



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

THIS IS A NEW PROJECT REFERRAL

DATE: 2/4/2019

TO: 3rd District Legislative Assistant, Agricultural Commissioner, Air Pollution Control Board (APCD), Assessor, Building Division, CalFire/County Fire, Environmental Health, Public Works, Sheriff, PG&E, So Cal Gas, San Luis Coastal School District, City of San Luis Obispo, RWQCB, U.S. Fish and Wildlife, CA Fish and Wildlife, AB52

FROM: Jan DiLeo (jdileo@co.slo.ca.us or 805-781-2076)

PROJECT NUMBER & NAME: DRC2018-00171 MANCINI_SHETLER

PROJECT DESCRIPTION: Proposed Minor Use Permit for 21,600 square ft indoor cannabis cultivation and 3,648 square ft indoor ancillary nursery to be located at 457 Green Gate Rd. San Luis Obispo, CA.

APN(s): 044-161-015

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

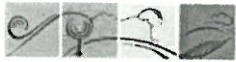
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
 ☐ Tree Permit
 ☒ Minor Use Permit
☐ Conditional Use Permit/Development Plan
 ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver
 ☐ Other
 ☐ Site Plan
☐ Surface Mining/Reclamation Plan
 ☐ Zoning Clearance
☐ Amendment to approved land use permit
 ☐ Variance

Department Use Only
Do Not Mark
(Staff Apply Label Here)

APPLICANT INFORMATION

Check box for contact person assigned to this project

☐ Landowner Name Darren W. Shetler Trust UAD 9-28-02 Daytime Phone 805-459-8010
 Mailing Address 445 Green Gate Road, San Luis Obispo, CA Zip Code 93401
 Email Address: scisloca@aol.com

☐ Applicant Name Henry Mancini - CCM2016-00183 Daytime Phone 805-440-6285
 Mailing Address 262 Phelan Ranch Way, Arroyo Grande, CA Zip Code 93420
 Email Address: _____

☒ Agent Name Castlerock Development, A CA Corp Daytime Phone 805-546-8100
 Mailing Address 445 Green Gate Road, San Luis Obispo, CA Zip Code 93401
 Email Address: admin@castlerockdevelopment.com

PROPERTY INFORMATION

Total Size of Site: 16.21 ac Assessor Parcel Number(s): 044-161-015
 Legal Description: RHO COR DE P PTN LT 40
 Address of the project (if known): 457 Green Gate Road, San Luis Obispo, CA 93401
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: End of Green Gate Road with nearest cross street being HWY227
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Residential and Agriculture uses and structures. Portions of land used for livestock grazing and dry crop farming.

PROPOSED PROJECT

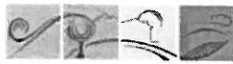
Describe the proposed project (inc. sq. ft. of all buildings): Cannabis Greenhouses - 21,600 sf

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 9/11/18
Darren Shetler, Trustee / Darren W. Shetler Trust UAD 9-28-02

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): None

Describe existing and future access to the proposed project site: From County ROW, 457 Green Gate is accessed through 445 Green Gate (common ownership)

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? 70.04 ac

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

North: Agriculture - Pasture South: Agriculture - Pasture
East: Agriculture - Pasture West: Residential / Agriculture - Pasture

For all projects, answer the following:

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

Buildings: 21,600 sq. feet 0.005 % Landscaping: _____ sq. feet _____ %
Paving: 3,605 sq. feet 0.001 % Other (specify) _____

Total area of all paving and structures: 25,205 ☒ sq. feet ☐ acres

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

Number of parking spaces proposed: 1 HC Height of tallest structure: 18'-6"

Number of trees to be removed: 0 Type: _____

Setbacks: Front 121' +/- Right 843' +/- Left 175' +/- Back 160' +/-

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 N/A

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

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: 0 ☐ sq. feet ☐ acres

Total floor area of all structures including upper stories: 21,600 sq. feet

For residential projects, answer the following:

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

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

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



File No

Referral - Page 4 of 34

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☒ Residential ☒ Agricultural - Explain Cannabis Greenhouses
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 1,500 GPD
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Existing groundwater well
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☒ Well Driller's Letter ☒ Water Quality Analysis(☒ OK or ☐ Problems)
☐ Will Serve Letter ☒ Pump Test 4 Hours / 10 GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

