



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

**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 10/1/2018  
**TO:** 5<sup>th</sup> District Legislative Assistant, Agricultural Commissioner, Assessor, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, RWQCB, US Fish and Wildlife, Santa Margarita Area Advisory Council, Williamson Act Contact, AB52  
**FROM:** Cassidy McSurdy ([cmcsurdy@co.slo.ca.us](mailto:cmcsurdy@co.slo.ca.us) or 805-788-2959)

**PROJECT NUMBER & NAME: DRC2018-00177 SCOTT\_PITCHESS**

**PROJECT DESCRIPTION:** Proposed Conditional Use Permit for cannabis cultivation, nursery, and manufacturing to be completed in 2 phases. Phase one to include 3 one acre outdoor cultivations. Phase two will include 22,000 sq/ft indoor cultivation and drying, packaging and processing structure. Project to be located at 12415 River Rd. Santa Margarita, CA

**APN(s):** [071-201-053](#)

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**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.

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**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 Peter Ditchers Daytime Phone \_\_\_\_\_  
 Mailing Address 12415 River Rd Santa Margarita Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

☐ Applicant Name Forrest Scott Daytime Phone \_\_\_\_\_  
 Mailing Address 127 Windchime Irvine, CA 92603 Zip Code 92603  
 Email Address: Winters

☒ Agent Name Michael Aniff Daytime Phone 562-234-1827  
 Mailing Address 127 Windchime Irvine, CA 92603 Zip Code 92603  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 22.5 Acres Assessor Parcel Number(s): 071-201-053  
 Legal Description: \_\_\_\_\_  
 Address of the project (if known): 12415 River Rd. Santa Margarita CA  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: \_\_\_\_\_  
 Describe current uses, existing structures, and other improvements and vegetation on the property: \_\_\_\_\_

## PROPOSED PROJECT

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

## 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 9/19/2018

## FOR STAFF USE ONLY



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): \_\_\_\_\_

Describe existing and future access to the proposed project site: \_\_\_\_\_

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

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

North: Ag South: Ag  
East: Ag West: Ag

**For all projects, answer the following:**

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

Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_% Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_%

Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_% Other (specify) \_\_\_\_\_

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

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

Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: \_\_\_\_\_ Type: \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

**Proposed water source:** ☒ On-site well ☐ Shared well ☐ Other \_\_\_\_\_

☐ Community System - List the agency or company responsible for provision: \_\_\_\_\_

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

**Proposed sewage disposal:** ☒ Individual on-site system ☐ Other \_\_\_\_\_

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

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

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

**For commercial/industrial projects answer the following:**

Total outdoor use area: 6 ☐ sq. feet ☒ acres

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

**For residential projects, answer the following:**

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

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

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





File No \_\_\_\_\_



## 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 ALFALFA  
☒ Commercial/Office - Explain \_\_\_\_\_  
☐ Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 5800 gallons
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
☒ Yes    ☐ No    If yes, please describe: EXISTING RISER FOR FIELD IRRIGATION
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 1290 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: Mid State Solid Waste & Recycling
3. Where is the waste disposal storage in relation to buildings? Outside on Campus
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: Santa Margarita (Schol Dist of Mascadero Unified)
2. Location of nearest police station: SLO County Sheriff's Dept - Templeton
3. Location of nearest fire station: Santa Margarita Fire Dept - 22375 G St. Santa Margarita
4. Location of nearest public transit stop: Amtrak Downtown San Luis Obispo
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: Recreational Uses & Alkali Farm
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 - Sunday Hours of Operation: 6 AM - 4 PM
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: \_\_\_\_\_
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: ORGANIC CUTTINGS
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. 10 Between 4:00 to 6:00 p.m. 10

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

### Agricultural Information

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

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

### Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): \_\_\_\_\_
2. Will the development occur in phases? ☒ Yes ☐ No  
If yes describe: Please See Attached Plans
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: Please See Attached
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 \*: Future Plans for Solar & Use of High Efficiency Green Houses

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

### Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
\_\_\_\_\_  
\_\_\_\_\_
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No  
If yes, please list: \_\_\_\_\_



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

☐ Yes ☒ No

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

**Other Related Permits**

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

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



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

PLN-2018  
12/8/2017

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

**Cannabis Activities Proposed**

☒ Cultivation

☐ Testing Facility

☒ Nursery

☐ Dispensary

☒ Manufacturing Facility

☐ Distribution Facility

**For Cultivation and Nurseries ONLY**

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

Approved registration number: CCM2016- 00408

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: Forrest Scott

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.

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	1.2 million
Total Annual kWh:	1.2 million

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	AG. WREN		
Month and Year			
1	NO USE		
2	NO USE		
3	NO USE		
4	175,000 gal.		
5			
6			
7			
8			
9			
10			
11			
12			
Totals	1,225,000 gal.		



## CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: \_\_\_\_\_

### For Manufacturing ONLY

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

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

What type of products do you plan on manufacturing?

☒ Oils ☐ Edibles ☐ Topicals ☐ Other \_\_\_\_\_

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

☒ Yes ☐ No

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

☐ Butane ☐ Propane ☐ Hexane ☒ Carbon Dioxide  
☐ Ethanol ☐ Mechanical ☐ None  
☐ Other \_\_\_\_\_

### For Distribution ONLY

What type of State distribution license are you seeking?

☒ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☒ No

How many vehicles do you anticipate transporting/distributing product?

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

## CANNABIS APPLICATION SUPPLEMENT

### For Dispensaries ONLY

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

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

Will you be delivering to other jurisdictions?

☐ Yes      ☐ No

How many vehicles do you anticipate delivering product?

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

How many deliveries per day do you anticipate delivering product?

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

## **SITE DESCRIPTION**

The site consist of a ranch that is located easterly of Santa Margarita Lake, and northwest of the town of Pozo. The portion of the ranch to be used for proposed cannabis operations ("site") occupies a very small fraction of a much larger 225.29 acre parcel (see A3, and Parcel Map, A6.1-6.3).

The ranch upon which the site is located, is situated along the east side of River Road. River Road runs generally north-south between W. Pozo Road, and Parkhill Road. The ranch can be accessed either from the north via Parkhill Road, or from the south via W. Pozo Road. The portion of River Road at the ranch is a gravel-paved road. Asphalt pavement begins approximately 0.8 miles north of the site at Parkhill Road, and approximately 1.4 miles south of the site at W. Pozo Road. The ranch and site are bounded on the west and north west by River Road, and brushed and treed mountainous terrain to the south and east. The ranch is accessed via a gate at the west of the property, along River Road. There is an existing, unused access easement at the north of the property.

The site is not located nearby any schools, churches, libraries, recovery facilities or other facilities enumerated under the cannabis ordinance by the County of San Luis Obispo. The nearest properties consist of residences, with similar, minor agriculture or rural use as the subject property. The closest residence to the site is over 1,700 feet distant.

The ranch is located in the Agriculture Zone as defined by San Luis Obispo County. The bulk of the ranch, and the proposed site consist of generally level, plowed fields. The fields are currently used to grow alfalfa, and a similar agricultural use has been commonly in place at the ranch for the past 50 plus years. Several dry, but seasonal creeks bisect the property. Tree species encountered on site range from native oaks and pines, to eucalyptus. The geology at the site varies. The flatland areas consist of alluvial soils, generally sand, gravel, and silt mixtures, with some clay. The hilly and mountainous areas of the site are largely bedrock with some overlying surficial soils. The bedrock consists of clay shale and sandstone.

There is no surface water at the site. However, there are two wells. According to recent testing, the agricultural well services the ranch at large with a flow of 290-390 gallons per minute. A residential well services the existing ranch house at 42 gallons per minute. A small pond near the middle of the ranch is fed by well water. A network of irrigation lines supply water the existing plowed fields.

Multiple structures typical to an agricultural infrastructure occupy the ranch. A single story ranch house serves as the main dwelling. There is an accessory mobile home located at the southwest portion of the property. Surrounding the ranch house is a detached garage, barn, several covered pipe corrals, a riding arena, and some other minor equestrian support facilities, sheds, and small shade structures. A hayloft is situated near the entry gate to the ranch. There is also a small cabana located at the pond. A network of fencing and graded, unpaved dirt roads surround the ranch, and provide access to the growing fields.



## **PROPOSED DEVELOPMENT**

Development is proposed to occur in two phases, in order to mitigate capitalization costs. Phase 1 will consist of the maximum, County allowable outdoor cultivation, while Phase 2 will add light deprivation greenhouses and a drying/packaging/processing structure. Of important note is that at the end of all development, very minimal impact to the existing environment will be realized. At all stages grading will be minimal, no courses of drainage altered, and it is not anticipated that any trees will be cut, moved, or otherwise endangered.

Cultivation at the site will occur on an existing field near the geographic middle of the ranch. Approach to the site will be via an existing graded dirt road that extends continuously from the ranch entry, and is currently a minimum of 20 feet in width. There are no plans to widen the road. The road will be maintained with a class II base wearing surface, or similar. Parking space will far exceed necessary capacity. A parking area will be reserved at the west end of the field, on an existing graded turn around. The parking area will be covered with class II base.

Temporary portable restrooms and wash trailers (typical to agriculture sites) will be provided at the site, along with bins for refuse and recycling.

The cultivation site will be contained within a fenced perimeter, using a minimum six-foot high chain link fence. Access will be via a locking 25-foot wide gate. A temporary security trailer (typical to agriculture sites) will be used for 24-7 sentry purposes. The bottom portion of the six-foot fence will be affixed with a silt screen as a precautionary measure for run-off and debris control, although any infiltration of irrigation water or other debris is expected to be negligible or non-existent.

