



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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/17/2018
TO: 5th District Legislative Assistant, Agricultural Commissioner, County Assessor, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, Cal Trans, RWQCB, U.S. Fish and Wildlife, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00173 CALEB

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 one acre outdoor cannabis cultivations and 22,000 sq/ft indoor cannabis cultivation to be located at 8015 Carrisa Hwy. Santa Margarita, CA

APN(s): 072-311-014, 072-311-018

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.

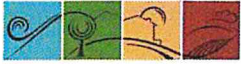
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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 Simon Caleb Daytime Phone (805) 286-7533
Mailing Address 8015 Carrisa Highway, Santa Margarita, CA 93453 Zip Code 93453
Email Address: simon@simoncaleb.com

☐ Applicant Name Simon Caleb Daytime Phone (805) 286-7533
Mailing Address 8015 Carrisa Highway, Santa Margarita, CA 93453 Zip Code 93453
Email Address: simon@simoncaleb.com

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

PROPERTY INFORMATION

Total Size of Site: 41 Acres Assessor Parcel Number(s): 072-311-014, 072-311-018
Legal Description: _____
Address of the project (if known): 8015 Carrisa Highway, Santa Margarita, CA 93453
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Access is off Carrisa Highway @ Bitterwater Road
Describe current uses, existing structures, and other improvements and vegetation on the property:
Single Family Residence, agricultural pond, agricultural uses, and cannabis cultivation

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See Project Description

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 8/29/18

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Setback modification for outdoor cultivation

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

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No

If yes, what is the acreage of all property you own that surrounds the project site? _____

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

North: Agriculture South: Agriculture

East: Agriculture West: Agriculture

For all projects, answer the following:

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

Buildings: 36,480 sq. feet 1 % Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 % Other (specify) 3 Acres Outdoor Cultivation

Total area of all paving and structures: 36,000 (greenhouse and modular field office) ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: no grading required ☒ sq. feet ☐ acres

Number of parking spaces proposed: open Height of tallest structure: 16'

Number of trees to be removed: 0 Type: n/a

Setbacks: Front 300' Right 50' Left 265' Back 156'

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 portajons

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

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: 3 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 36,480 sq. feet

Greenhouses and modular field office

~~**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: 41 acres
 Moderate slopes - 10-20%: 0 acres
 20-30%: 0 acres
 Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
 If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
 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: agricultural tilling
- 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: California Highway 58; the cultivation area will be fenced in for security and privacy.

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain Cannabis cultivation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: onsite wells
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☒ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ 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: _____
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: Atascadero Unified
2. Location of nearest police station: 1042 Walnut St, San Luis Obispo, CA 93401
3. Location of nearest fire station: 13080 Soda Lake Rd, PO Box 3099, Pozo, CA 93453
4. Location of nearest public transit stop: n/a
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

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

Commercial/Industrial Project Information

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

1. Days of Operation: 7 days Hours of Operation: see project description
2. How many people will this project employ? 5 +seasonal
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. 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: _____

Special Project Information

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

Energy Conservation Information

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

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

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Biological conservation and protection
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): CDFA, BCC, Business License

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

☒ Cultivation
☐ Testing Facility

☒ Nursery
☐ Dispensary

☐ Manufacturing Facility
☐ Distribution Facility

Supportive only

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- 00007

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: Simon Caleb

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.

3 acre + 22k sf

+ nursery

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	387,505
Total Annual kWh:	387,505

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	Onsite Well		
Month and Year			
1	0.4		
2	0.4		
3	0.4		
4	0.4		
5	0.4		
6	0.4		
7	0.4		
8	0.4		
9	0.4		
10	0.4		
11	0.4		
12	0.39		
Totals	4.79 acre feet/year		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: See attached project description

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☒ No **N/A**

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide
☐ Ethanol ☐ Mechanical ☐ None
☐ Other _____

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☒ No **N/A**

How many vehicles do you anticipate transporting/distributing product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☐ Type 9 – non-storefront dispensary ☐ Type 10 ☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes ☒ No N/A

How many vehicles do you anticipate delivering product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10 ☐ 11-50 ☐ 51-100 ☐ >100 ☐ N/A Storage Only/Other



CALEB, SIMON
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS USE PERMIT
8015 CARRISA HIGHWAY, SANTA MARGARITA, CA 93453
APN (072-311-014, 072-311-018)
PROJECT DESCRIPTION

Parcel Size:	+/- 40.9 Acres
APN:	APN (072-311-014, 072-311-018)
Address:	8015 Carrisa Highway, Santa Margarita, CA 93453
Land Use Designation:	Agriculture
Williamson Act:	No
Water:	On-Site Well
Existing Uses:	Cannabis Cultivation, Single Family Dwelling
Access:	Private Gate Access from Carrisa Highway (58)

The subject property consists of 2 parcels totaling approximately 40.9 acres, located at 8015 Carrisa Highway, Santa Margarita, CA 93453 (APN 072-311-014, 072-311-018), approximately 0.1 miles south of California State Highway 58, east of the City of San Luis Obispo in the Carrizo Planning Area, zoned Agriculture. Existing uses on the site include a single-family residence, agricultural storage pond, outdoor cannabis cultivation via authorization certification CCM2016-00007, and other agricultural uses (storage structures, tilling, disking).

Proposed Project

A request by Simon Caleb for a Minor Use Permit to authorize the cultivation 3 acres of outdoor (hoop house) canopy and 22,000 sq. ft. of indoor (greenhouse) for cannabis cultivation on an approximately 41 acre agricultural-zoned parcel. Supportive uses include nursery greenhouses for mother plants and clone production to support the onsite cultivation, a processing building for curing/drying/trimming activities, onsite compost/mulching and a security office. The entire operation will be fenced within a 22-acre secure fence designed to preclude easy off-site visibility of cannabis plants. The property is authorized for cannabis cultivation uses

under CCM2016-00007. Also requested is a modification of the setback requirement of Land Use Ordinance Section 22.40.050.

The area is sparsely developed with very low densities and larger parcel sizes (40+ acres). The area's topography consists of level grassland, solar uses, and agricultural uses. Vegetation coverage sparse. The crop area will utilize existing agricultural use areas consisting of existing cannabis cultivation and other non-cannabis related agricultural uses.

Figure 1: Site Location

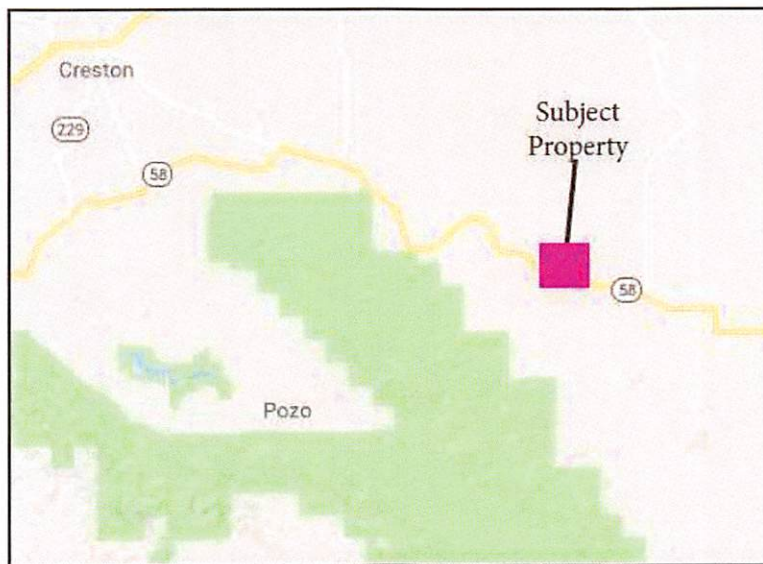


Figure 2: Site Plan

The site consists of two contiguously owned parcels APN (072-311-014, 072-311-018). The cannabis activities are proposed within a fenced area approximately 22 acres in size. The 3-acre outdoor cultivation will be clustered in under 10,000 sf canopy areas consisting of 128'x288' hoop house blocks. A single hoop house will accommodate 620 sq. ft. of canopy, with each cluster providing 9,920 sq. ft. of canopy in compliance with State small license requirements. All blocks together will total 128,960 sq. ft, or 2.96 acres of canopy area. An additional 22,600 sq. ft. area is defined for outdoor supportive nursery use. Indoor operations (cultivation-flower and nursery-non-flower) will be located in twelve 30' x 100' greenhouses. Four 3,000 sq. ft. greenhouses will be used for non-flower nursery supporting plants and eight 3,000 sq. ft. greenhouses will be used for flowering plants for up to

22,000 sq. ft of indoor (mixed-light) in compliance with State medium-mixed light cultivation. Supporting development includes water storage tanks, irrigation, a processing area, compost/waste storage, a security/field office, and a parking/staging area. See Figures 2-4 below, and Site Plans.