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

Solid Waste Information

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

Community Service Information

1. Name of School District: San Luis Coastal
2. Location of nearest police station: Sheriff Station, 1681 Front Street, Oceano, CA
3. Location of nearest fire station: SLO County Fire Station No. 21 or 63
4. Location of nearest public transit stop: Transit stop at SLO Airport
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: Agriculture - crops and livestock
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 through Sunday Hours of Operation: 6am to 6pm
2. How many people will this project employ? 8
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: Potential odors from crop production. Odor management plan in application.
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: Crop production will involve the select use of insecticides and herbicides. Materials to be stored in an enclosed structure. SDS sheets attached to application.
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

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

Agricultural Information

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

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

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): None
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:
Drip irrigation system to minimize water use
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): Registration CCM2016-00183

(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

☒ Cultivation
☐ Testing Facility

☒ Nursery
☐ Dispensary

☐ Manufacturing Facility
☐ Distribution Facility

Nursery use is ancillary to indoor cultivation operation.

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- 00183

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: Henry Mancini

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?

☐ Type 1
☐ Type 5
☒ Mixed-light

☐ Type 2
☐ Microbusiness

☒ Type 3
☒ Indoor

☐ Type 4
☐ Outdoor

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.

25,248 sf

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

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

CANNABIS APPLICATION SUPPLEMENT

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

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

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

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

| Source or utility name | Expected kWh drawn annually |
|--------------------------|-----------------------------|
| PG&E | 2,628,000 |
| | |
| Total Annual kWh: | 2,628,000 |

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 | Ex. Groundwater Well | | |
|----------------|----------------------|--|--|
| Month and Year | | | |
| 1 2018 | 0.17 AF | | |
| 2 | 0.17 AF | | |
| 3 | 0.17 AF | | |
| 4 | 0.17 AF | | |
| 5 | 0.17 AF | | |
| 6 | 0.17 AF | | |
| 7 | 0.17 AF | | |
| 8 | 0.17 AF | | |
| 9 | 0.17 AF | | |
| 10 | 0.17 AF | | |
| 11 | 0.17 AF | | |
| 12 | 0.17 AF | | |
| Totals | 2.04 AFY | | |

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: See the Material Storage and Use plan and Appendix A
within the Project Description and Operation Plan.

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

PROPERTY DESCRIPTION

The "Subject Property" is located at 457 Green Gate Road (APN 044-161-015) within an unincorporated area of San Luis Obispo County located southeast of the City of San Luis Obispo.

The Subject Property can be accessed via heading south on Highway 227 from San Luis Obispo towards Arroyo Grande and then taking a left on Green Gate Road (County Road 2041) and heading east for approximately 0.60 miles.

The physical features of the Subject Property are:

- 16.21 acres.
- Terrain is composed of flat lands and rolling hills.
- East Corral de Piedra Creek is an ephemeral drainage that flows east to west along the northern boundary
- The prevailing wind across the property blows in the easterly – southeasterly direction.
- The property is not visible from the public right-of-way, including Green Gate Road, Twin Creeks Way, State Route 227, Corbett Canyon Road and Orcutt Road.
- The property is accessed through neighboring parcel, under common ownership, located at 445 Green Gate Road (APN 044-161-014).

The Subject Property and all surrounding parcels are zoned Agriculture. The current usage of the property includes – residential, livestock farming, equestrian, pastures, grazing, and dry crop farming. The surrounding property uses include:

- North Crops and residential use
- South Pasture and livestock grazing use
- East Pasture and livestock grazing use
- West Crops and residential use

The nearest residential use to the cannabis cultivation site is the residence on the Subject Property at 678 feet away.

Please refer to Exhibit B for the Neighborhood Compatibility Statement that summarizes the surrounding uses and the findings made as to regulated adjacencies.

The property was acquired by the current landowner in 2003. At that time, the property was used for dry crop farming, pasture, grazing, and row crops in select areas. Since acquiring the property the use of dry crop farming, pasture land, and grazing has expanded over the entire property. In addition, improvements were made for the added use of livestock farming and personal equestrian facilities. Intermittent row crop use occurred after 2003 in select areas but discontinued as the resulting yield did not produce a viable crop.