### **Phase 1 Synopsis**

The cultivation associated with Phase 1 will occur exclusively outdoors. The cultivation will consist of 3 acres maximum, and will utilize the grade of an existing, plowed field that is currently used to grow alfalfa. The cultivation area will be set back the minimum 300 feet from the easterly property line, a minimum of 100 feet from the existing blue line stream, and at least 60 to 100 feet from the existing tree line. The cultivation area is also over 1000 feet from the westerly property line, over 600 feet from the southerly property line, and over 1,600 feet from the northerly property line. The closest, neighboring, offsite residence is over 1,700 feet distant. The field where cultivation is proposed is completely obscured when viewed from River Road.

Cultivation will occur in fabric pots, above ground. Irrigation will be via drip lines, fed by the exiting irrigation lines. Temporary hoop structures consistent with County of San Luis Obispo guidelines will be used. Soil and amendment will be stored in bins, above ground.

### Phase 2 Synopsis

Phase 2 will add light deprivation cultivation to the continuing Phase 1 operations. Such cultivation will occur within greenhouses, providing the maximum of 22,000 square feet of cultivation as allowed by the County. In addition, an approximately 9,500 square foot lightweight steel processing building ("headhouse") will be constructed. The headhouse will contain drying, packaging, and processing space, as well as permanent restrooms and shower areas for staff.

Very minimal grading will be associated with Phase 2, and only that necessary to level the building pad, which will consist of class II base to provide for vehicle travel around the greenhouses and headhouse. Parking, with ADA reserved space will be ample.

All structures and related construction will be constructed by permit as required by the County.



## Parcel Information

**APN:** 071-201-053

**Assessee:** PITCHES PETER J & TERI S

**Care Of:** % CHROMATIC LABELS

**Address:** 16782 VON KARMAN AVE BLDG 33 IRVINE  
CA 92606

**Description:** PM 48-90 PTN PAR 2

**Site Address:**  
12425 RIVER RD

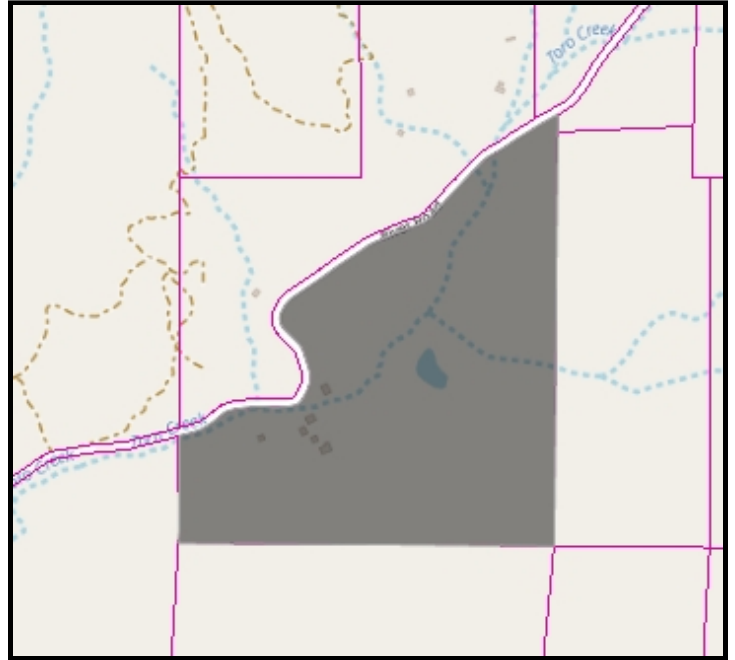
**Tax Rate Area Code:** 054044

**Estimated Acres:** 128.96

**Community Code:** NCLPIL

**Supervisor District:** Supdist 5

**Avg Percent Slope:** 20



Selected Parcel

## Land Use Information

### Land Uses

### Combining Designations

AG	Flood Hazard Area
	Sensitive Resource Area



Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
DRC2018-00177	Land Use	9/21/2018 10:11:13 AM
PRE2018-00081	Pre-Application	6/26/2018 1:29:26 PM
PMT2011-02167	PMTR - Residential Permit	6/18/2012 12:23:46 PM
A6323	PMTR - Residential Permit	3/30/1999 12:00:00 AM
A3238	PMTR - Residential Permit	3/26/1998 12:00:00 AM





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G960027P	Long Range Planning	5/27/1997 12:00:00 AM
A960007A	Conservation	8/13/1996 12:00:00 AM

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## Clerk Recorder Documents

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Clerk Document	Date	Document Type
2003-R-005724	01/17/2003	O
2002-R-039213	05/10/2002	O
2001-R-045267	06/22/2001	O
1996-R-030237	06/19/1996	O
1996-R-019931	04/23/1996	O
1991-R-071760	11/14/1991	T
1991-R-071759	11/14/1991	O
1991-R-070792	11/08/1991	T
1991-I-010848	12/19/1991	C

# Interactive Data Viewer



## Legend

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

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

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © County of San Luis Obispo Planning and Building Department



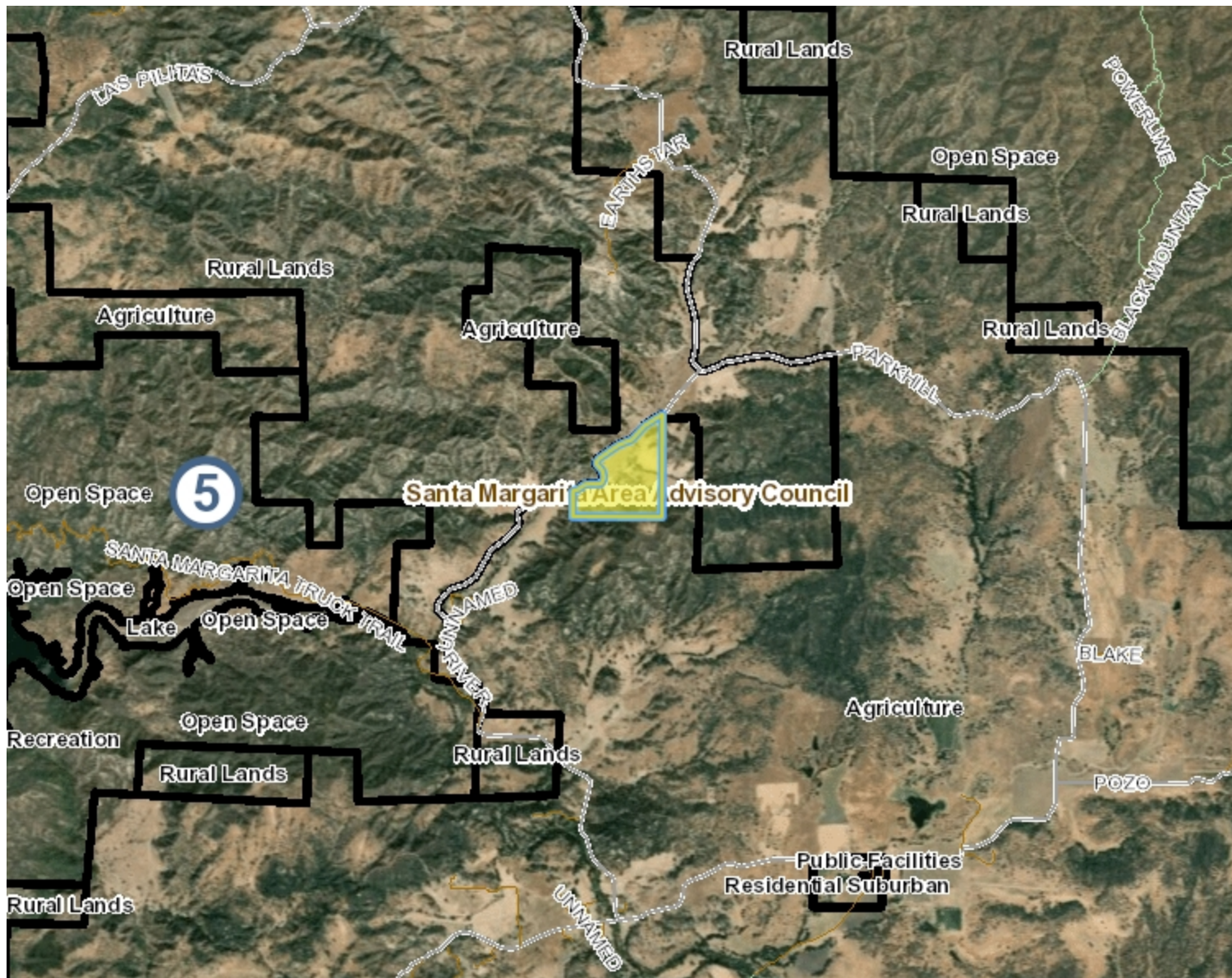
The County of San Luis Obispo does not assume liability for any damages  
 caused by errors or omissions in the data and makes no warranty of any kind,  
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





# Interactive Data Viewer



## Legend

### Roads

- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance

### Community Advisory Groups

- Community Advisory Group Boundary
- Cayucos Citizens Advisory Council Subarea
- Creston Advisory Body Sub Areas

- Supervisor Districts
- Land Use Outlines

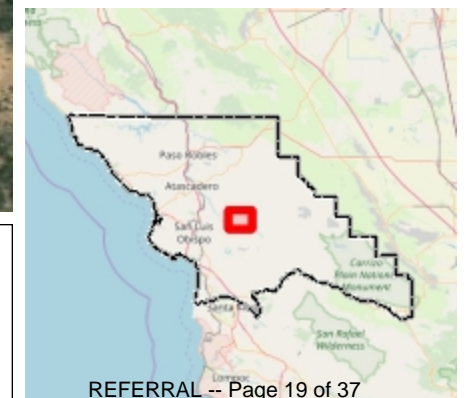
-12,037.30 0 6,018.65 12,037.30 Feet 1: 72,224

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of San Luis Obispo Planning and Building Department