Figure 2: Site Plan

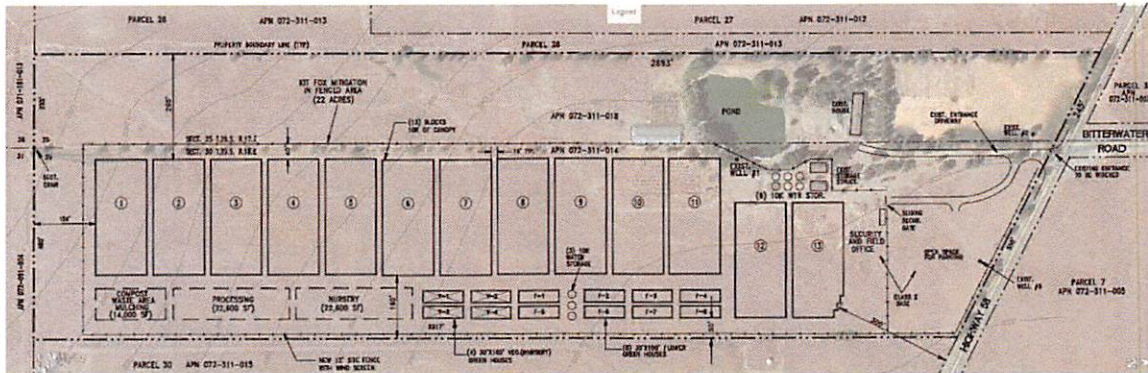


Figure 3: Greenhouse Elevation

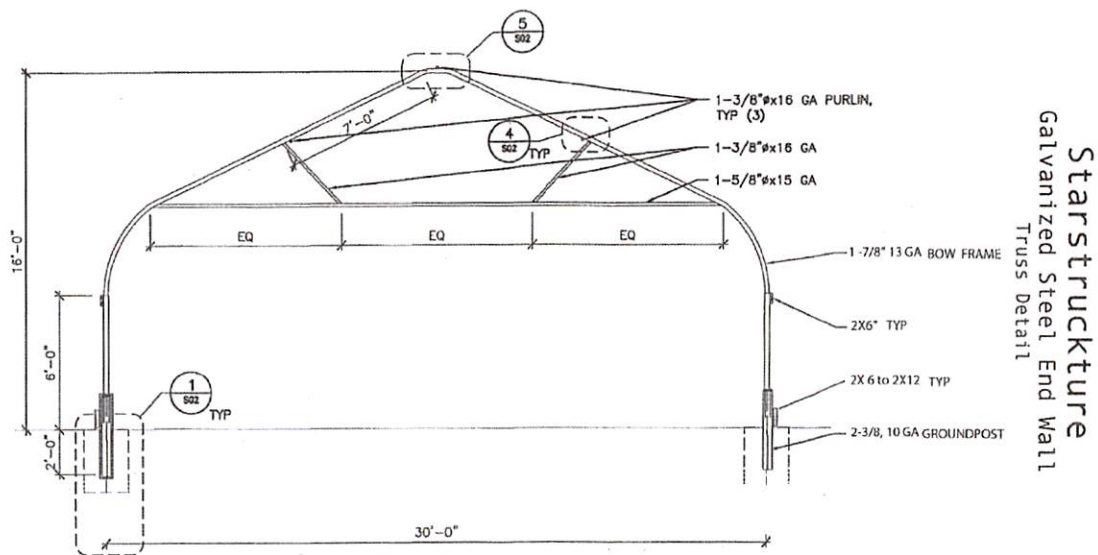
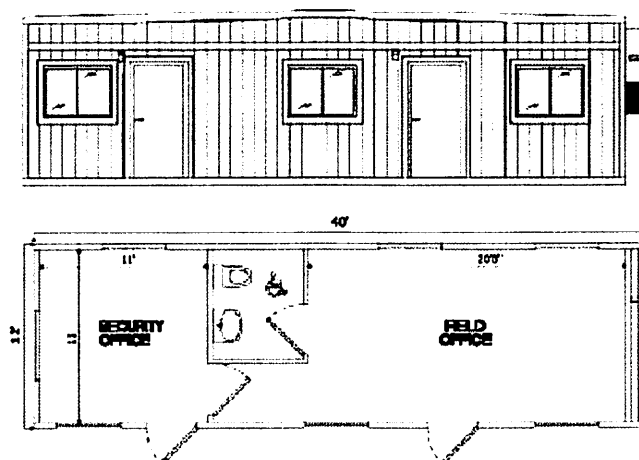


Figure 3: Security/Field Office



Site Operations Plan

Facility

Access to the exterior premises will be limited by the secure 12' fence and locked key operated gate to the cannabis use area within the property. Vehicles will access via the main entrance, park in open area at front of property and enter through the secure sliding entry gate.

Lighting

Low voltage perimeter security lighting will be mounted around the perimeter fence. Fencing will be downcast and appropriate to not cast light offsite. Lighting specific for the greenhouse operations is detailed in the attached energy use spreadsheet.

Access

Access will be via a sliding security gate controlled by managing staff onsite. No public or otherwise unauthorized access will occur into the cannabis use fenced area.

Secure Inventory

Every cannabis cultivation area is secured within the fenced area. During harvest, strict adherence to tracking procedures will be met as required to meet State track and trace requirements for plants in every stage of the life cycle.

Secure Transportation

Cannabis transportation operations for harvest will occur via registered and authorized vehicles and delivered offsite for distribution or further processing.

Employee Screening & Personnel Policies

- 1) Employees will all have training to their specific job description along with security training and access restrictions.
- 2) A diversion prevention program will reinforce employee controls through:
 - a) Routine employee education and awareness programs
 - b) Requirements for drug testing, including a for-cause policy for drug testing.
 - c) Sanctions for diversion violations, which emphasize that any violation of the diversion prevention policy will result in adverse employment action up to and including dismissal and referral for criminal prosecution.
 - d) Management will conduct pre-employment background checks for all employees in compliance with State of California requirements. Every person listed as an owner, manager, supervisor or employee of the business will submit fingerprints and other information deemed necessary by the County Sheriff's Department or the State of California.
 - e) Potential employees are vetted (background checks) to the satisfaction of the Sheriff's Department and in compliance with State requirements.
- 3) Training sessions organized by the Security Director will be conducted as part of a new employee's orientation and will include all personnel policies and security procedures.

Odor Management Plan

Cannabis has been legally cultivated outdoors on this property since 2016 without complaint or incident of any kind by neighbors due to odor. Greenhouses will be equipped with motorized intake vents. Should a complaint of nuisance odor be raised by a neighboring property owner, the greenhouses will be modified to include additional odor control techniques

such as a passive wind supported odor neutralization system. No proposed operations are anticipated to cause any offsite nuisance odor issues.

Signage

No signage distinctive to the operation of any kind is proposed.

Staffing, Parking and Access

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. The proposed project will require a total of 5 year-round full-time staff. Due to employee safety considerations due to the high temperature climate at the site, operations will typically be restricted to early morning and evening hours in order to avoid the heat of mid day. There will be approximately 20 seasonal employees for annual harvest activities for approximately one week. Seasonal staffing will be provided either by the local agricultural community or facilitated in a bus to transport staff to/from the site. Greenhouse operations will be staffed by regular full-time staff.

Existing open and level space adjacent to the proposed secure cannabis fence area is appropriate for use by full time and seasonal staff. A request for exemption from the parking standard and necessary findings is included.

Pesticide and Fertilizer Usage

Pesticide and fertilizer usage will be conducted according to the County of San Luis Obispo Department of Agriculture by obtaining an Operator Identification Number and complying with all application, reporting, and use requirements.

Setbacks

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are in the town of Santa Margarita approximately 28 miles west of the project site. The Agriculture-zoned parcel size of 41 acres meets the size requirement of 25 acres for the proposed use. The proposed operations will be condensed within a secure fenced area to preclude offsite visibility. Adjacent land uses include open grassland, cannabis operations, and rural agricultural operations. The requested setback modifications for the outdoor grow are appropriate for this agricultural operation and will not negatively impact any adjacent property by allowing a reduction in the 300'

setback requirement. Appropriate setbacks are met from the nearest public right of way (Highway 58).

Neighborhood Compatibility

Cannabis has been legally cultivated outdoors on this property in accordance with the urgency ordinance for several years. The adjacent property to the east currently is registered for cannabis cultivation and a property to the north is being considered for a cannabis cultivation application as well. Nuisance odor of the cultivation area is naturally mitigated by the conditions of the area. No neighborhood compatibility issues are anticipated.

Air Quality

The project site is accessed by direct access off of Highway 58 @ Bitterwater Road. No additional access improvements are necessary and no dust mitigation measures are necessary.

Water Management Plan

The site is served by a well with an estimated yield of 100 GPM, which is more than adequate for the proposed cannabis cultivation activity. Irrigation and water storage tanks are proposed within the cannabis fence area to provide adequate supply for the proposed operation. A well completion report is attached.

Water Use estimates utilizing Regional Water Quality Control Board Usage estimates are as follows:

Water Estimates

Canopy	Rate	Gross Demand (Gallons/year)	Gross Demand (AFY)
22,000 sf (Greenhouse Cultivation)	0.1 gal/sf/day x 260 days	572,000	1.76
11,500 sf (Greenhouse Nursery)	0.1 gal/sf/day x 260 days	299,000	0.92
3 acres (Outdoor Cultivation)	0.03 gal/sf/day x 150 days	588,060	1.80

22,600 sf (Outdoor Nursery)	0.03 gal/sf/day x 150 days	101,700	0.31
TOTAL	4.79 AFY		

Screening and Fencing Plan

The cannabis operation will be fully fenced and preclude visibility from offsite. The fence will be a 12' tall secure fence. A wind screen consisting of durable dark green fabric will preclude visibility.

Energy Use

The property is served by PG&E. Energy table attached.

Resources Requiring Special Consideration:

Setback Modification and Required Finding

Land Use Ordinance section 22.40.050 (D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300' from all property lines and public right of way. The cannabis operations will be set back 300' from Highway 58 and secured within a 12' tall secure fence with windscreen to prevent easy offsite visibility. The cultivation area adjacent to privately owned parcels is less than the stated 300' setback in the ordinance.

The setback modification request is as follows: from the northerly property line reduce from 300' to 265', from the easterly property line reduce from 300' to 156', from the southerly property line reduce from 300' to 160' for the outdoor cultivation. Modification of these setbacks will allow the applicant to maximize the allowed cultivation canopy and will not have an impact on adjacent property owners.

According to Land Use Ordinance Section 22.30.050 (7), in order to approve the setback modification finding. The Review Authority must find:

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

In this case, specific conditions of the site and vicinity make the required 300-foot setback for outdoor cultivation unnecessary and ineffective. Setbacks of

this type are implemented to address issues such as noise, lighting, odor and concentration of development. This is a low density, large parcel agricultural area surrounded by either large agriculture-zoned undeveloped parcels or those with similar compatible uses. All cultivation will be screened within a secure fence precluding offsite visibility or incompatibility with adjacent parcels.

South of the project site is undeveloped. The nearest residence to the west is approximately 2,000' from the property line. The nearest residence to the east is approximately 650' from the property line. Setbacks are met from California State Highway 58. The cannabis cultivation will be entirely fenced. Cannabis has been cultivated on this site for several years with no complaints from the adjacent neighbors. This empirical evidence indicates that, as the required modification finding states, "...modification of the setback will not allow nuisance odor emissions from being detected off site".

The low density, rural nature of the area makes the 300-foot setback unnecessary. The proposed 156' to 265' setback from the western, northern, and southern property lines are sufficient to address the off-site nuisance odor effects (if any) of the cannabis cultivation site.

Parking Modification and Required Findings

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

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

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

- a. The characteristics of the project, which consists of an agricultural crop with occasional seasonal temporary staff, does not necessitate the creation of a fully improved parking area as the cultivation activities will be conducted by a low number of staff

who have parking provided on site adjacent to the fenced cultivation area covered with Class 2 base material.