CANNABIS ACTIVITIES

On site Cannabis Activities include a propagation nursery and indoor cultivation greenhouses.

➤ Location of Cannabis Activities

- The cultivation site is located on the lowest and flattest portion of the property minimizing its exposure to the prevailing winds while minimizing its exposure to incidental views from surrounding parcels.
- Slopes of the cultivation site range from 0.02% to 4.78% (1.8% average).
- Each activity has been located to meet the required setbacks from the respective property lines, drainage courses, and water wells.
- All cannabis related activities, including storage of materials, parking area, and access routes are located outside of the existing FEMA mapped flood plain that follows the East Corral de Piedra Creek along the northern property line of the Subject Property. Delineation of the flood plain can be found on the site plan included with the submittal documents.
- Setbacks from the bank of the adjacent water course and riparian feature are:
 - Structures - greater than 165 feet
 - Yard Space – greater than 126 feet ?

➤ Nursery

- The indoor propagation Nursery operation includes one (1) fully enclosed greenhouse type structure with a total area of 3,648 square feet. The nursery structure is a pre-manufactured arch structure, 38' wide x 15' high x 96' long, consisting of arched 17ga 2.375" tube steel forming arched rafters, spaced every 4' and anchored at each rafter with steel plates welded to a 6"x6"x0.25" continuous HSS steel tube base section that is anchored to the site with driven anchors at 4' intervals. The steel frame is clad in a translucent plastic sheeting material at the roof and sides. The endwalls are clad with steel ribbed panels. The greenhouses use a combination of natural and artificial lighting (mixed-light) for cultivation.
- Use of the Nursery is to produce cannabis clones, immature plants, seeds, or other agricultural products used specifically for the planting, propagation and cultivation of cannabis within the proposed onsite greenhouses.

- Cannabis activities in the Nursery consist of producing the following:
 - A group of mother plants of various strains and lineages that produce clone stock.
 - The planting and propagation of clones.
 - The planting and propagation of seedlings.
 - The planting and propagation of plants prior to maturity.
 - The production of cannabis seed material.

➤ **Greenhouses**

- The indoor cultivation greenhouses operation includes five (5) fully enclosed greenhouses with each greenhouse being 4,320 square feet in size for a total of 21,600 square feet in total area. Each greenhouse unit is constructed with a series of steel truss braced frames creating a structure 36' wide x 18'-6" high x 120' long. The steel structure is supported on a HSS steel tube base section that is placed on a 4" thick layer of base and anchored to the existing grade of the site with driven soil anchors. The steel frame is clad in a translucent plastic sheeting material at the roof and sides. The endwalls are clad with steel ribbed panels. The greenhouses use a combination of natural and artificial lighting (mixed-light) for cultivation.
- Cannabis activities in the greenhouses consist of producing the following:
 - Planting, growing, harvesting, drying, curing, grading, and trimming of cannabis.
 - The storing, packaging, and labeling of non-manufactured cannabis products.

➤ **Infrastructure, Materials & Support Systems**

- Infrastructure
 - Primary PG&E power to be established onsite.
 - Fire sprinkler system with fire pump and storage tanks to be centrally located to provide adequate fire protection to the greenhouses and nursery.
 - Implement security barriers and gated entries constructed in compliance with the Security Plan.
 - Irrigation distribution system implemented to provide controlled flows to each use.
 - Planting of containers and installation of drip irrigation

systems.

- **Materials**
 - Implement Material Storage and Waste Management Plans.
 - Centrally locate storage containers for ease of access and use to provide protection for exterior stored materials from the prevailing winds and storms.
 - Storage of premium soil products.
 - Mixing of soil with appropriate amendments.
 - Storage of containers and irrigation materials.
- **Support Systems**
 - Implement Operator safety program and policies.
 - Mount warning, safety, and informational signage.
 - Install first aid stations.
 - Install and secure chemical toilet facilities and portable wash basin.
 - Identify and install shaded break area for Operators.

➤ **Sales and Marketing**

- The sales and marketing of all cannabis harvested products to State licensed distributors.
- The sales and marketing of trimmings from all plant materials Identified above to State licensed distributors.
- No sales to the general public shall occur.