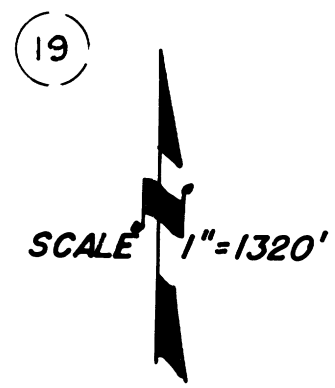
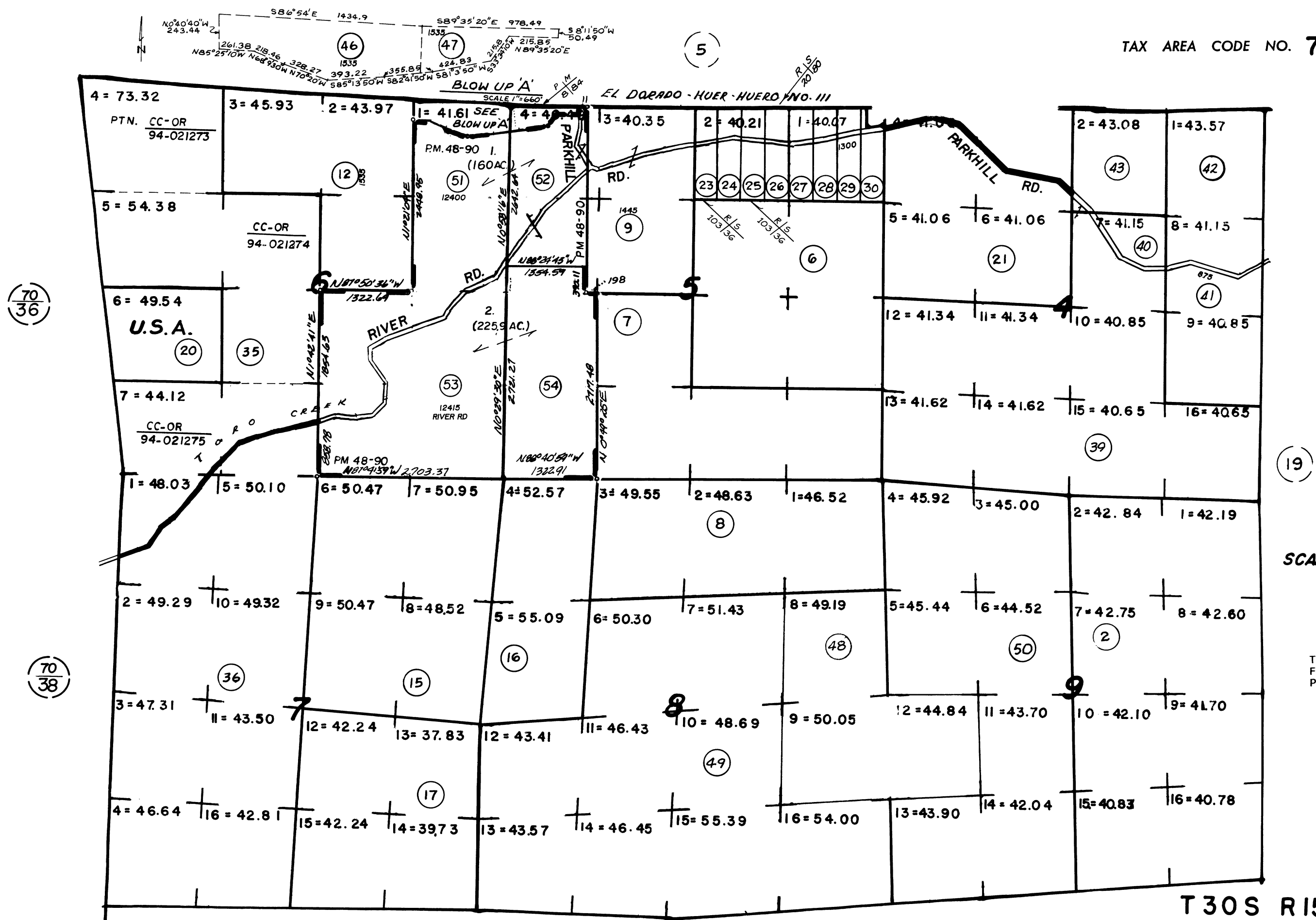


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Map for Reference Purposes Only



REFERRAL -- Page 19 of 37



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

REV: 10-13-82 5-18-94  
3-29-89  
12-4-91

(22)

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

T 30 S R 15 E M.D.M.  
SAN LUIS OBISPO COUNTY  
CALIFORNIA





PEGASO ESTATE FARMS  
12415 RIVER RD.  
SANTA MARGARITA, CA.

# SITE PLAN

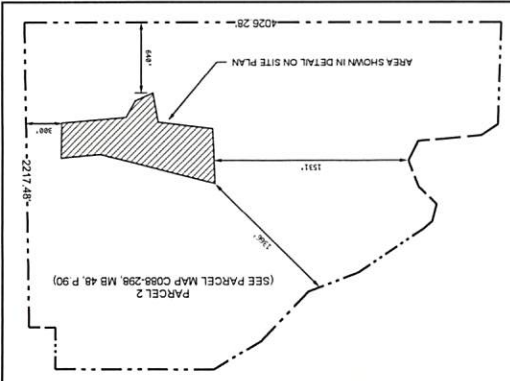
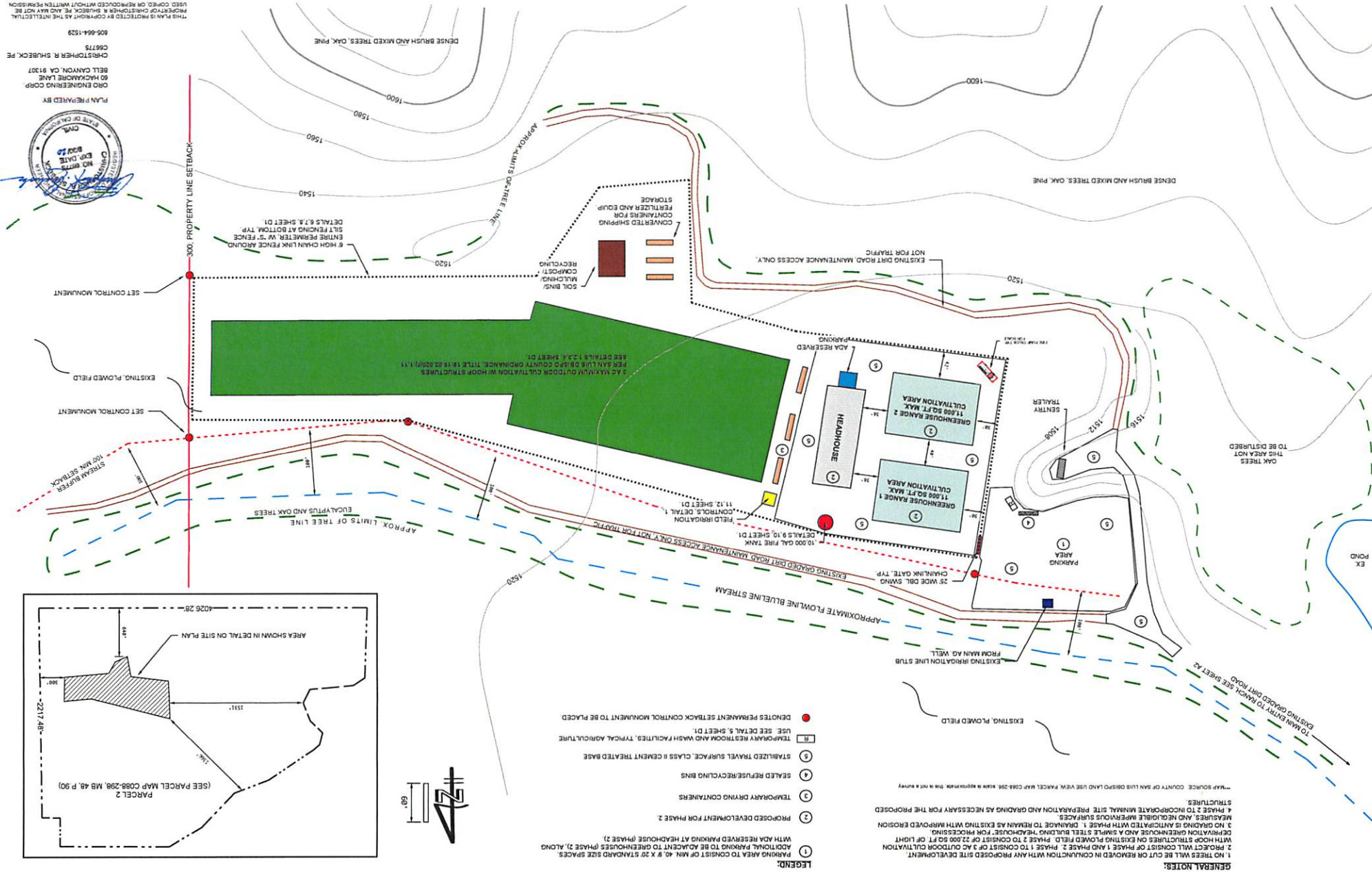
APN: 071-201-053 & 071-201-054

SCALE: 1"=60'