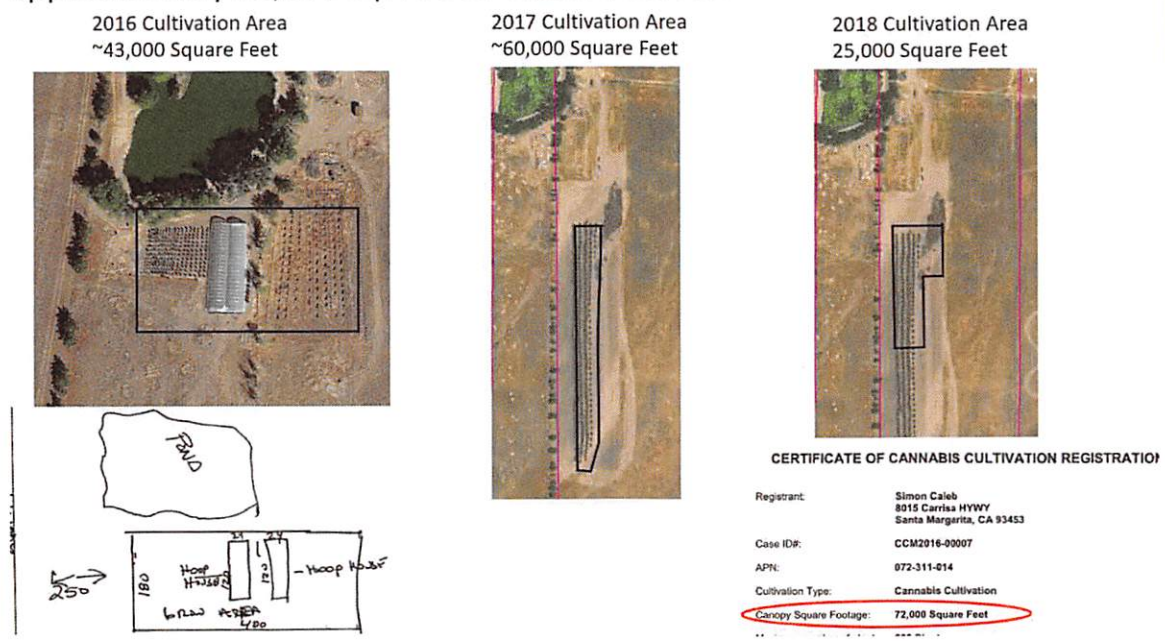
- b. The Class 2 base covered parking area, that consists of a level area adjacent to the fenced cannabis use area is adequate to accommodate on the site all parking needs generated by the use as the operation will be staffed by a low number of employees with deliveries to/from the site occurring by employees of the company.
- c. No traffic safety problems will result from the proposed modification of the parking standards as there is ample existing parking area on the site for the cannabis cultivation business.

Cultural Resources – Archaeology

A Phase I archaeological surface survey was completed by Heritage Discoveries, Inc. for all areas chosen for development on the parcel. The records search and Phase I surface survey produced negative results for the presence of cultural resources. No further cultural resource studies are required for this project.

CCM Compliance

The onsite cannabis cultivation operation has remained in compliance with CCM registration of 72,000 sq. ft. In 2016, the total cultivation area onsite was approximately 43,000 sq. ft.; in 2017, the cultivation area totaled approximately 60,000 sq. ft. In 2018, the cultivation located onsite is approximately 25,000 sq. ft. See exhibit, below.



Biological Resources

A reconnaissance level biological study was conducted by Althouse and Meade, Inc. on June 18, 2018 to provide baseline biological information and an assessment of potential special status plant and animal species that could occur on the property or be affected by the proposed project. The results indicate that no special status plants were observed, and no special status animals were detected and are not expected to be occupying the project site. However transient species such as Kit Fox and badger are known from the vicinity and could pass through the site on occasion. The following mitigation measures are incorporated into the project to support the determination that as proposed, the project does not have a potential for causing a significant effect on the environment:

BR-1. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Department of Community Development, Planning Division that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of **[Total number of mitigation acres required]** acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, in the City of Paso Robles), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife (Department) and the City.

This mitigation alternative (a.) requires that all aspects of this program must be in place before City permit issuance or initiation of any ground disturbing activities.

- b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total **\$(Amount of fee based on \$2500 per acre)**. This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending

on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities.

- c. Purchase [Total number of mitigation acres required] credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank and would total \$[Amount of mitigation acres required (i.e. credits), currently priced at \$2500 per credit]. This fee is calculated based on the current cost-per-credit of \$2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.

BR-2. Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities:

- a. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, the biologist shall conduct a pre-activity (i.e. preconstruction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- b. **The qualified biologist shall conduct weekly site visits during site-disturbance activities** (i.e. grading, diking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-18 through BR-28. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-19iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City.
- c. **Prior to or during project activities**, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFW for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume

work.

If incidental take of kit fox during project activities is possible, **before project activities commence**, the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

d. In addition, the qualified biologist shall implement the following measures:

1. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of distance measured outward from the den or burrow entrances, dependent on the use and activity of the den (i.e. potential, known, active, or natal den), to be determined by the kit fox biologist.
2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.

BR-3. Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox*". Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.

BR-4. During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.

BR-5. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-6. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

- BR-7.** During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.
- BR-8.** During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
- BR-9.** Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
- BR-10.** During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.
- BR-11.** Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:
- If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches.
 - If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards
 - Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

American Badger

American badger was not present on the Property or within the project footprint during our June 2018 site survey. American badgers are known to occur in the Carrizo Plain and near the Project, and could occupy the site or move through the site at any time. To reduce the potential for construction impacts to badgers to a less than significant level the following measure is recommended.

- BR-12.** A pre-construction survey shall be conducted within thirty days of beginning work on the site to identify if badgers are using the site. The results of the survey shall be sent to the project manager and the County of San Luis Obispo. If the pre-construction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. Between July 1st

and February 1st all potential badger dens shall be inspected to determine if badgers are present. During the winter badgers do not truly hibernate but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. If badger dens are found on the property during the pre-construction survey, the CDFG wildlife biologist for the area shall be contacted to review current allowable management practices

Nesting Birds

Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take (as defined therein) of all native birds and their active nests, including raptors and other migratory non-game birds (as listed under the Federal MBTA).

BR-13. Within one week of ground disturbance or tree removal/trimming activities, if work occurs between March 15 and August 15 nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 1 to August 15. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. This survey shall include a 250-foot buffer around the Study Area for burrowing owls. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within a distance specified by a qualified biologist, until chicks are fledged or nest fails. This includes nests of all common bird species (under the MBTA), as well as special status birds and raptor nests. Construction activities shall observe the delineated buffer, determined by a qualified biologist, where buffer radius will be specified according to special status rank, intensity of construction activity or impact (i.e. high decibel levels or heavy ground disturbance) and where local, state, and federal regulations apply. A preconstruction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

Special Status Reptiles and Amphibians

Special status reptiles and amphibians could potentially be present in the Project footprint at the time of construction. To reduce potential construction impacts to special status reptiles and amphibians to a less than significant level, the following measure is recommended.

BR-14. A qualified biologist shall conduct a pre-construction survey immediately before any initial ground disturbances (i.e. the morning of the commencement of disturbance). If any special status reptiles and/or amphibians are found in the area of disturbance, the biologist shall move the animal(s) to an appropriate location outside the area of disturbance. The candidate site(s) for relocation shall be identified before construction and shall be selected based on the size and type of habitat present, the potential for negative interactions with resident species, and the species' range.



Parcel Information

APN: 072-311-014

Assessee: CALEB SIMON B TRE

Care Of:

Address: PO BOX 602 CRESTON
CA 93432

Description: PM 23/87 PTN LT 29

Site Address:
08015 CARRISA HY

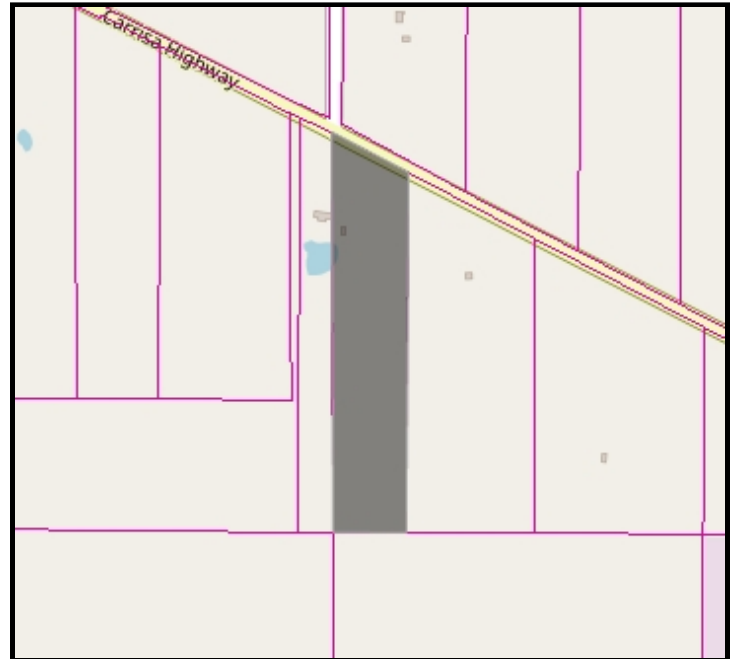
Tax Rate Area Code: 054060

Estimated Acres: 27.38

Community Code: CAR

Supervisor District: Supdist 5

Avg Percent Slope: 3



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00173	Land Use	9/17/2018 11:18:53 AM
DRC2018-00154	Land Use	8/29/2018 2:37:33 PM
CODE2018-00284	Code Enforcement	8/1/2018 2:50:34 PM
PMTR2018-01238	PMTR - Residential Permit	6/29/2018 11:19:08 AM
PMTR2018-01237	PMTR - Residential Permit	6/29/2018 11:14:01 AM



Parcel Summary Report

APN: 072-311-014

DTM2018-00021	Determination	6/27/2018 3:38:01 PM
DTM2018-00020	Determination	6/27/2018 3:35:22 PM
DTM2018-00019	Determination	6/27/2018 3:31:23 PM
COD2016-00266	Code Enforcement	11/15/2016 10:52:59 AM
CCM2016-00007	CCM - Condition Compliance Monitoring	10/3/2016 3:27:19 PM
PMT2016-01459	Determination	8/23/2016 3:51:56 PM
COD2011-00185	Code Enforcement	9/8/2011 9:54:37 AM
PMT2010-01008	Determination	12/13/2010 10:22:58 AM
D980097P	Land Use	9/17/1998 12:00:00 AM