➤ **Tracking and Tracing**

- All of the above cannabis items are to be tracked and traced as required by CDFA's "Metrc" program as administered by the Bureau of Cannabis Control for the State of California.

trimmings?

BUSINESS OPERATION DETAILS

The following provides the details of the day to day business operation of all cannabis activities. For the purpose of this document employee, contractor, and consultant is collectively referred to as "Operator".

➤ **Operation Hours & Workforce**

- | | |
|------------------------------|---------------------------|
| ○ Business Days | Monday through Sunday |
| ○ Business Hours | 6am to 6pm (single shift) |
| ○ Operators per Business Day | 4 |

*more shifts?
Harvest time?*

PARKING / TRAFFIC

Parking is provided for Operators and occasional invited visitors. The parking area shall be clearly identified with signage. The parking area is identified in Appendix D as well as being located on the site plan submittals.

➤ Spaces

- The site provides sufficient usable area to meet the parking needs of all Operators, visitors and loading activities entirely on the site of the use.
- Based on the total gross floor area of the structures and the requirements of Chapter 22.18 of the San Luis Obispo Land Use Ordinance one handicap space is proposed. The handicap parking space is to be marked by signage and surface markings in accordance with the California Building Code.
- The number of parking spaces to be provided for the proposed project is set forth in Section 22.18.050.C.1 of the County Land Use Ordinance (LUO), which describes parking requirements for agricultural uses. The type of commercial agricultural use that appears to best match the proposed cannabis cultivation is "Nursery Specialties." A ratio of one parking space per 500 square feet of floor area is the minimum requirement for nursery specialties. The proposed greenhouses and nursery would total approximately 25,248 square feet and require the provision of 50 parking spaces. As the proposed operation of the indoor cultivation facility is only proposing an onsite workforce for 4 persons, the applicant is requesting the total number of spaces to be required to be reduced to 12 spaces (11 standard spaces and 1 handicap space) which will be more than sufficient to meet the parking demands of the project.

➤ Surface

- The parking area will be constructed of an aggregate base providing an all-weather surface per County of San Luis Obispo standards. The handicap parking space shall be constructed of concrete to the dimensions required by the California Building Code.
- The aggregate base parking area will have a cross slope that does not exceed 5%. The handicap parking space shall have a cross slope not exceeding 2% in any direction.

➤ Path of Travel

- A clear path of travel is to be provided between the building entrance and the parking area. The path of travel is to be

constructed of concrete and shall comply with the dimensions and the allowable slope percentages required by the California Building Code. The path of travel shall be clearly marked by signage and surface markings, as specified by applicable building codes.

➤ **Traffic**

- The cannabis business operation hours are from 6:00 am to 6:00 pm placing the entry and exit of Operators from the property during off-peak traffic hours. The round trips as the result of the cannabis activities are as follows:

| | |
|------------------------|------------------------------|
| ▪ Operator Trips | 4 trips per day (off peak) |
| ▪ Operator Vehicles | Passenger cars and trucks |
| ▪ Delivery Trips (in) | 2 trips per week |
| ▪ Delivery Trips (out) | 2 trips per week |
| ▪ Delivery Vehicles | 12' Flatbed Truck or smaller |
| ▪ Service Vehicles | 1 trip per week |
| ▪ Service Vehicle | Standard trash truck |

NEIGHBORHOOD COMPATIBILITY STATEMENT

Recognizing that County of San Luis Obispo and the State of California have a particular concern for the compatibility of cannabis-related activities with existing surrounding land uses the following assessment of the proposed site has resulted in the following facts:

- The proposed Cannabis Indoor Cultivation operation is to be located at 457 Green Gate Road (APN 044-161-015) in the County of San Luis Obispo.
- The subject parcel is 16.21 acres in size and located within the Agricultural land use category.
- The property is surrounded by land within the Agriculture zone (See map). Adjacent properties have been observed to have the following uses:
 - North Pasture and livestock grazing use
 - South Pasture and livestock grazing use
 - East Pasture and livestock grazing use
 - West Pasture, livestock grazing, and single residential use
- The proposed site is **NOT** within 1,000 linear feet of any the following uses:
 - Pre-School
 - Elementary School
 - Junior High School
 - High School
 - Library
 - Public Park
 - Playground
 - Recreation Center
 - Youth Center
 - Licensed Drug or Alcohol Recovery Facility
 - Licensed sober living facility.
- The proposed site is **MORE** than 100 linear feet from any adjacent residence.
- The proposed site is secluded and well-hidden. The nursery and greenhouse structures have been specifically located to be out of public and private views with the intent of minimizing potential attention from San Luis Obispo County citizens.
- Very little recognition of the site is expected.