DATE: 8/2018

A1

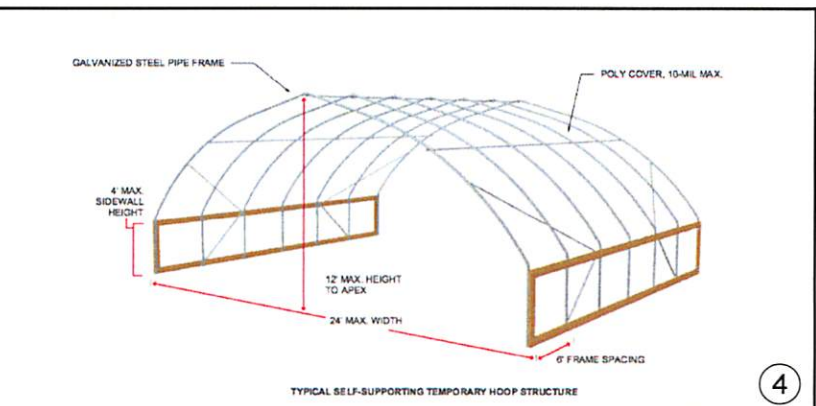
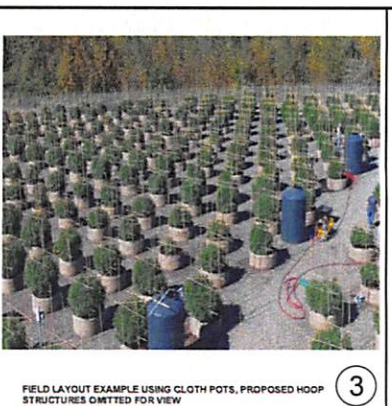
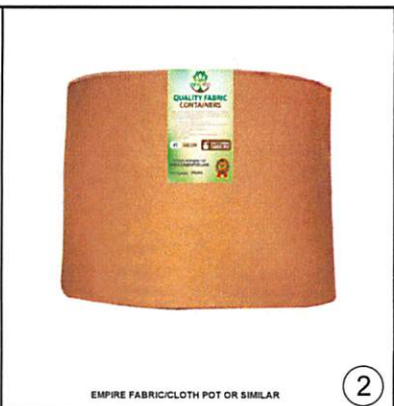
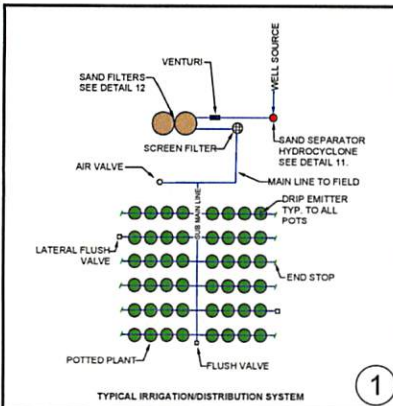
THIS PLAN IS PREPARED BY CHRISTOPHER R. SHUEBECK, PE AND MAY NOT BE USED, COPIED, OR REPRODUCED WITHOUT WRITTEN PERMISSION.  
CHRISTOPHER R. SHUEBECK, PE  
C66775  
60 HACKAMORE LANE  
BELL CANYON, CA 91307  
ORO ENGINEERING CORP.  
PLAN PREPARED BY  
605-664-1529



- LEGEND:**
- 1. PARKING AREA TO BE ADJACENT TO GREENHOUSES (PHASE 2), ALONG WITH ADA RESERVED PARKING AT HEADHOUSE.
  - 2. PROPOSED DEVELOPMENT FOR PHASE 2.
  - 3. TEMPORARY DRYING CONTAINERS.
  - 4. SEALED REUSE/RECYCLING BINS.
  - 5. STABILIZED TRAVEL SURFACE, CLASS II CEMENT TREATED BASE USE. SEE DETAIL 5, SHEET D1.
  - 6. TEMPORARY RESTROOM AND WASH FACILITIES, TYPICAL AGRICULTURE.
  - 7. DENOTES PERMANENT SETBACK CONTROL MONUMENT TO BE PLACED.

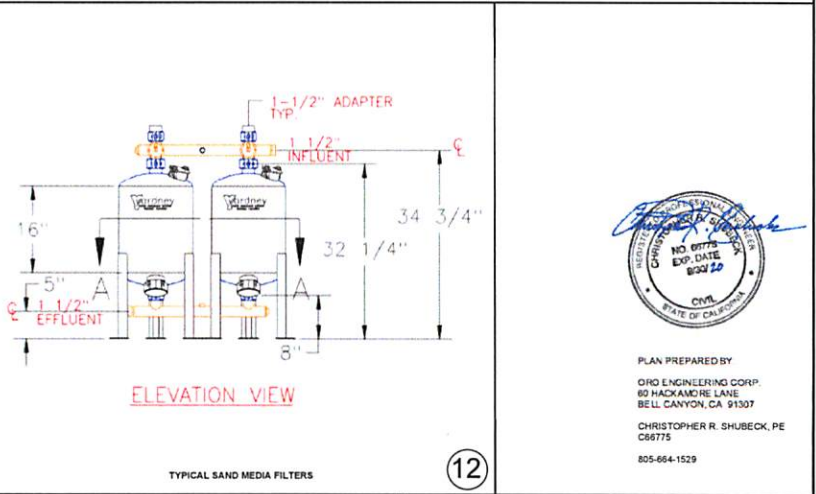
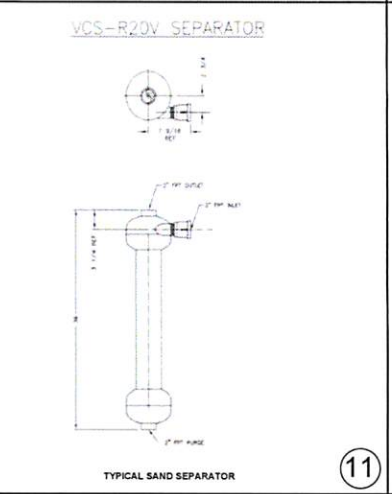
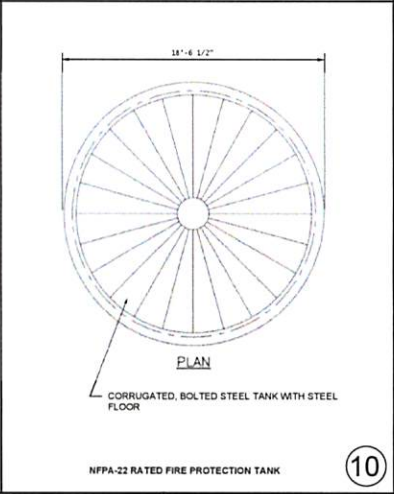
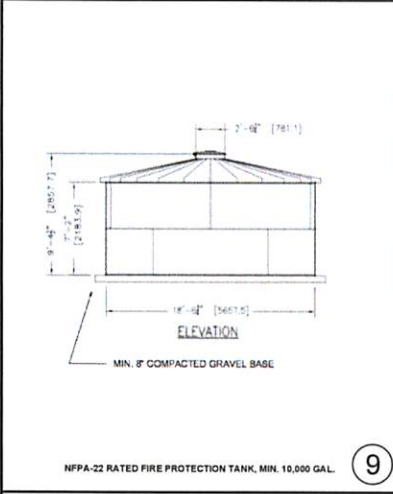
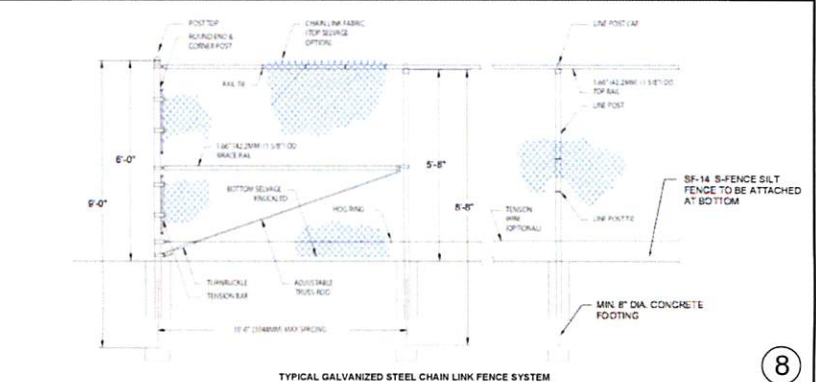
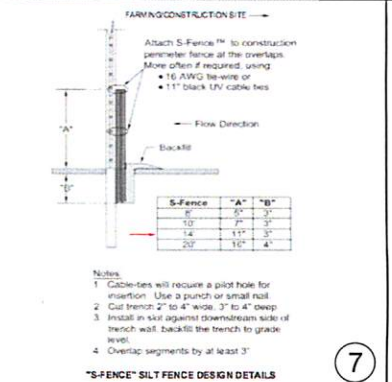
**GENERAL NOTES:**

1. NO TREES WILL BE CUT OR REMOVED IN CONJUNCTION WITH ANY PROPOSED SITE DEVELOPMENT.
2. PROJECT WILL CONSIST OF PHASE 1 AND PHASE 2. PHASE 1 TO CONSIST OF 1 AC OUTDOOR CULTIVATION WITH HOOP STRUCTURES ON EXISTING PLOWED FIELD. PHASE 2 TO CONSIST OF 22,000 SQ. FT. OF LIGHT DEFORMATION GREENHOUSE AND A SIMPLE STEEL BUILDING FOR PROCESSING.
3. NO GRADING IS ANTICIPATED WITH PHASE 1. DRAINAGE TO REMAIN AS EXISTING WITH IMPROVED EROSION MEASURES AND RECYCLABLE WERPOUSE SURFACES.
4. PHASE 2 TO INCORPORATE MINIMAL SITE PREPARATION AND GRADING AS NECESSARY FOR THE PROPOSED STRUCTURES.
5. MAP SOURCE: COUNTY OF SAN LUIS OBISPO LAND USE VIEW, PARCEL MAP C088-298, SCALE IS REPRESENTATIVE. THIS IS NOT A SURVEY.



**"S-FENCE" SILAGE FENCE DATA**

Product Designation	Dimensions
SF-12	12' high x 12' long panel
SF-14	14' high x 12' long panel
SF-16	16' high x 12' long panel
SF-18	18' high x 12' long panel
SF-20	20' high x 12' long panel







\*PHASE 1 TO CONSIST OF MINOR SITE IMPROVEMENTS AND SECURITY AS NECESSARY TO BEGIN OUTDOOR CULTIVATION\*

\*\*PHASE 2 TO ADD 22K SQ.FT. MIXED LIGHT/LIGHT DEPRIVATION GREENHOUSES AND HEAD HOUSE FOR PROCESSING\*\*



PEGASO ESTATE FARMS  
12415 RIVER RD.  
SANTA MARGARITA, CA.