Clerk Recorder Documents

Clerk Document	Date	Document Type
1995-R-032826	07/28/1995	O
1990-R-054204	08/08/1990	O
1989-R-070902	10/19/1989	O
1988-R-032364	06/15/1988	O
1987-R-060638	08/20/1987	T
1987-R-020697	03/27/1987	O
1981-R-C59752	12/28/1981	C



Parcel Information

APN: 072-311-018

Assessee: CALEB SIMON B TRE

Care Of:

Address: PO BOX 602 CRESTON
CA 93432

Description: PM 23/87 PTN LT 29

Site Address:
00000 CARRISA HY

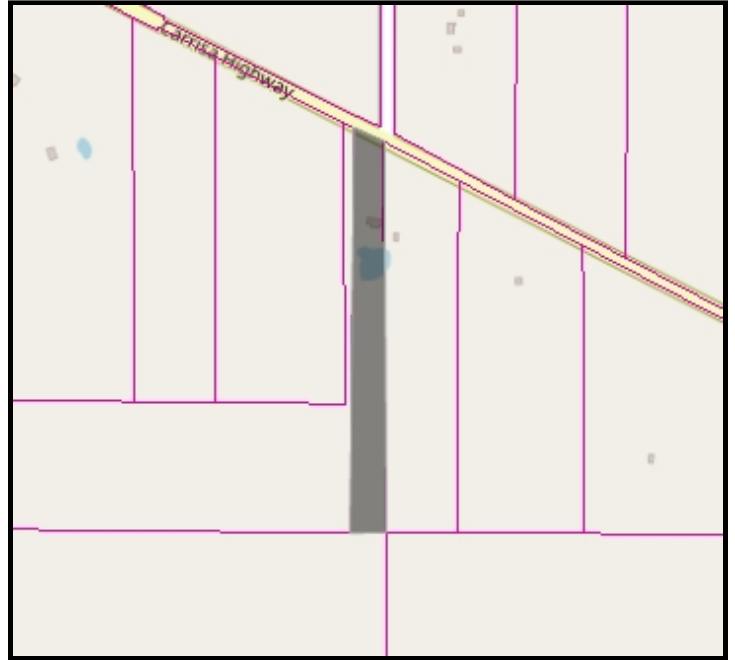
Tax Rate Area Code: 054060

Estimated Acres: 13.24

Community Code: CAR

Supervisor District: Supdist 5

Avg Percent Slope: 4

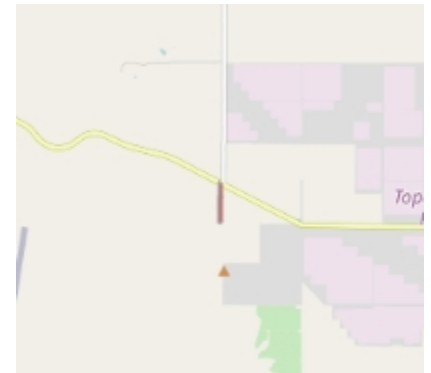


Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
ZON2015-00390	Zoning Clearance	1/28/2016 4:09:52 PM
PMT2013-00539	PMT C - Commercial Permit	9/5/2013 9:51:30 AM
COD2011-00185	Code Enforcement	9/8/2011 9:54:37 AM
PMT2010-01007	Determination	12/13/2010 10:18:34 AM
PMT2010-01006	Determination	12/13/2010 10:12:33 AM



D980097P

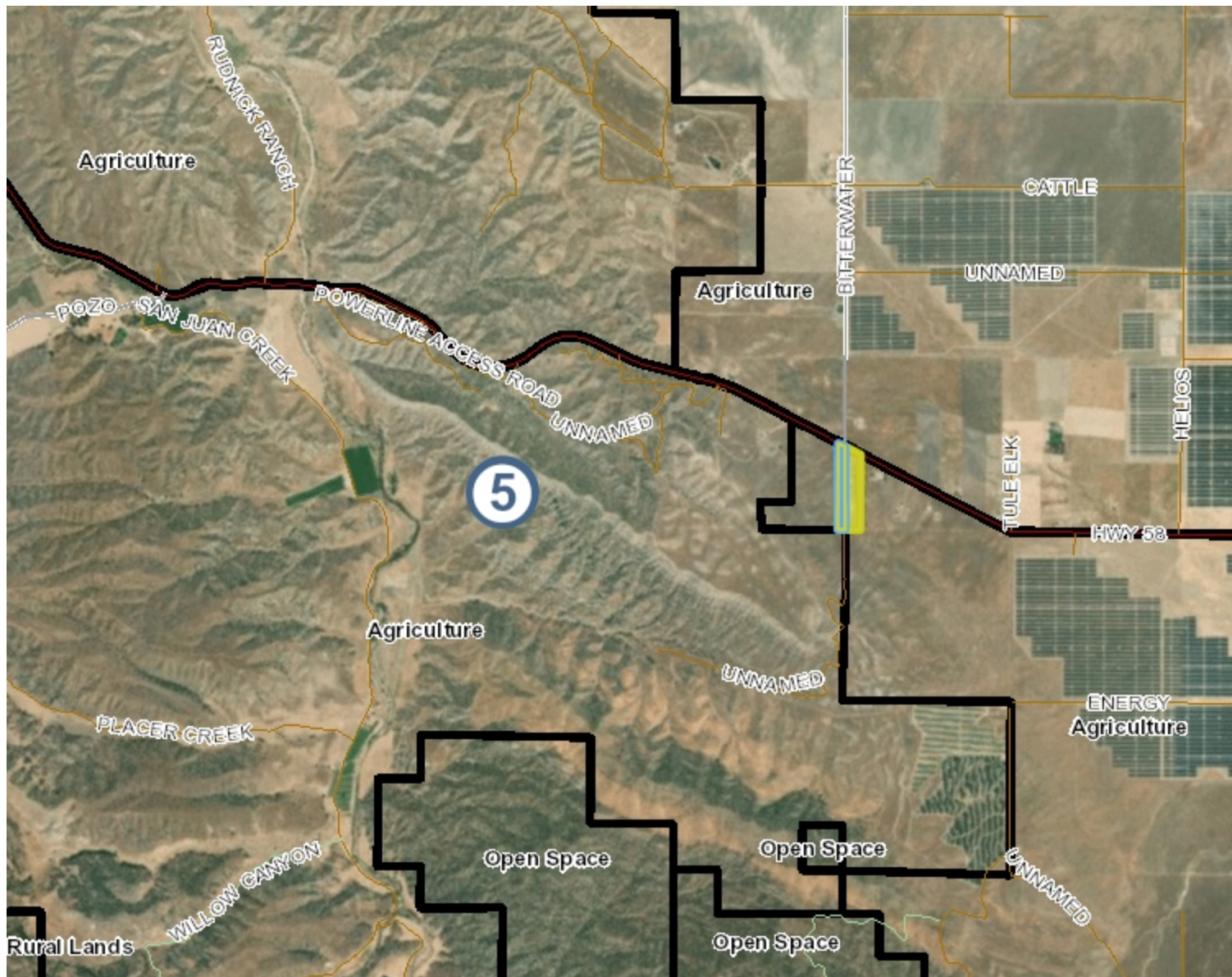
Land Use

9/17/1998 12:00:00 AM

Clerk Recorder Documents

Clerk Document	Date	Document Type
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1995-R-032826	07/28/1995	O
1990-R-054204	08/08/1990	O
1989-R-070902	10/19/1989	O
1988-R-032364	06/15/1988	O
1987-R-060638	08/20/1987	T
1987-R-020697	03/27/1987	O
1981-R-C59752	12/28/1981	C

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

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 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 32 of 40

Interactive Data Viewer



Legend

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

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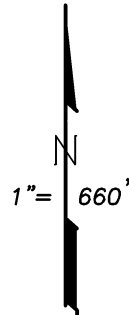
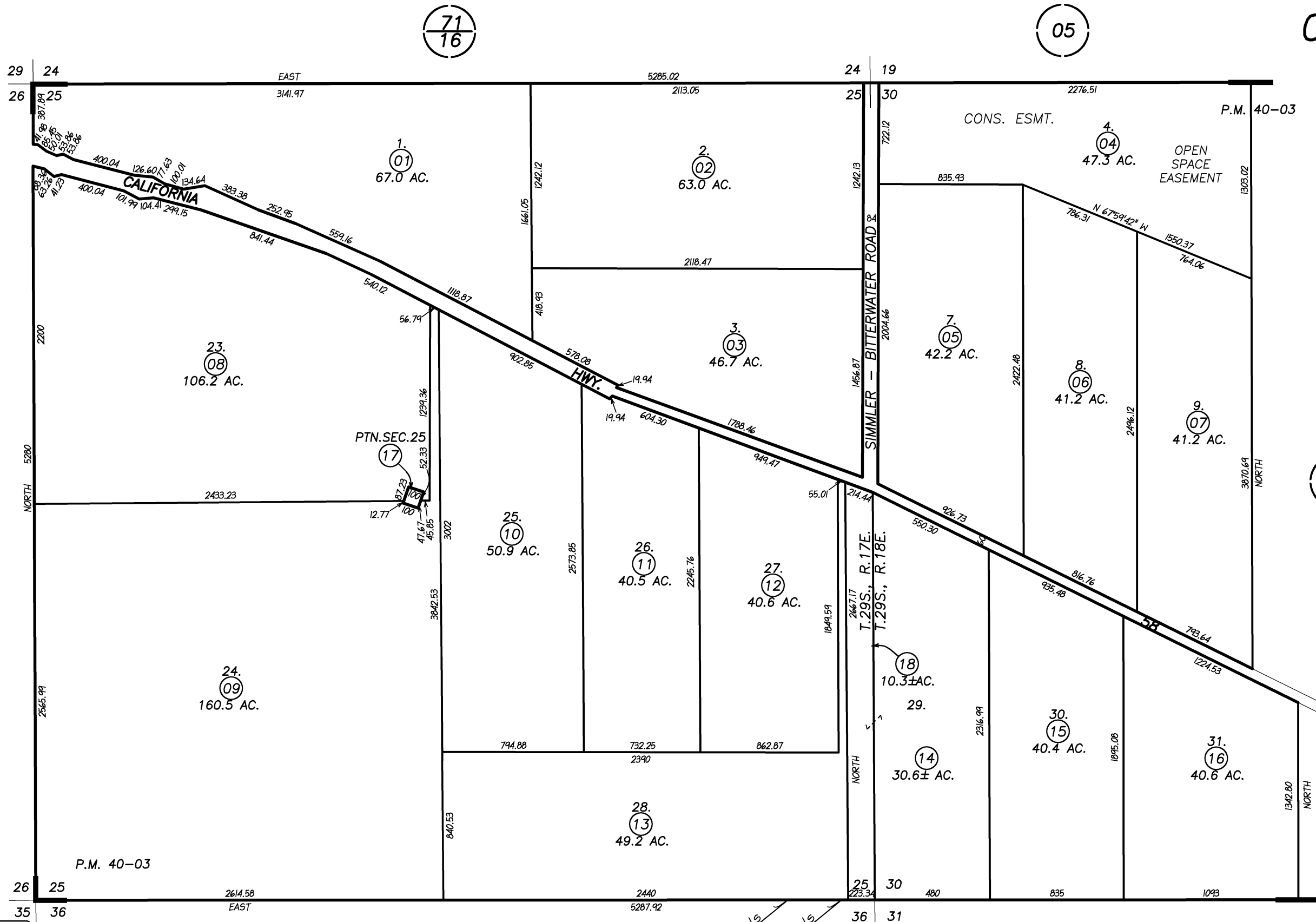
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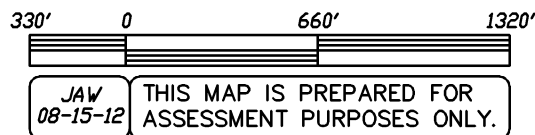
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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