Based on the above criteria the site is considered to be "Neighborhood Compatible".

FIRE SAFETY

In accordance with County and CalFire requirements a fire safety application shall be prepared for submittal. Requirements set forth by CalFire shall be implemented into the project design and integrated into the Operations Plan, as needed.

The property is located approximately 5 minutes from the closest CalFire / San Luis Obispo County Fire Station. The property is not located in State Responsibility Area for wildland fires, and is not located in a Fire Hazard Severity Zone.

The following fire / emergency safety measures are currently shown for implementation:

➤ Fire Sprinklers

- Each greenhouse type structure shall be outfitted with commercial fire sprinklers where required by CalFire.
- Sprinkler system design and related fire pump and water storage shall be completed by a CalFire approved Fire Protection Engineer.
- Engineered design of the fire protection system shall be completed upon approval of the land use permit.
- Water storage tank(s) shall be equipped with a visual site water level gauge.

➤ Access

- The location of the property entry point shall be clearly marked for day and night time visibility.
- High intensity reflective signage shall be installed providing direction to the project site.
- "No Parking" signage shall be posted at locations along the access route and the entry points that shall remain clear at all times.
- Gates shall have a 22' clear width per CalFire access standards.
- Gates to be locked shall be equipped with a Knox lock.
- Site plans identify an emergency access route providing for quick access with ample travel width and turning space.
- Access routes shall be all-weather base with slopes less than 12%. Any portion in excess of 12% shall be provided with a non-skid surface.

➤ Structures

- Structures shall be equipped with the required type, size, and quantity of fire extinguishers. Fire extinguishers are to be spaced in

accordance with applicable building codes. Fire extinguishers are to be inspected and recharged in accordance with fire department standards.

- Signage is to be placed in a visible location identifying the location of each fire extinguisher.
- Smoke / heat / carbon detectors shall be installed as required for code compliance. Monitoring of a fire alarm system shall be implemented where required.
- Exit signs shall be installed to clearly mark emergency egress points.
- Phone numbers for the various emergency response services shall be posted in each structure.
- Emergency evacuation plan shall be posted in each structure.

➤ **Material Storage**

- A detailed inventory of all materials onsite is to be maintained and kept in a central location for quick reference.
- Safety Data Sheets (SDS) for each manufactured material stored onsite is to be kept in a central location for quick reference.
- Material storage of hazardous or volatile products shall be identified by OSHA compliant warning signage in clear view on the exterior of the storage container.

ODOR MANAGEMENT

Recognizing there are numerous levels of odor controls available to the Cannabis Industry. The odor management plan below is tailored specifically to the onsite indoor cannabis activities.

The following security measures are utilized:

➤ **Greenhouse / Nursery Controls**

- The greenhouses and the nursery are located a significant distance from area residences allowing any potential escaping odors to dissipate prior to reaching the adjacent properties.
- The prevailing wind flows across the property in an east to southeast direction thus blowing and dissipating any potential odors into non-occupied agricultural open field areas.

➤ **Soil Controls**

- Soils that are recycled in a composting state are to be appropriately covered and sealed to prevent any potential odor issues.
- Composting materials are to be stored in accordance with the Material Storage Plan.

➤ **Plant / Green Waste**

- Recycled plant material is to be placed in sealable containers until at which time the material is ready to be reused.
- Waste material is to be stored and disposed of in accordance with the Waste Management Plan.

➤ **Restroom Facilities**

- Portable restroom facilities are to be maintained on a scheduled basis by a professional service company utilizing the proper standards based on usage. This will prevent potential odors that would otherwise be associated with an inadequate restroom facility.