## SITE OVERVIEW, ENTIRE PROPERTY

APN: 071-201-053 & 071-201-054

DATE: 8/2018

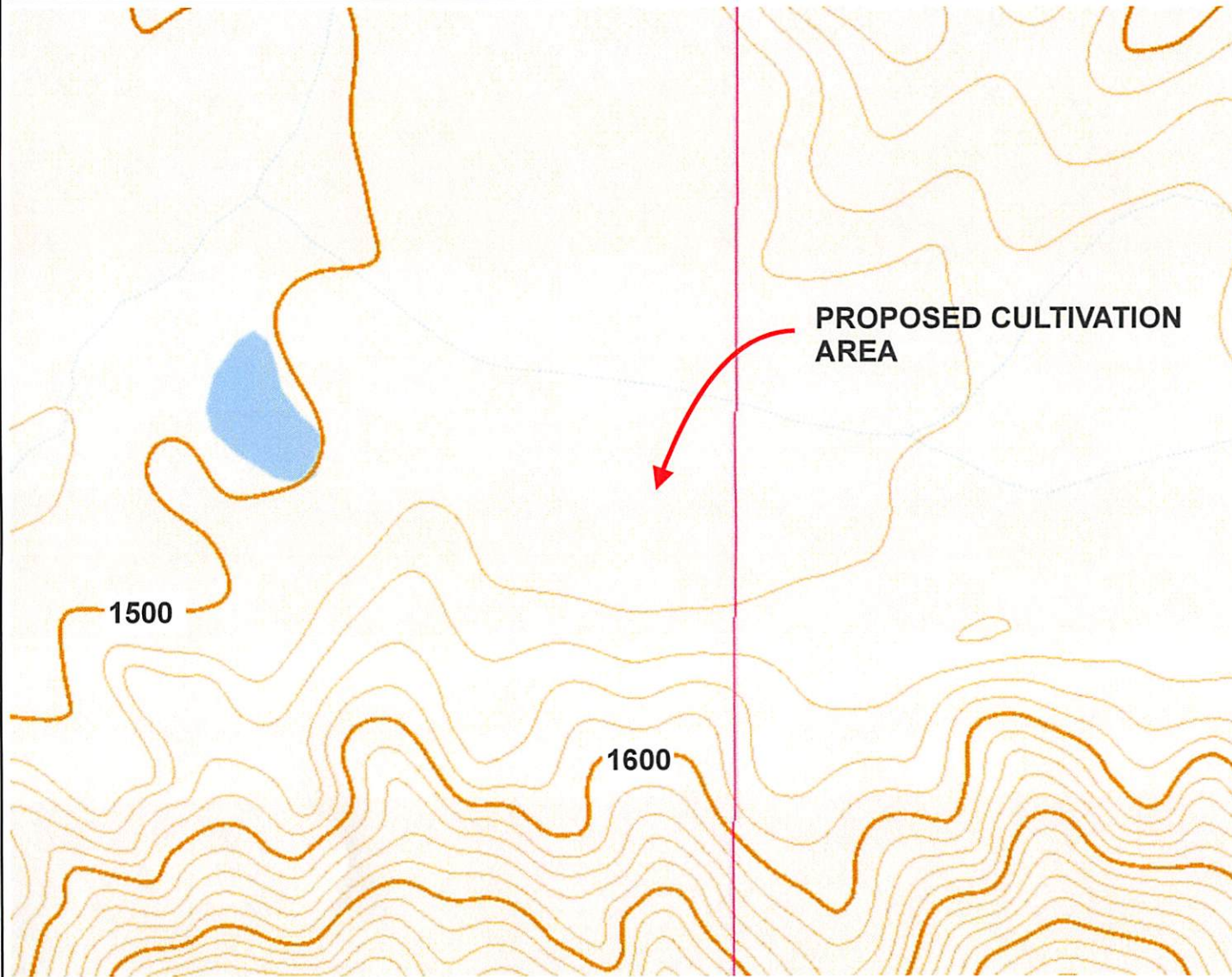
**A3**

REFERRAL -- Page 23 of 37



SCALE: 1"=500'  
(APPROX.)



# 12415 RIVER RD. TOPOGRAPHY OF PROPOSED CULTIVATION AREA



## Legend

-  SLO County Parcels
-  SLO County Boundary

A4

-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

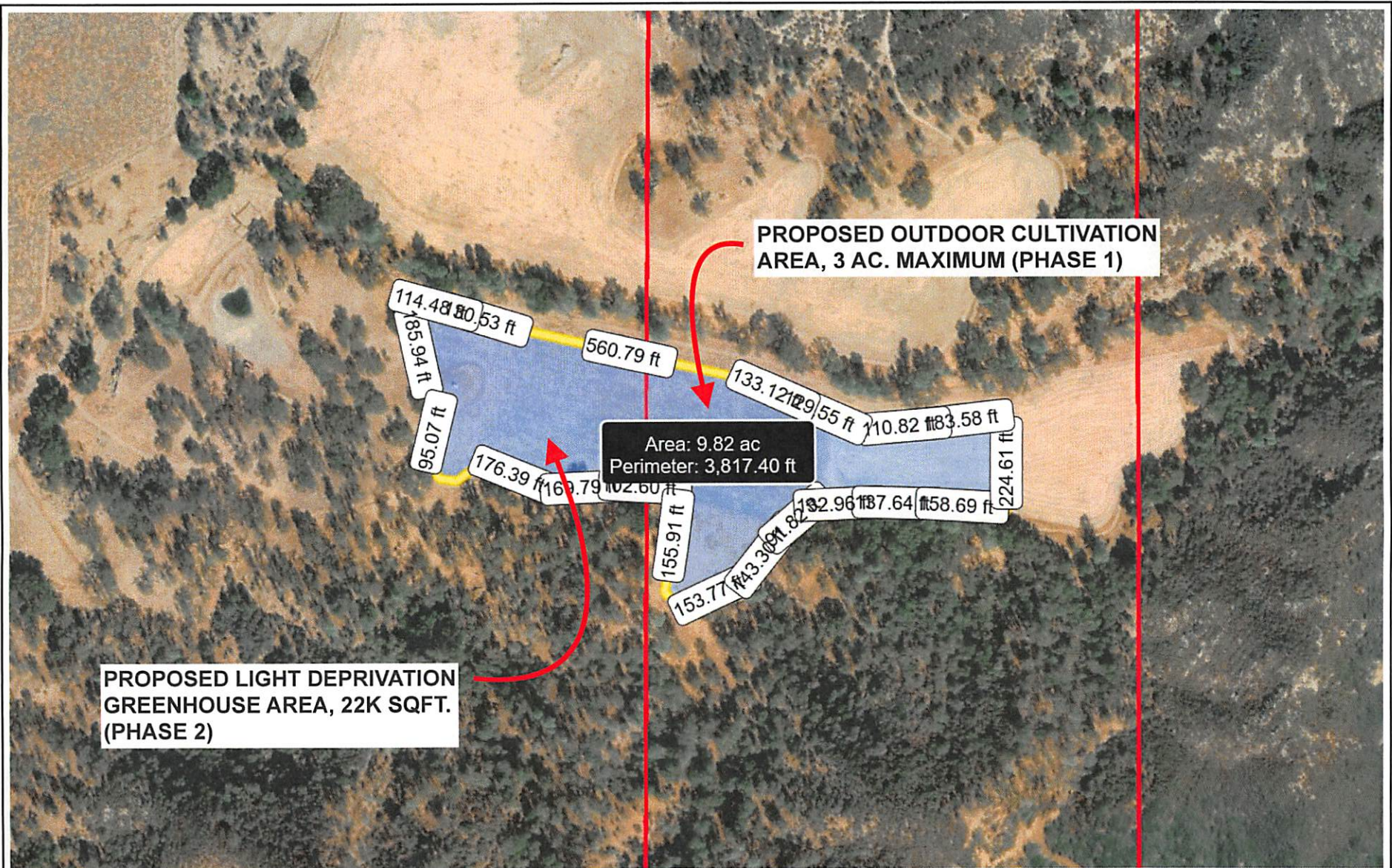


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 caused by errors or omissions in the data and makes no warranty of any kind,  
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only







## Approximate Useable Acreage of Middle Field

**A5**

1: 3,717

0 155 310 Feet



Created by: Pegaso Farms

Printed: 7/31/2018

<http://www.slocounty.ca.gov/PW/GIS.htm>

Map for Reference Purposes Only

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© County of San Luis Obispo Public Works & Transportation Department



# PARCEL MAP C088-298

BEING A 2 PARCEL DIVISION OF PARCEL 2 OF PARCEL MAP C072-139 PER BOOK 8, PAGE 86 OF PARCEL MAPS IN THE RECORDS OF SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA, SAID PROPERTY BEING PORTIONS OF SECTIONS 5 AND 6, TOWNSHIP 30 SOUTH, RANGE 10 EAST, MOUNT PIABLO BASE AND MERIDIAN.

## OWNER'S STATEMENT:

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF, AND ALL RECORDHOLDERS OF SECURITY INTEREST IN, AND THE PARTY HAVING ANY RECORD TITLE IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP; AND THAT I DO HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP. I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE A 60' WIDE ROAD EASEMENT AS SHOWN ON THIS MAP. I ALSO RESERVE TO MYSELF, MY HEIRS AND ASSIGNS, A PRIVATE 16' ACCESS EASEMENT ACROSS PARCEL 1 FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

Isabel C. Johnston

ISABEL C. JOHNSTON, TRUSTEE OF THE ISABEL C. JOHNSTON REVOCABLE TRUST OF DECEMBER 12, 1990

## BOARD OF SUPERVISORS' STATEMENT:

I DO HEREBY STATE THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DID, ON November 5 1991, APPROVE THIS MAP OF PARCEL MAP C088-298 IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE OFFER OF DEDICATION SHOWN HEREON FOR ROAD EASEMENT WAS ACCEPTED ON BEHALF OF THE PUBLIC.