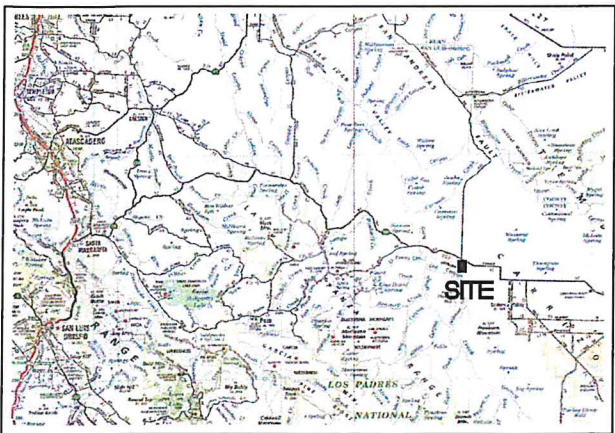
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I.S.	DATE
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NA	06-01-16



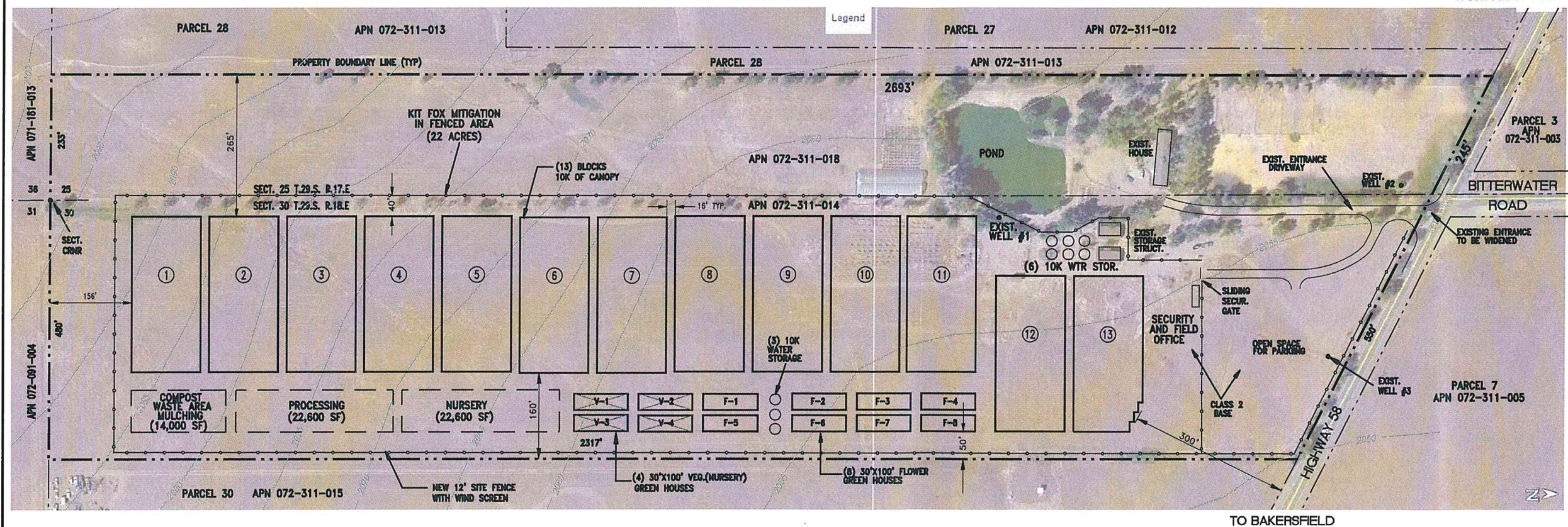
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PARCEL MAP; P.M. Bk. 23 Pg. 87.
T. 29S.; R. 17E.; SECTION 25. M.D.B.&E.
T. 29S.; R. 18E.; SECTION 30. M.D.B.&M.

CANNABIS CULTIVATION MINOR USE PERMIT PLAN

HIGHWAY 58 PROJECT



VICINITY MAP
NOT TO SCALE



PROPERTY INFORMATION

LEGAL DESCRIPTION:
LOT 29 OF PARCEL MAP CO-75-301
RECORDED IN PM 25/40 BEING A PART
OF SECT. 25 IN T.29S. R.17E. AND PART
OF SECT. 30 IN T.29S. R.18E. M.D.B.M.
SAN LUIS OBISPO COUNTY, CALIF.

ADDRESS:
8015 CARRIZO HIGHWAY (HWY 58)
SANTA MARGARITA, CALIF.

A.P.N. 072-311-014 AND 072-311-018

OWNER/APPLICANT: ARVUS

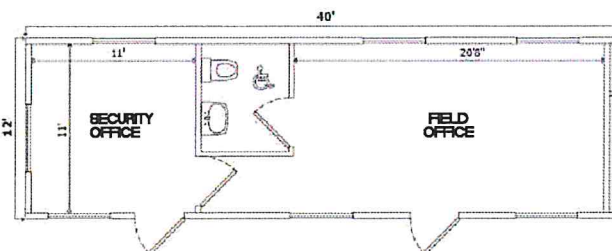
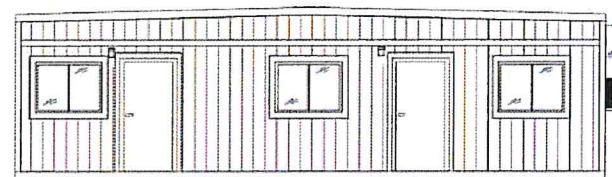
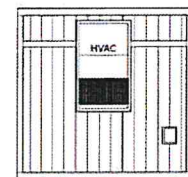
PROPERTY AREA= 40.9± ACRES