➤ **Report Tracking**

- Complaints received regarding odor are to be documented, investigated, tracked, and responded to using best management practices as applicable.
- Actions taken on each report are to be documented and retained in the operation records.

WATER MANAGEMENT

Recognizing that water conservation is crucial now more than ever, the irrigation system design serving the cannabis activities are being outfitted with the latest technology in irrigation controls and drip systems.

➤ Water Source and Supply

- Water for operation shall come from an existing domestic groundwater well on site that is more than 71 feet from the Greenhouse and Nursery structures.
- The project site and the existing groundwater well is not located in an area with an impacted groundwater basin.
- The domestic groundwater well is shared with a residence located on the same parcel. At the well head water is to be distributed to the uses through a manifold equipped with isolation valves and backflow preventers.
- Draw down testing (see Appendix F) concluded the groundwater well capacity to be 10 GPM, producing a water supply up to 14,400 gallons per day.
- Water quality testing (see Appendix G) for the shared groundwater well determined the water met California drinking water standards.
- Main water shut off valve shall be provided and clearly marked.

➤ Water Demand

- Greenhouses
 - Anticipated water demand based on the quantity of plants and previous experience is approximately 300 gallons per day or 0.34 acre-feet per year per Greenhouse. Total demand over the five Greenhouses will equate to 1,500 gallons per day or 1.68 acre-feet per year.
- Residence (existing)
 - A reserve of 1,500 gallons per day is set aside for the residence, landscaping and other potential future uses. This results to a demand up to 1.68 acre-feet per year.
- Nursery
 - A 3,648 square foot plant nursery is a separate structure and use that is subject to separate County approvals. It is being included in this water discussion only to account for its potential water demands.
 - Anticipated water demand based on the quantity of plants and previous experience is approximately 300 gallons per

day or 0.34 acre-feet per year.

- Supply Summary

- The groundwater well to be shared between the existing residence and the cannabis activities has a yield of 10 GPM or 14,400 gallons per day. The total estimated daily water usage from all proposed uses is 3,300 GPD or 23% of the total yield.

➤ **Irrigation System for Greenhouses and Nursery**

- Water from the groundwater well is to be piped from the wellhead to a 2,500 gallon storage tank. Each greenhouse/nursery structure shall have a dedicated tank for irrigation. Each storage tank is to be equipped with a float switch to protect from overfilling.
- Motor controls at the well are to regulate pumping hours to non-peak electrical demand hours with an override switch that is triggered by a secondary float switch located in the tanks to ensure that tanks do not empty.
- The main water feed from the tank shall be brought into the structure to feed a series of manifolds that distribute water throughout the greenhouse/nursery structure feeding the drip irrigation system.
- Irrigation valves shall be placed at intervals to adequately zone the facility.
- A series of irrigation controllers shall be used to control the amount of water that each zone receives.
- Rows of plants shall be fed by a water-efficient drip irrigation system. Each plant shall have a drip head appropriately sized for its water demand based on the plant size and type.
- Soil moisture sensors shall be implemented in each zone to prevent overwatering of plant stock.

➤ **Inspection**

- The mainline feed from the wellhead to the tanks and the greenhouse/nursery structures shall be inspected routinely for signs of leakage or seepage.
- Irrigation control valves shall be inspected routinely for leaks or seepage.
- Plant stock shall be checked for overwatering daily to determine if any required changes are needed in the programmed controllers.
- The programming of the irrigation controllers shall be checked routinely to ensure proper operation.

DRAINAGE

In addition to complying with applicable State and County storm water programs, the primary drainage goals of the project are to maintain long standing historical drainage patterns, promote infiltration, and maximize the passage of flows across vegetated surfaces.

The historical drainage pattern of the overall property flows to the south-southwest and to the west-northwest. A high point in the terrain divides the property into two distinct drainage watersheds.

The south-southwest watershed contributes to an unnamed drainage that crosses onto the southern neighboring parcel and flows down the length of Green Gate Road, eventually crossing State Route 227.

The west-northwest watershed flows towards the existing ephemeral drainage known as the East Corral de Piedra Creek that borders the northern property line. The creek flows east to west between parcels bordering Green Gate Road and parcels bordering Twin Creeks Way until it eventually crosses State Route 227. It is within this northern watershed that the proposed project resides.