DATED: November 5, 1991

[Signature]  
CLERK OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

## SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ISABEL C. JOHNSTON ON JULY 20, 1990. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEYED TO BE RETRACED.



Douglas Sholders  
DOUGLAS SHOLDERS  
LICENSED LAND SURVEYOR L.S. 5700  
EXPIRATION DATE: 9-30-95

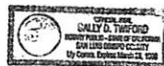
## INDIVIDUAL

STATE OF CALIFORNIA } ss  
COUNTY OF SAN LUIS OBISPO }

ON JANUARY 11th, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED ISABEL C. JOHNSTON, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

Sally D. Twiford Sally D. Twiford  
SIGNATURE NAME PRINTED

COUNTY OF SAN LUIS OBISPO, CALIF.  
COMMISSION EXPIRES: 3-26-93



## PUBLIC AGENCY:

STATE OF CALIFORNIA } ss  
COUNTY OF SAN LUIS OBISPO }

ON DECEMBER 20, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED JAMES W. MCINTIRE, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THIS INSTRUMENT AS ASST. CO. SUPERVISOR OF FARMERS HOME ADMINISTRATION AND ACKNOWLEDGED TO ME THAT FARMERS HOME ADMINISTRATION EXECUTED IT.

Elaine D. Trout ELAINE D. TROUT  
SIGNATURE NAME PRINTED

COUNTY OF SAN LUIS OBISPO, CALIF.  
COMMISSION EXPIRES: MAY 20, 1994



## BENEFICIARY:

UNITED STATES OF AMERICA ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE AS BENEFICIARY AS RECORDED AUGUST 29, 1982 IN BOOK 2427, PAGE 298 OF OFFICIAL RECORDS.

James W. McIntire

## SIGNATURE OMISSIONS:

SIGNATURES OF THE FOLLOWING PATENT OR EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66496 (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST IS SUCH THAT IT CANNOT RISEN INTO PER TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

- PATENTS: UNITED STATES GOVERNMENT PER BOOK 8, PAGE 99 AND BOOK C, PAGE 201 AND BOOK F, PAGE 822 OF PATENTS.
- COUNTY OF SAN LUIS OBISPO, PUBLIC ROAD EASEMENT PER 99, PAGE 70 OF DEEDS
- CHARLES H. BULLOCK, WATER EASEMENT, PER BOOK 123, PAGE 375 OF DEEDS
- CASSIE DARTON, INGRESS-EGRESS EASEMENT, PER 1439 O.R. 179

## COUNTY SURVEYOR'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE

DATED: 10/29/1991

Clinton Milne  
COUNTY SURVEYOR, R.C.E. 10505  
Exp 12/92

## RECORDER'S STATEMENT:

FILED THIS 26th DAY OF November, 1991, AT 8:00 A.M. IN BOOK 40 OF PARCEL MAPS AT PAGE 90, AT THE REQUEST OF DOUGLAS SHOLDERS

