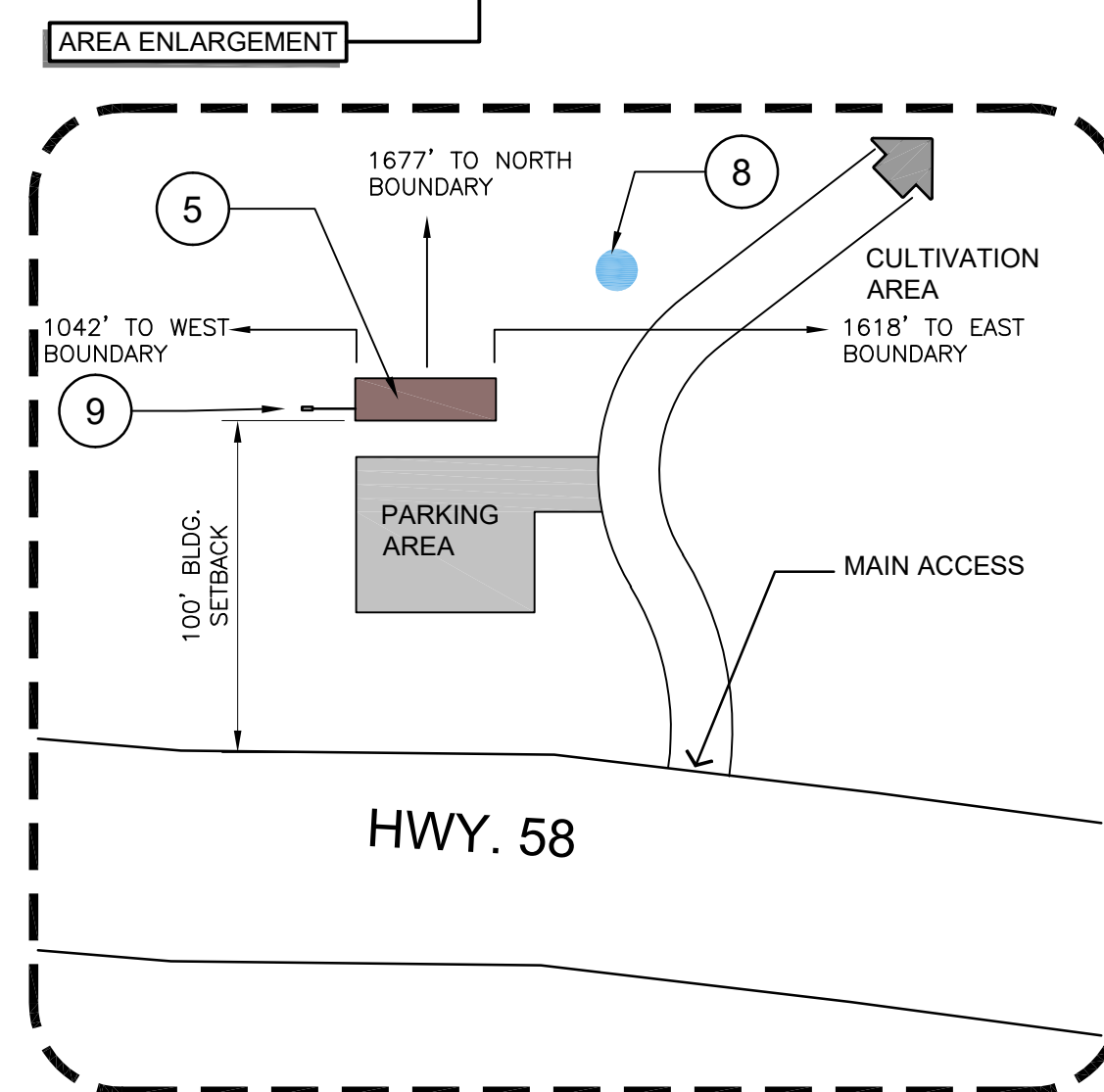
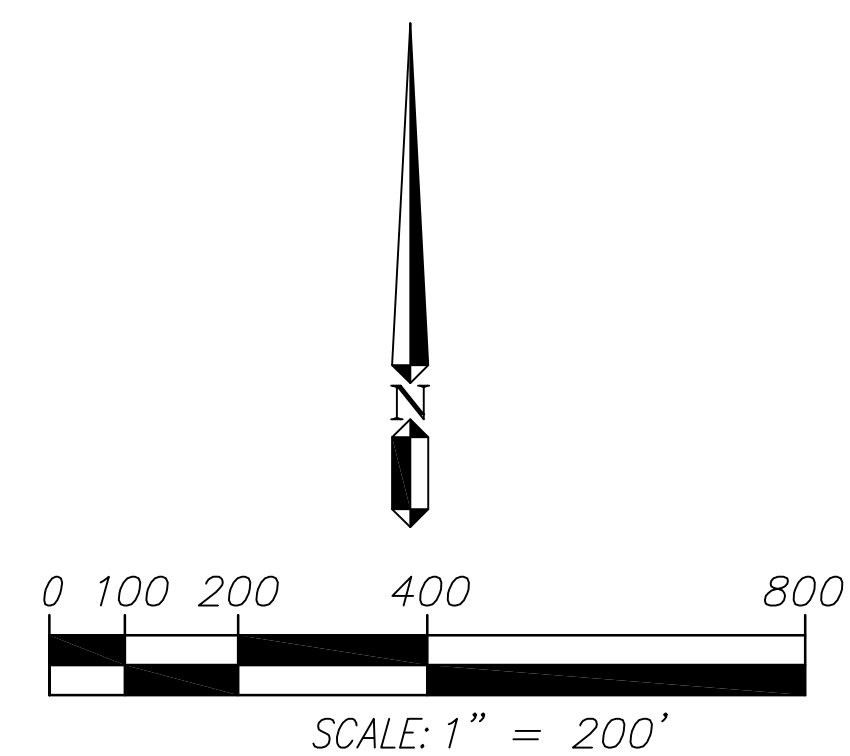
660 0 1320 2640

SMW 11-30-98

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

071
02

T.28 S.; R.15 E.; SECTIONS 8. TO 33, M.D.B. & M.



<u>SYMBOL</u>	<u>DESCRIPTION</u>
1	SITE BOUNDARY
2	EXISTING 40' X 60' BARN (NOT PART)
3	EXISTING SEPTIC TANK & LEACH SYSTEM
4	EXISTING POND
5	NEW 12' X 60' OFFICE BUILDING
6	NEW 40' X 120' DRY ROOM BUILDING
7	NEW WATER TANK(S) 10,000 GALLON TOTAL CAPACITY
8	NEW WATER TANK, 5000 GALLON TOTAL CAPACITY
9	NEW SEPTIC TANK & LEACH SYSTEM
10	16' WIDE PERIMETER ACCESS ROAD
11	GREENHOUSES WITH SOLAR, 40' X 550'

PROPERTY:
248 Carrisa Hwy.
Santa Margarita, CA 93453
APN: 039-391-030

APPLICANT:
CALIFORNIA WILDERNESS
FARMING COLLECTIVE

DRAWN BY: GLG

DATE: 9/10/2018

SHEET: 1 of 1