The topology of the property is comprised of rolling hills and low lying flat lands with elevations ranging from 290 feet to 345 feet above sea level. The flattest portion of the property extends 475 to 500 feet from the northern creek line to the south-southwest at a less than 3% slope. The terrain then continues south-southeast at a 20% to 30% climb to the highest and most exposed portion of the parcel. The slope slowly rolls over the crest in the terrain and descends to the southern boundary at slopes ranging from 10% to 20%.

The project is located where the flat lands meet the hillside terrain. This places the structures well away from the existing creek line and the riparian corridor while using the adjacent hillside for added protection from the strong prevailing winds and as a view screen from the surrounding roadways and properties.

The USGS quadrangle topo map for the Edna area shows that the project location lies within a drainage sub-basin that is less than 15 acres in size. Of that total drainage area, nearly 50% to 60% of the watershed comes as surface run-on from the neighboring agricultural range land that borders the eastern property line. The remaining balance of surface drainage comes from the adjacent north facing slope.

At the project site, drainage historically surface flows in a west-northwest direction, eventually crossing onto the neighboring 445 Green Gate Road parcel where sheet flows gradually drain toward the existing creek line. Before reaching the creek line the surface flows cross several features including raised planters, swales, vegetated pasture, agriculture roads, and fence lines. The variations in the terrain within these features creates pockets of small depressions where low surface flow pool and are eventually absorbed in to the soil and/or evaporated. The culmination of these barriers significantly reduces the potential for silt and sediment runoff from directly entering the creek.

In the event of higher flow storms an additional barrier was established in the mid-2000's as a Best Management Practice to proactively protect the creek from potential runoff from agricultural operations. Without impacting the riparian zone the barrier was constructed of a continuous steel pipe fence with no-climb welded wire fabric. A solid continuous run of 8x8 wood members was placed at the base of the fence line and then backed with river type rock. Surface flows that should overcome the wood barrier would then pass through a continuous run of silt fencing secured in place with steel stakes. The silt fencing combined with the existing protected vegetation provides for effective sediment and silt traps.

The following additional goals have been set for the design and operation of the project to further improve drainage performance of the project site:

- Engineered structures to conform to the existing terrain (soils and slope) without the need for grading, maintaining historical drainage patterns and minimizing the potential for erosion.
- Minimize the use of impervious surfaces.
- Direct runoff to vegetated surfaces/buffers to slow surface flow and to promote infiltration.
- Avoid point releases and disperse runoff to promote sheet flows.
- Perform pre-season maintenance activities no later than October 1st.
- Position cargo material storage containers so as to create containment bays for outdoor storage areas. This will aid in capturing runoff and minimizing impacts from wind.
- Monitor surface drainage as the result of rain events. Implement applicable erosion control Best Management Practices based on site assessments.



Parcel Information

APN: 044-111-002

Assessee: AVILA MANUEL F III ETAL

Care Of:

Address: 1730 COTTONTAIL CREEK RD CAYUCOS
CA 93430

Description: RHO COR DE P PTN LTS 40 & 41 & 51

Site Address:
06725 ORCUTT RD

Tax Rate Area Code: 112056

Estimated Acres: 124.87

Community Code: SCSLO

Supervisor District: Supdist 3

Avg Percent Slope: 8



Selected Parcel

Land Use Information

Land Uses Combining Designations

| | |
|----|---------------------|
| AG | Flood Hazard Area |
| | Airport Review Area |



Parcel location within San Luis Obispo County

Permit Information

| Permit | Description | Application Date |
|----------|-------------|-----------------------|
| S980140C | Subdivision | 1/13/1999 12:00:00 AM |