DOCUMENT NO: 70791  
FEE: \$10.00

SIGNED: Francis H. Connel  
COUNTY RECORDER

BY: [Signature]  
DEPUTY

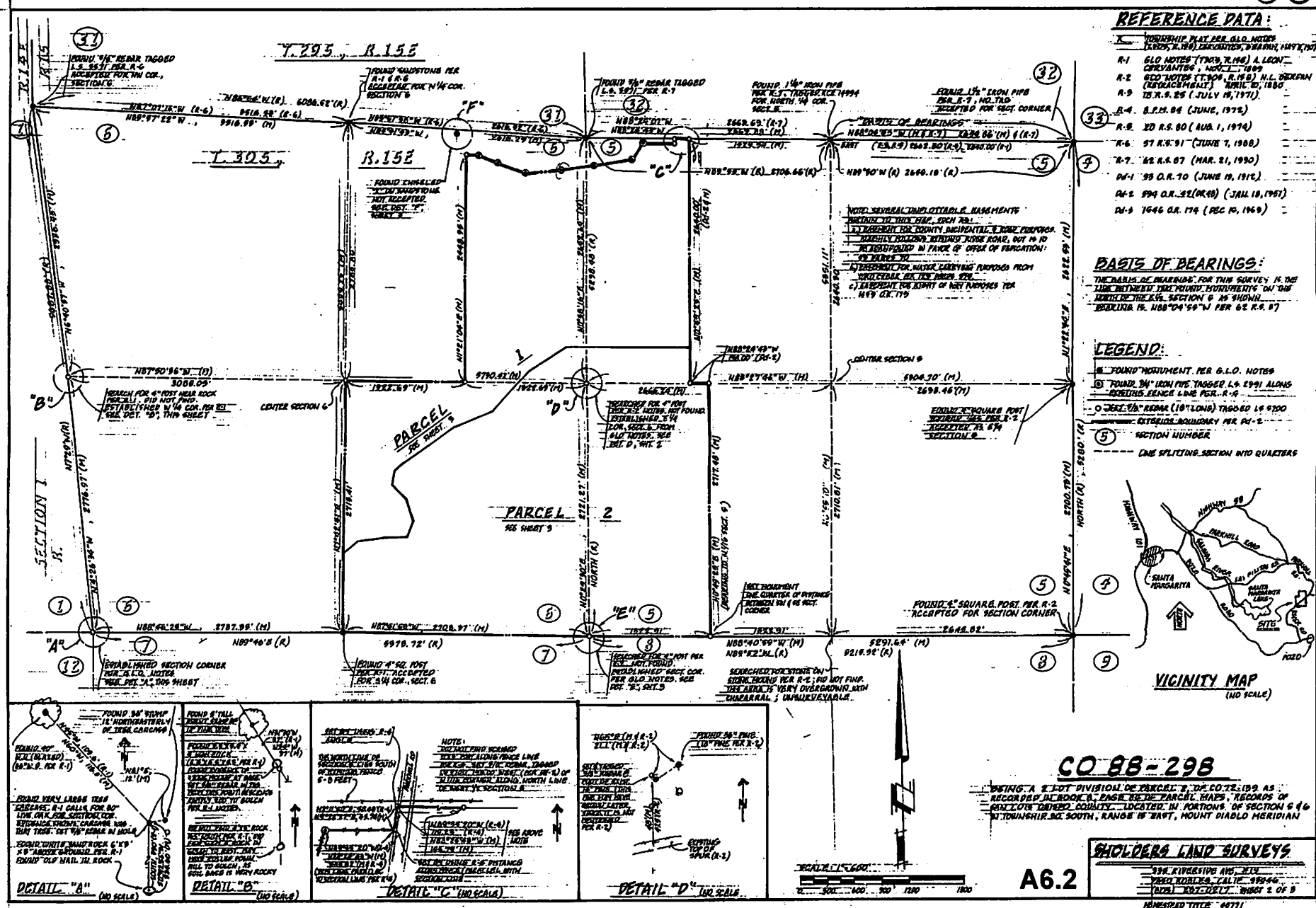
## SHOLDERS LAND SURVEYS

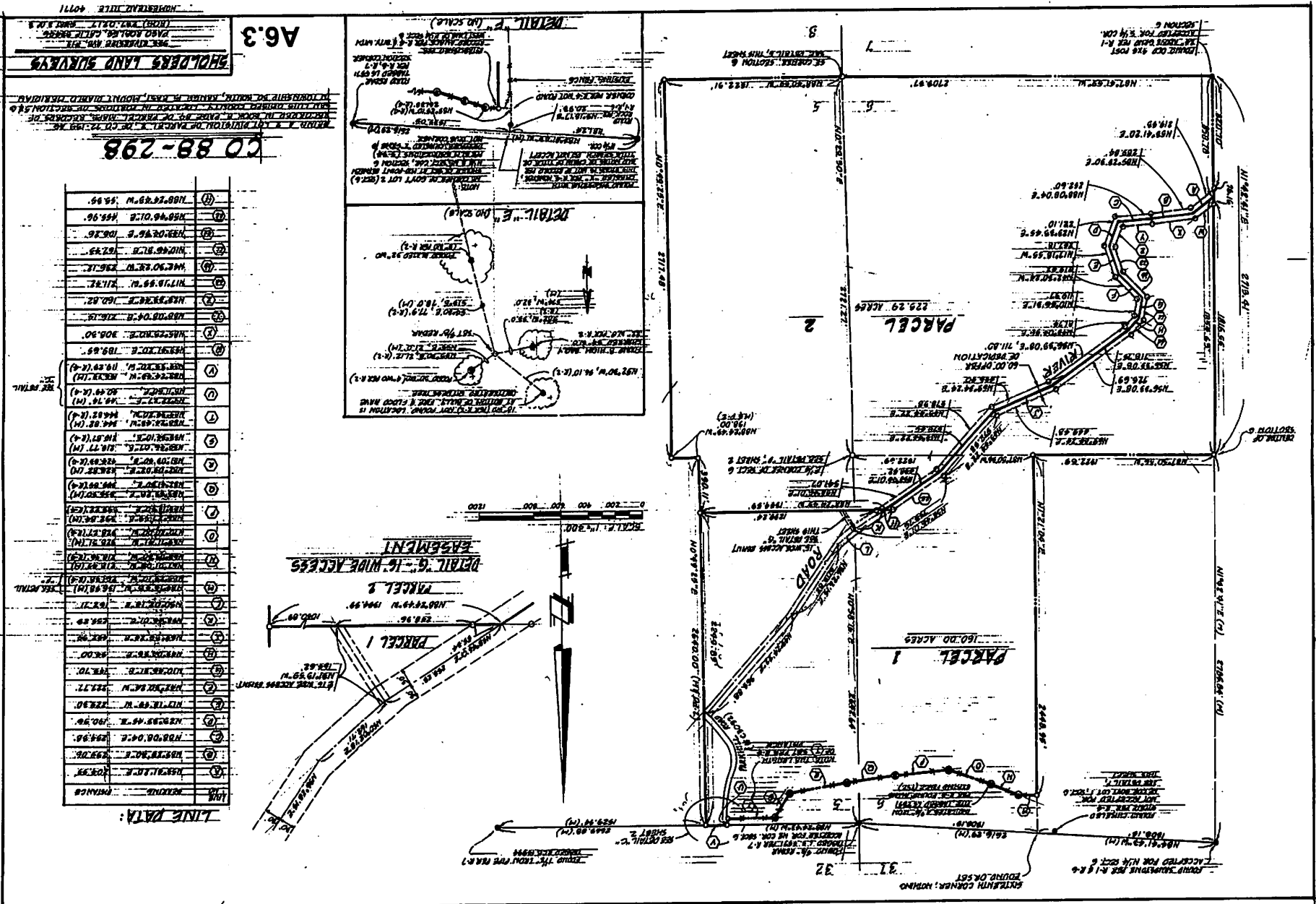
933 RIVERSIDE AVE, #19  
PASO ROBLES, CALIFORNIA 93446  
(805) 237-0217

A6.1

SHEET 1 OF 3

HOMESTEAD TITLE CORP. #40771





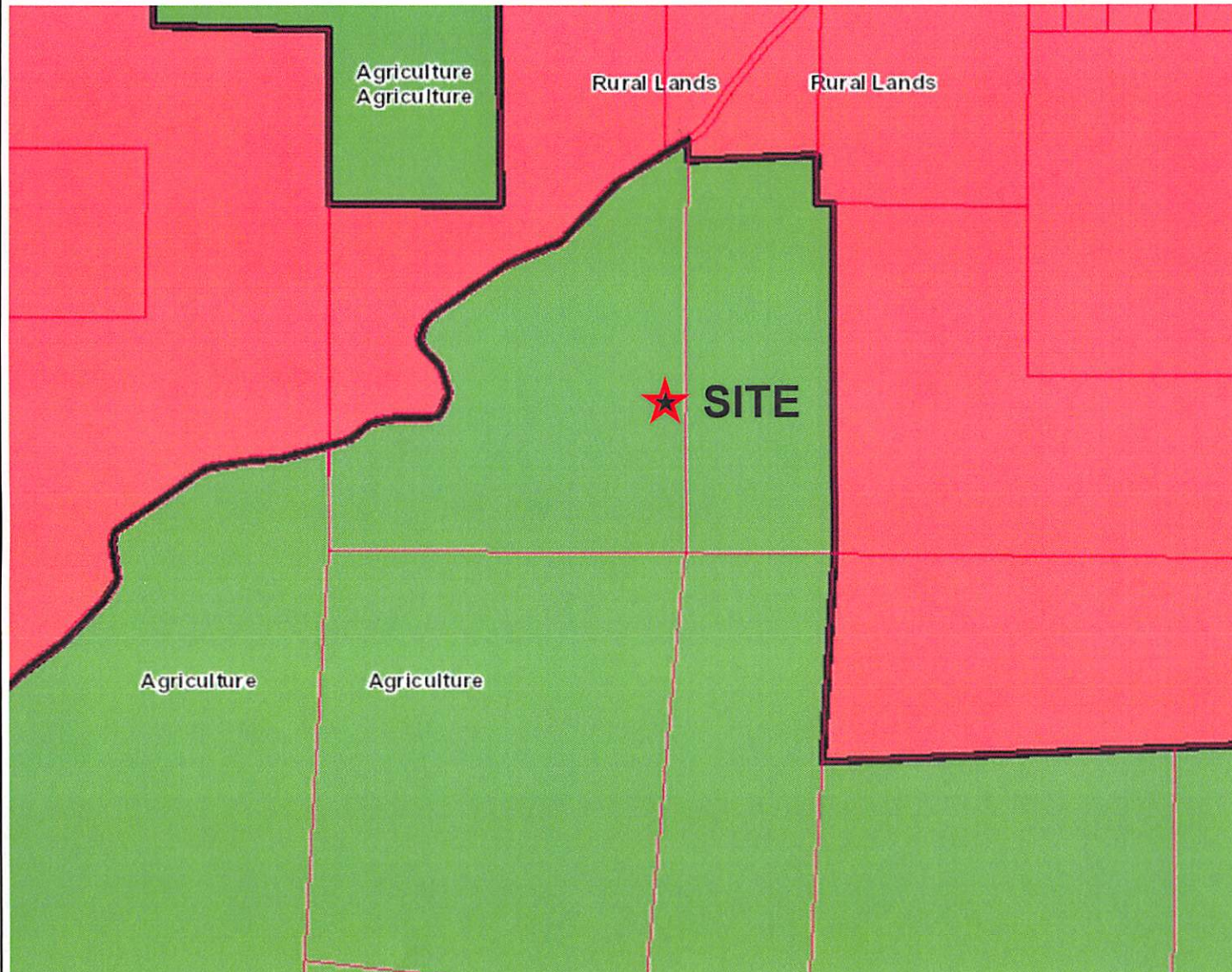
A6.3

CO 88-298


















SHOULDERS LAND SURVEY  
 PER LICENSED SURVEYOR  
 PASADENA, CALIF. 91101  
 10/11/11



# Planning/Zoning Land Use Map



## Legend

-  SLO County Parcels
-  SLO County Boundary
-  Land Use Outlines
- Land Use Filled
  -  AG-Agriculture
  -  CR-Commercial Retail
  -  CS-Commercial Service
  -  IND-Industrial
  -  MUC-Multi-LU Category
  -  OP-Office Professional
  -  OS-Open Space
  -  PF-Public Facility
  -  REC-Recreation
  -  RL-Rural Lands
  -  RMF-Residential Multi Family
  -  RR-Residential Rural
  -  RS-Residential Suburban
  -  RSF-Residential Single Family

A7

-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



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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only







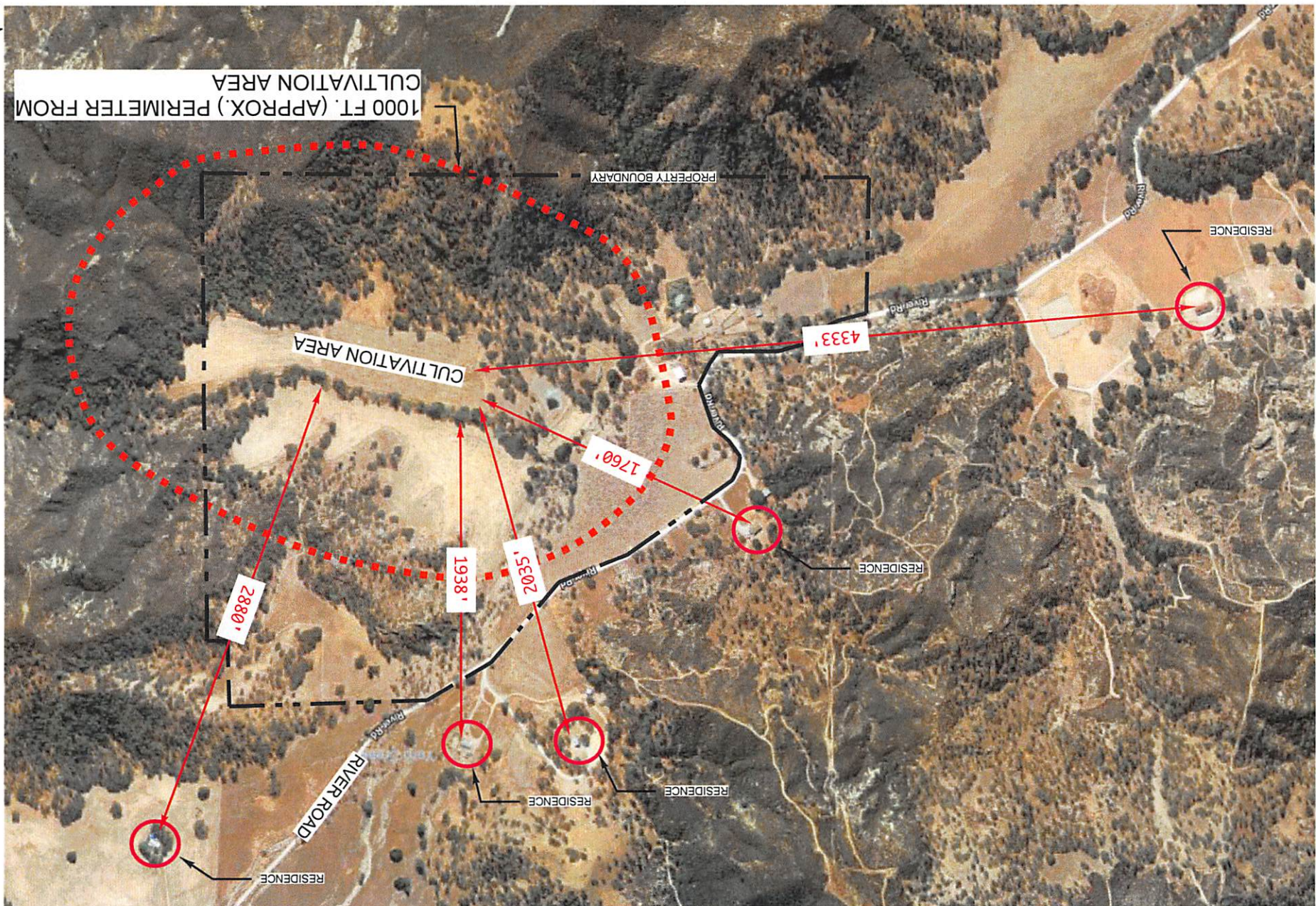
PEGASO ESTATE FARMS  
12415 RIVER RD.  
SANTA MARGARITA, CA.