TOPOGRAPHIC DATA FROM USGS

NOTE: SITE IS LOCATED OVER 1000 FEET
FROM ANY SENSITIVE USE, AS DEFINED BY
S.L.O. COUNTY CODE SECT. 22.40.05D.1

MAP PREPARED BY APPLICANT
Date: Aug. 27, 2018

SITE PLAN



SECURITY/FIELD OFFICE LAYOUT
NOT TO SCALE

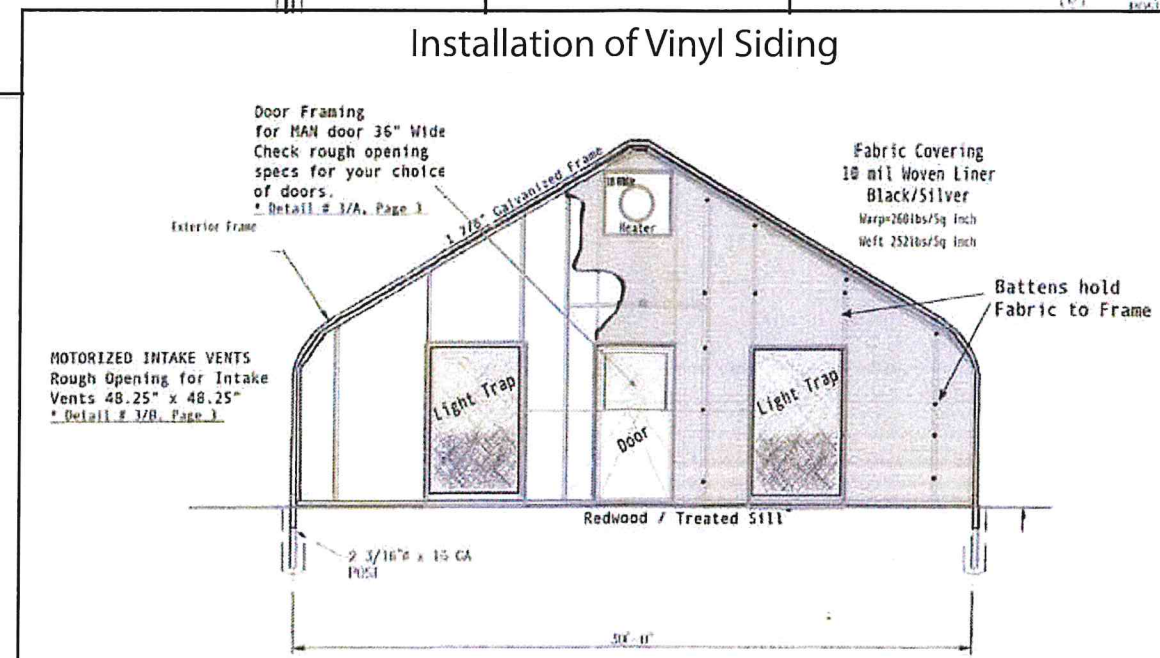
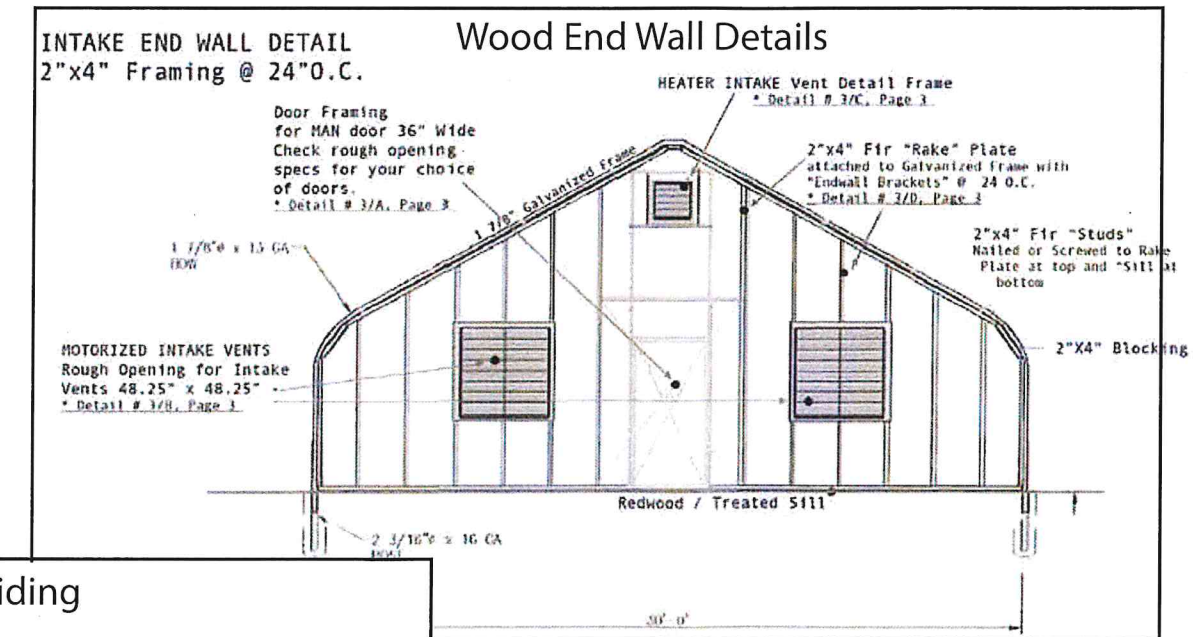
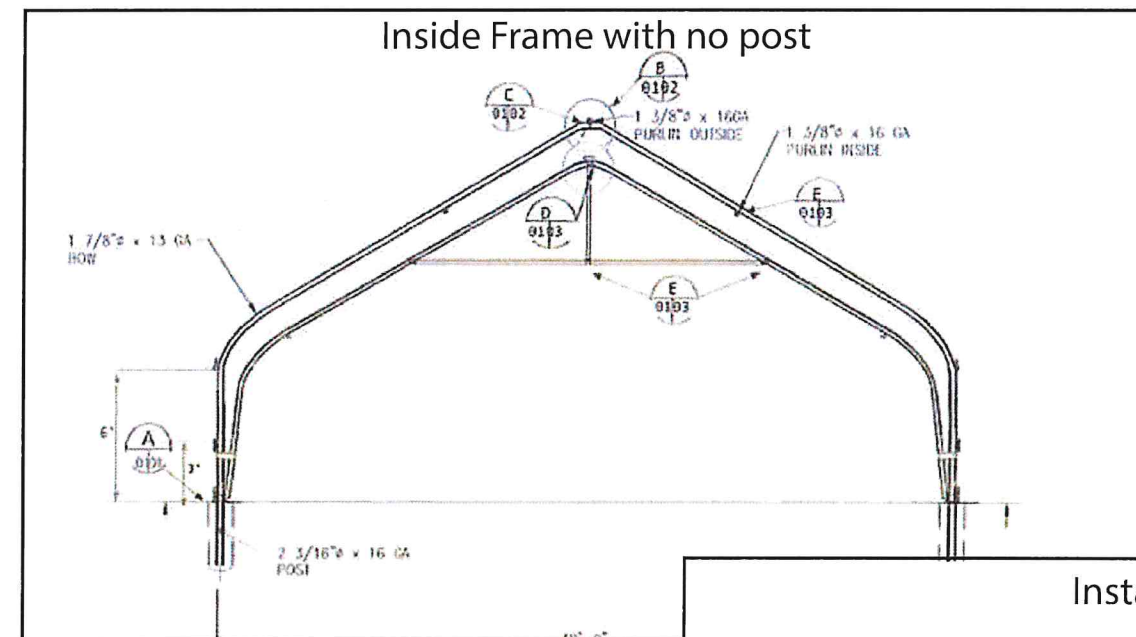
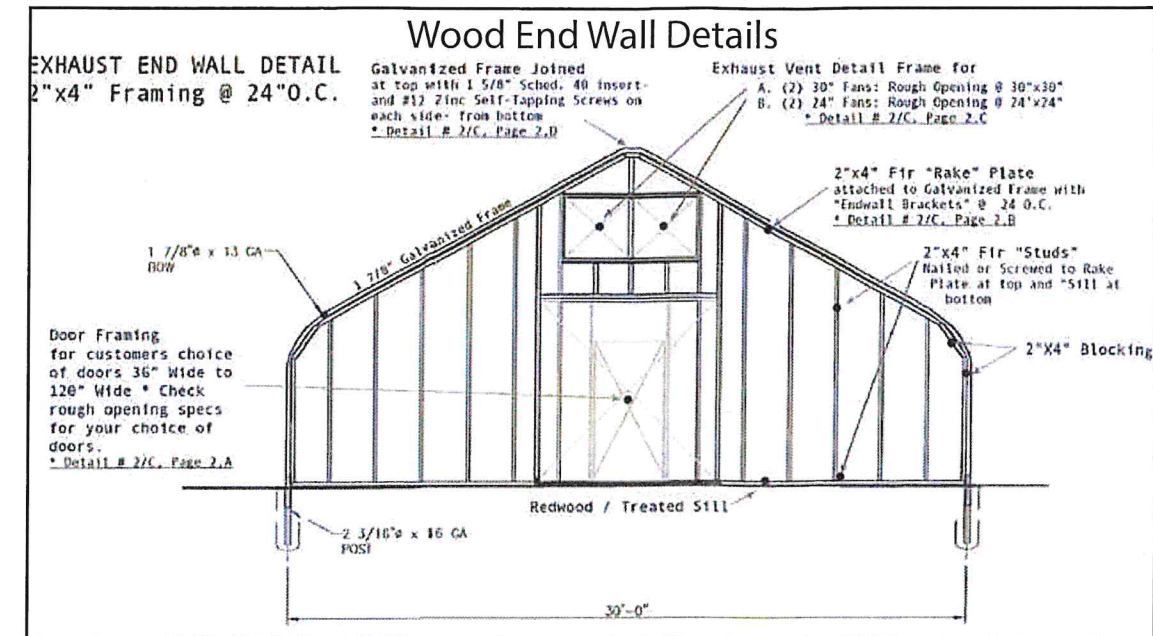
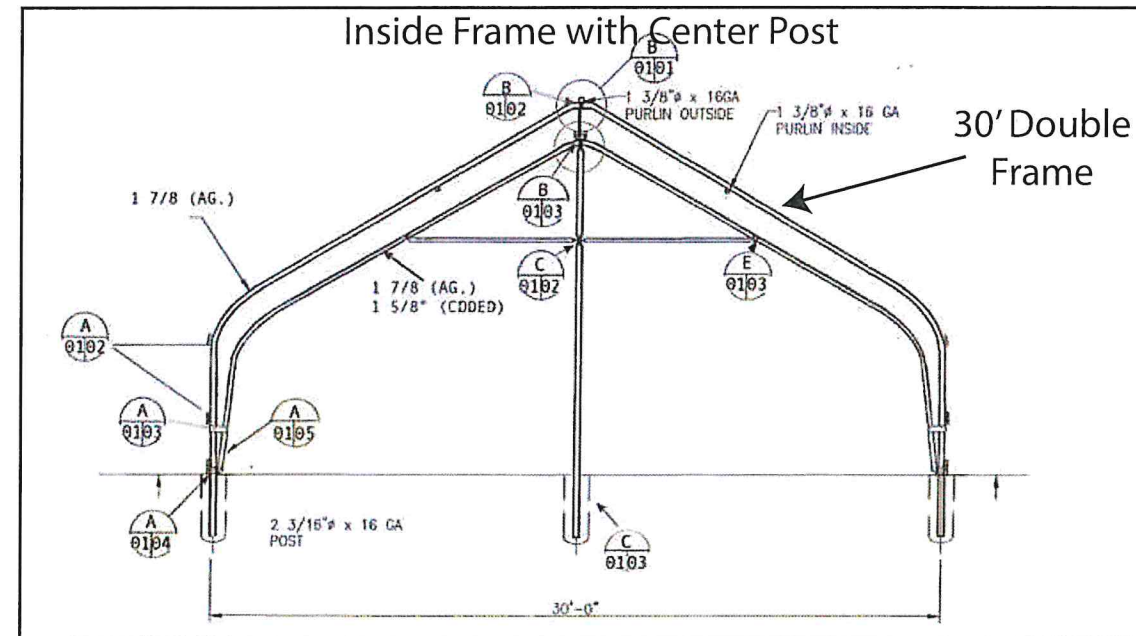
- 400 square feet of office space includes one private office, one restroom and a spacious open area that provides generous office space for up to six people.
- All offices are 11 feet wide and will easily accommodate your office furniture.
- Our buildings are completely insulated and come with a heating and air conditioning system to provide a comfortable work environment.
- Vinyl floors offer a near maintenance free office building.