Clerk Recorder Documents

2005-R-051902



2002-I-002050

2000-R-025340

1994-R-011127

1994-R-011124

1993-R-082272

1993-R-082271

1993-R-082269

1993-R-082268






1985-R-005662

1980-R-C42035

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



Referral - Page 30 of 34

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

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

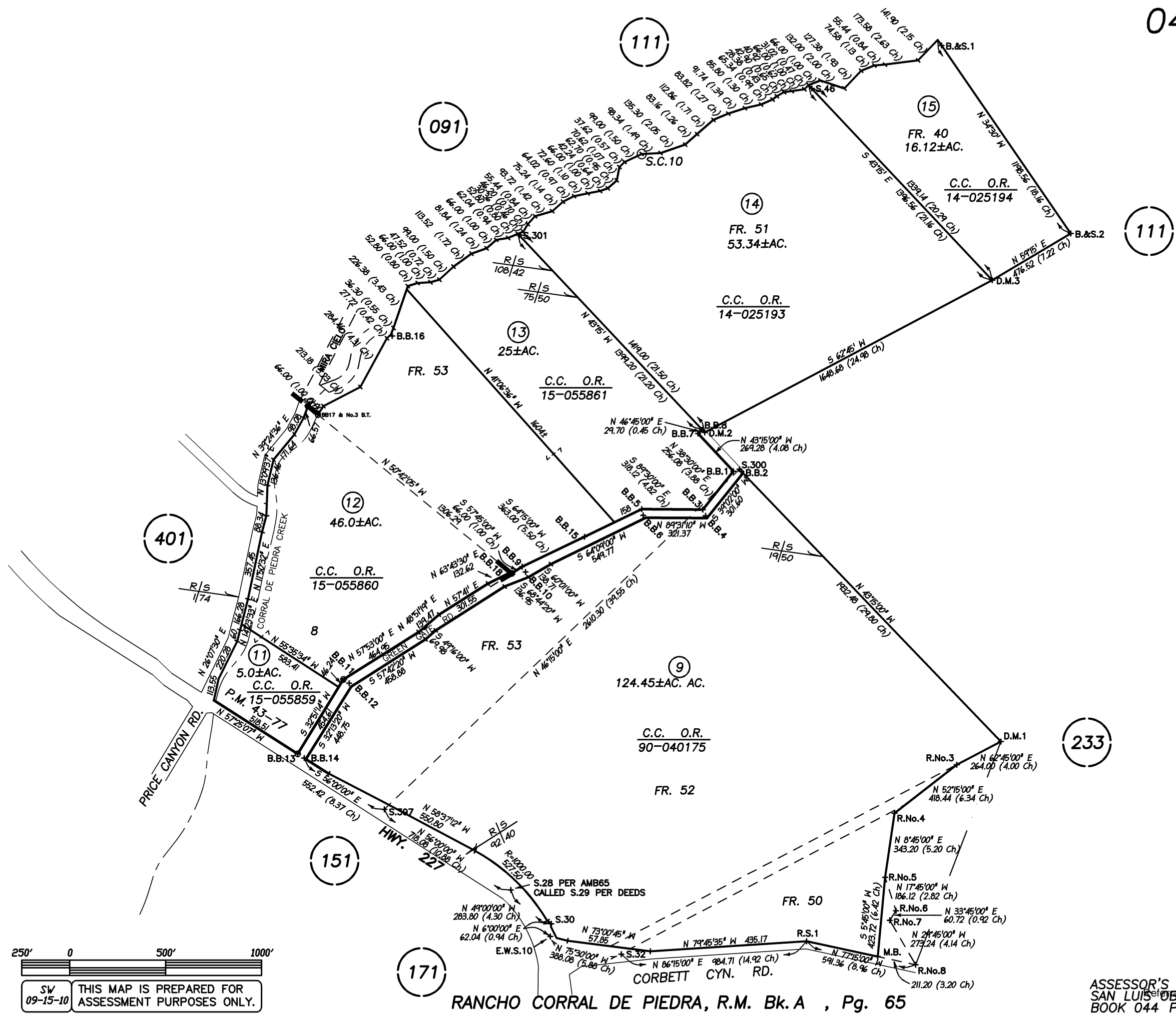
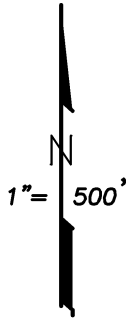
WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department



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





| REVISIONS | |
|-----------|----------|
| I.S. | DATE |
| NA | 09-15-10 |
| NA | 02-25-11 |
| NA | 03-15-12 |
| 14-146 | 01-16-14 |
| 16-135 | 02-05-16 |
| 17-065 | 09-08-16 |
| | |
| | |
| | |
| | |

250'0 500'1000'

SW THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