PRINT SIZE = 24x36
OTHER SIZES: SCALE ACCORDINGLY

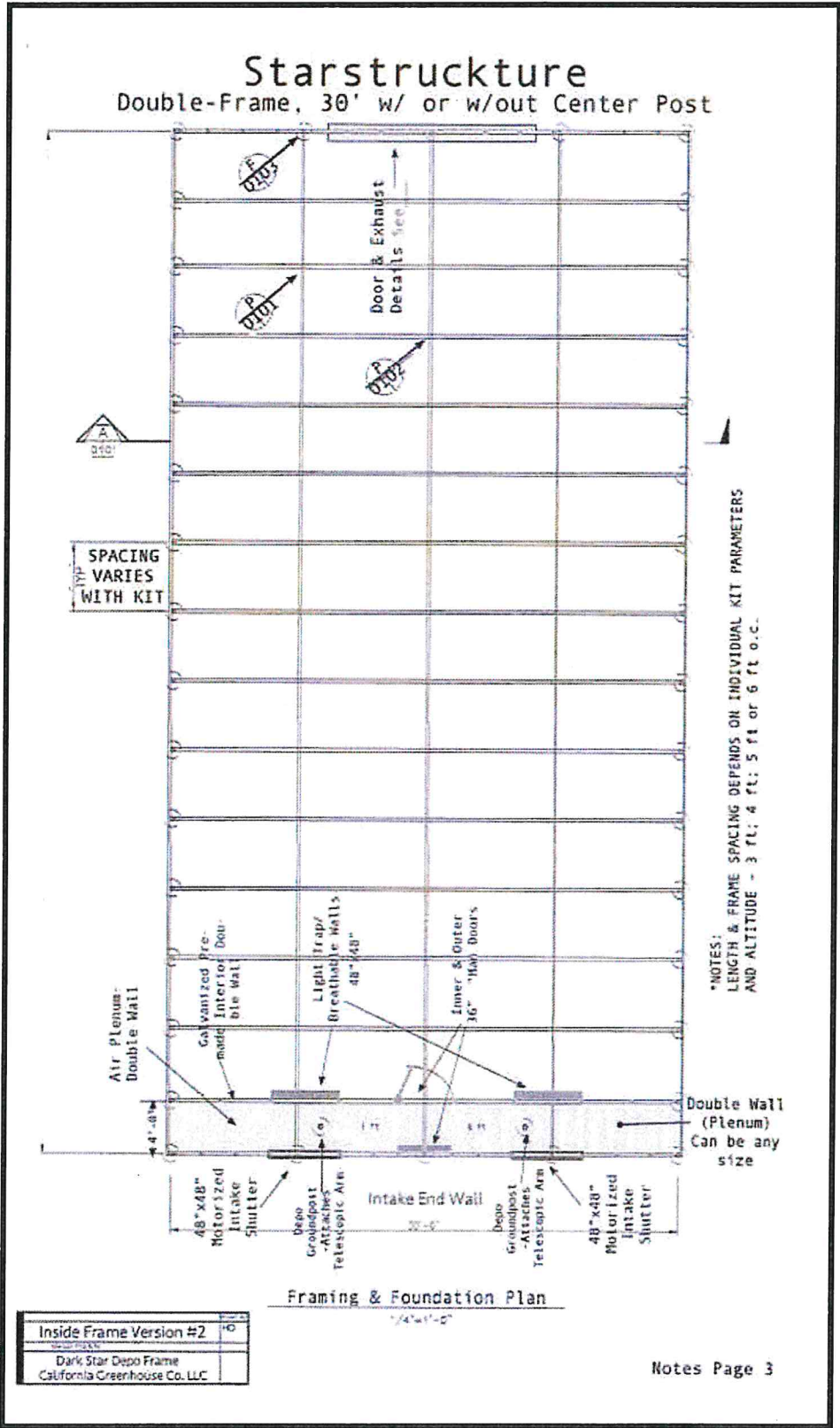
NOTE: SEE SHEET 2 FOR SECURITY PLAN AND IRRIGATION
LAYOUTS AND MISC. DETAILS AND CALCULATIONS

SHEET 1 OF 2

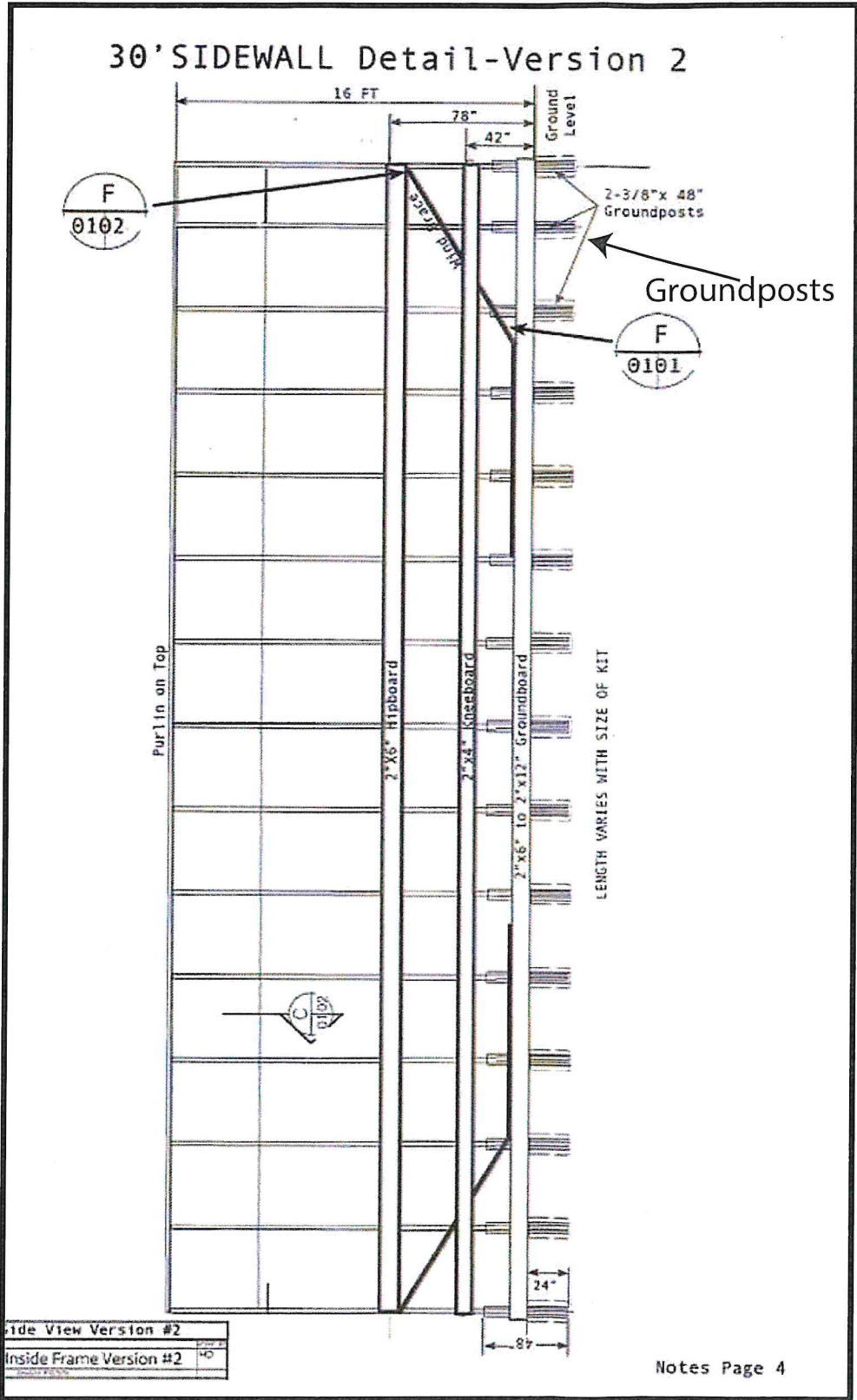
Greenhouse Elevations



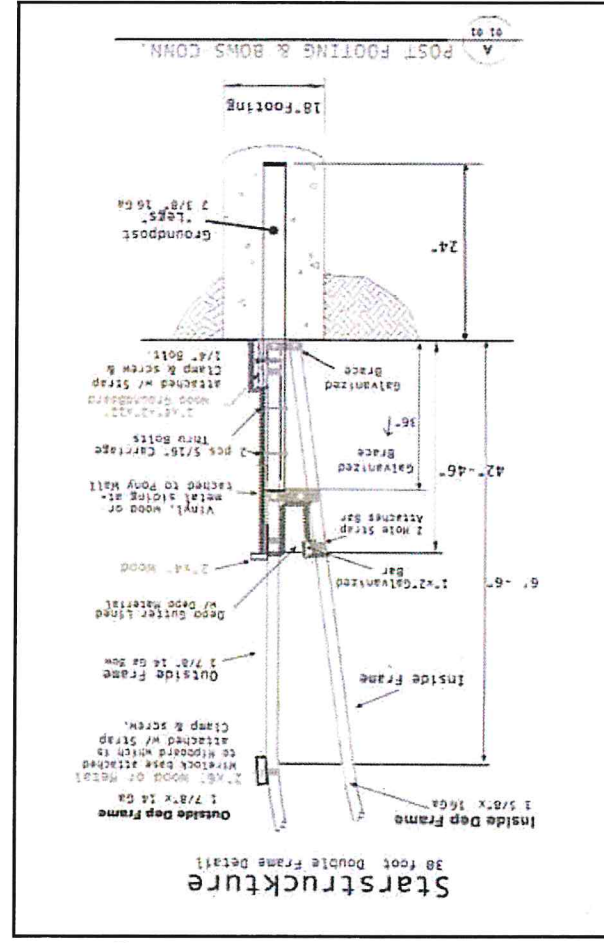
Framing and Foundation Plan



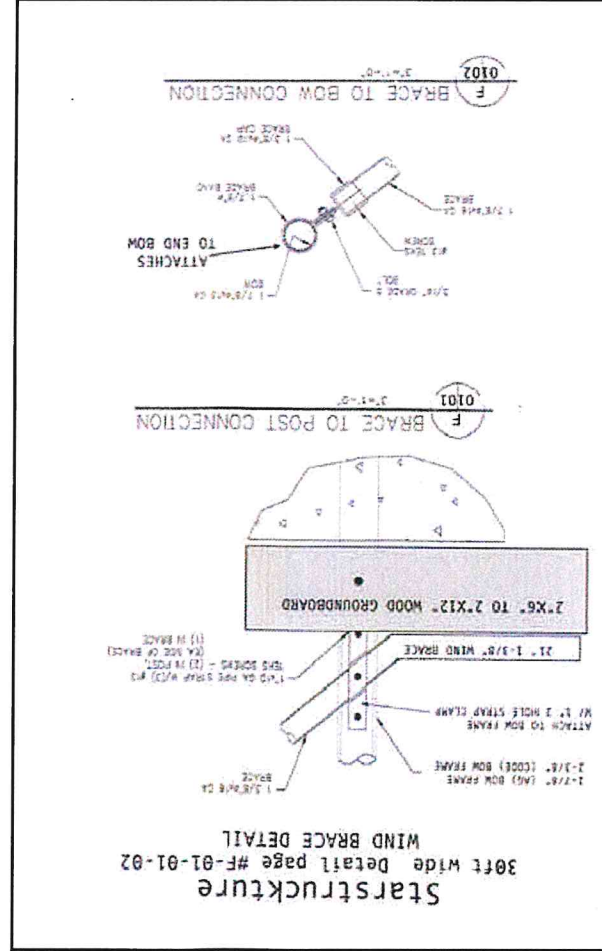
Inside Frame Detail



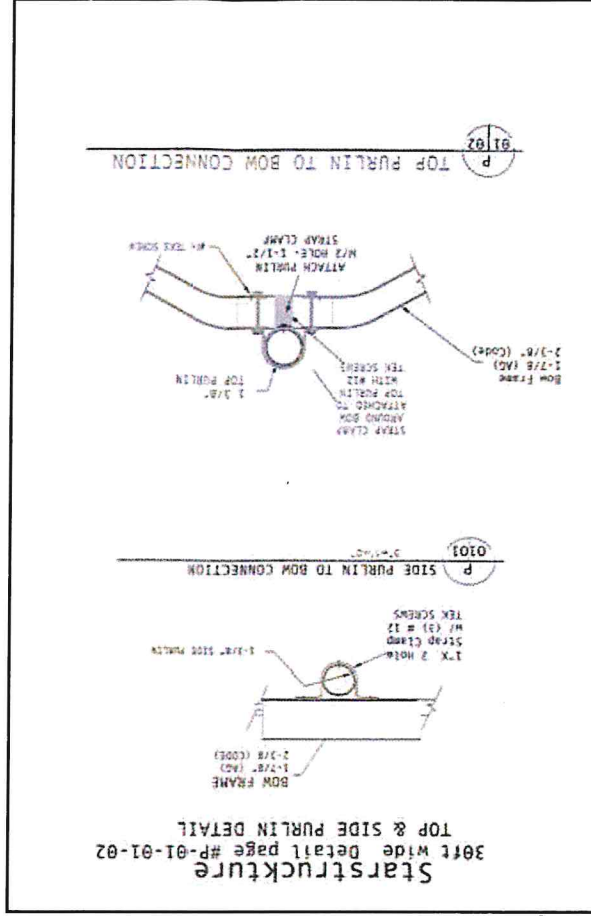
Inside Frame Footing



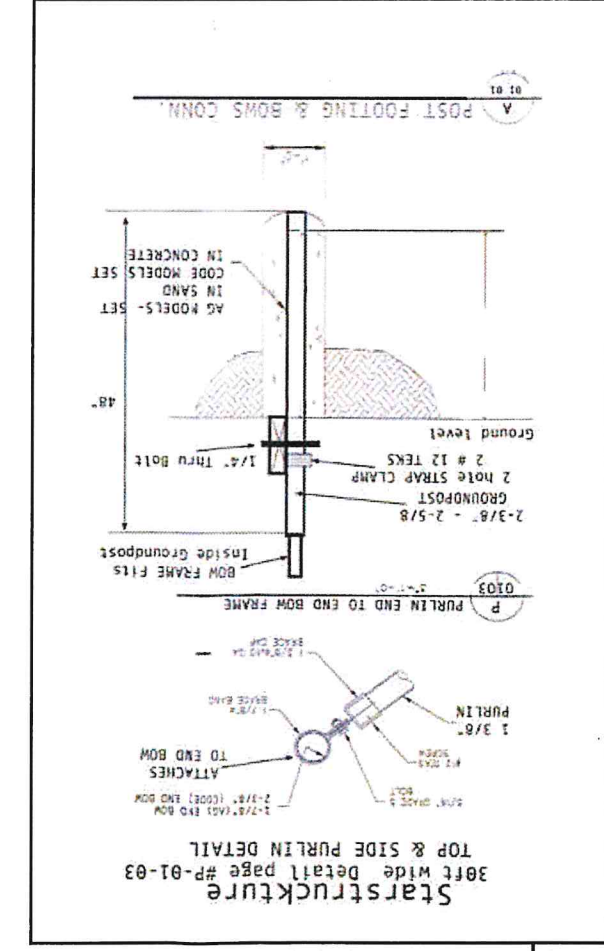
Brace to Bow Connection



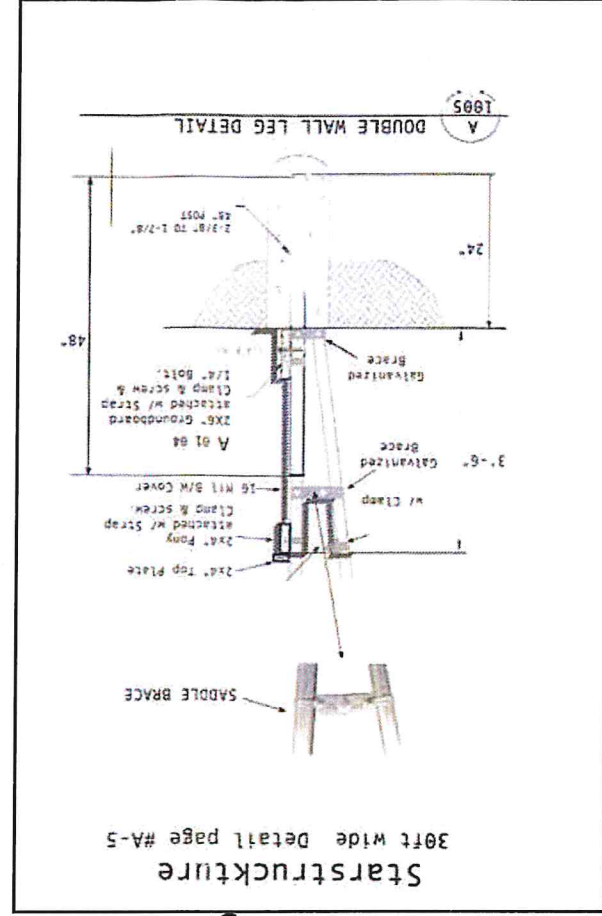
Top Purlin to Bow Connection

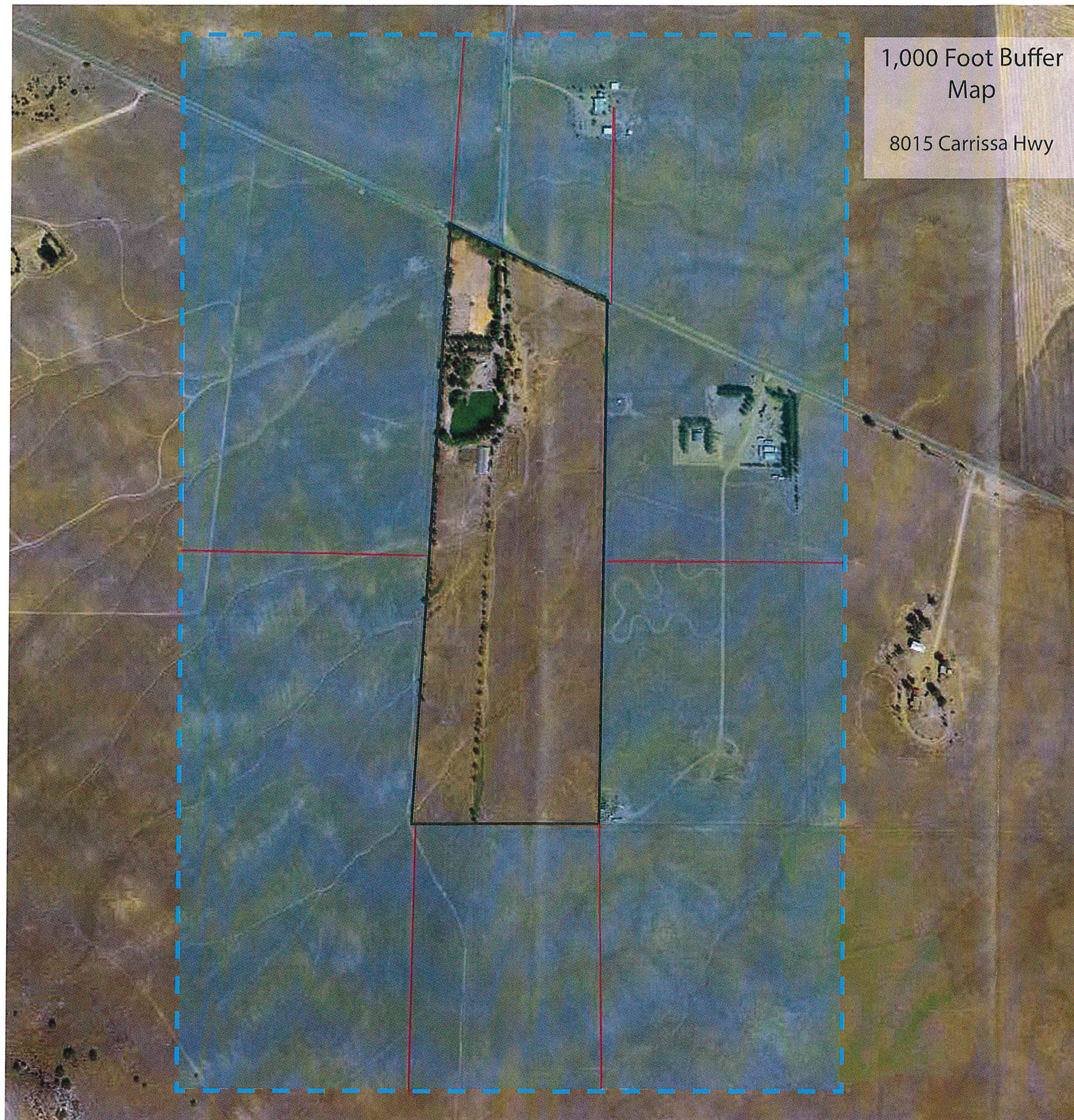


Top Purlin to Bow Connection



Double wall Leg Detail





1,000 Foot Buffer
Map

8015 Carrissa Hwy