# VICINITY MAP

APN: 071-201-053 & 071-201-054

DATE: 8/2018  
A8

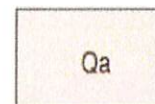
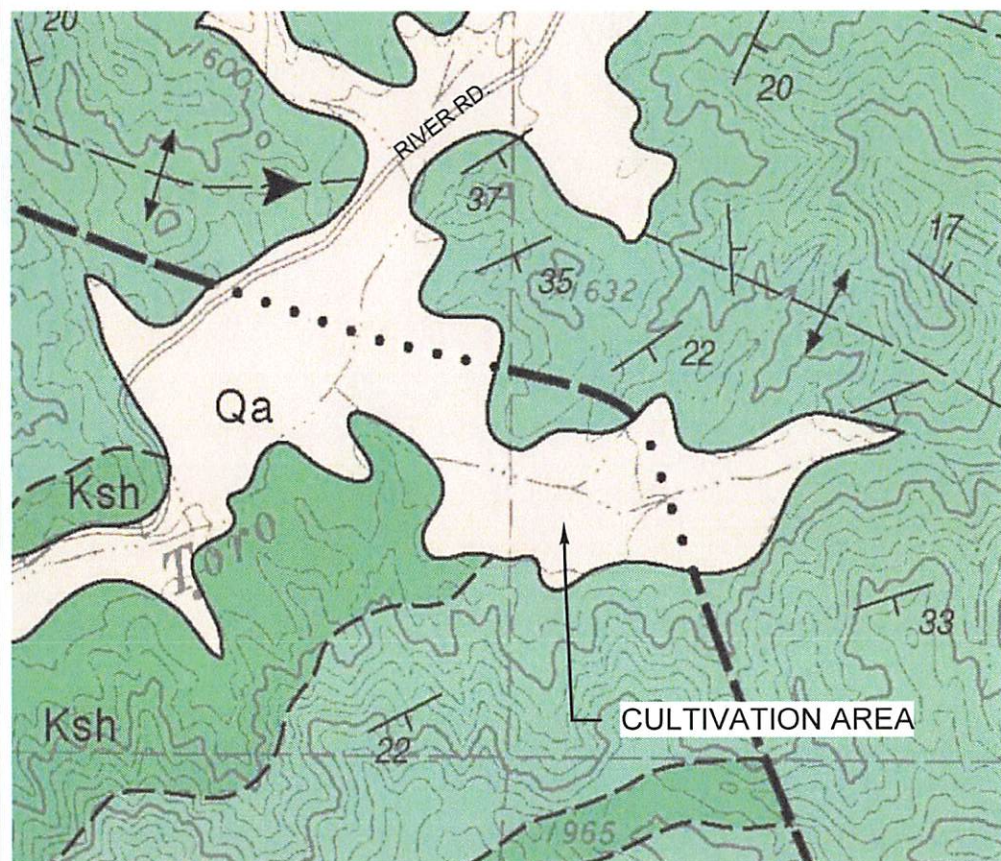
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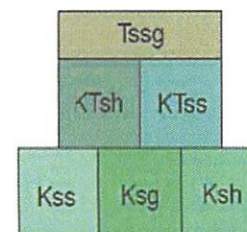
# GEOLOGIC MAP OF THE SANTA MARGARITA QUADRANGLE

(Dibblee/Minch: Dibblee Geologic Foundation)



## SURFICIAL SEDIMENTS

**Qa** Alluvial sand and gravel of valley flood plains of major streams; includes gravel and sand of major stream channels, now largely submerged under Santa Margarita Lake



## MARINE SEDIMENTARY ROCKS

Submarine fan and turbid clastic deposits, lithified, unfossiliferous; ages, inferred from scarce micro and mega fossils, Paleocene to late Cretaceous (Vedder et al, 1986)

**Tssg** Sandstone and conglomerate, sandstone, light gray to light brown, thick-bedded medium-grained, arkosic; conglomerate of smooth cobbles of mostly hard plutonic rocks, fewer of metavolcanic porphyry and quartzite in gray sandstone matrix; age, Paleocene (Vedder et al, 1986)  
**KTsh** Clay shale, gray, micaceous, crumbly with spheroidal fracture; age late Cretaceous to Paleocene (Vedder et al, 1986)

**KTss** Sandstone, light gray to light brown, medium-grained, arkosic

**Kss** Sandstone, similar to **KTss**; age, late Cretaceous

**Ksg** Sandstone and conglomerate, similar to **Tssg** but includes cobbles of nearly equal amounts of hard plutonic and metavolcanic porphyry detritus

**Ksh** Clay shale, similar to **KTsh**; age, late Cretaceous



PEGASO ESTATE FARMS  
12415 RIVER RD.  
SANTA MARGARITA, CA.

## GEOLOGIC INFORMATION

APN: 071-201-053 & 071-201-054

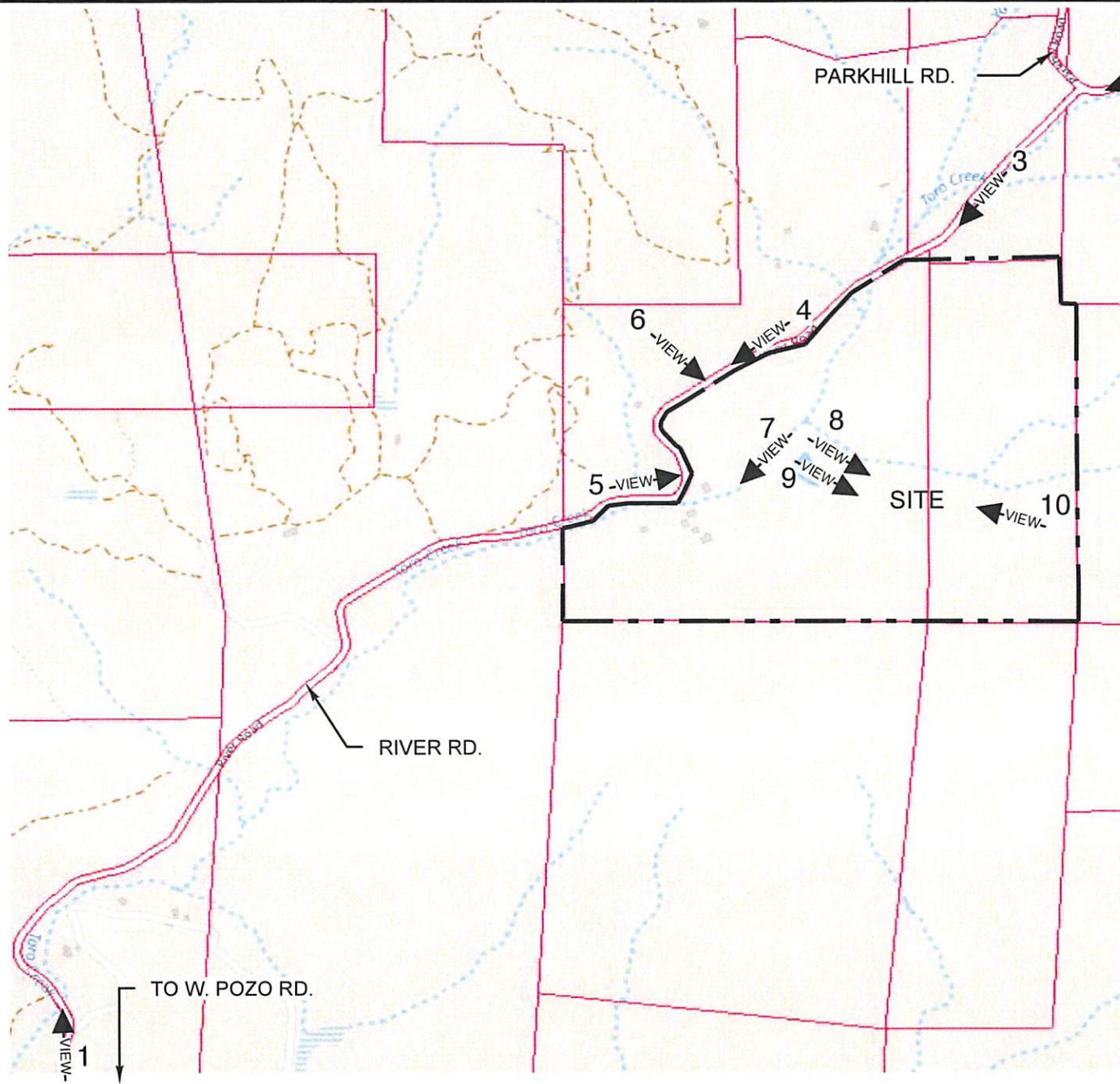
DATE: 8/2018

NO SCALE

A9

REFERRAL -- Page 31 of 37





### PHOTO LEGEND

1. SOUTHERLY END OF PAVEMENT, RIVER ROAD.
2. NORTHERLY END OF PAVEMENT AT RIVER ROAD/PARKHILL ROAD.
3. RIVER ROAD, LOOKING SOUTHWEST.
4. ROAD ALONG NORTHWEST PROP. LINE OF RANCH, LOOKING SOUTHWEST.
5. RANCH ENTRY GATE.
6. LOOKING SOUTHEASTERLY TOWARDS PROPOSED CULTIVATION SITE, OBSCURED FROM VIEW.
7. VIEW SOUTHWEST, SHOWING EXISTING DIRT GRADED ROAD FROM ENTRY TO CULTIVATION SITE.
8. EXISTING PLOWED FIELD, PROPOSED CULTIVATION SITE.
9. ISOMETRIC VIEW OF CULTIVATION SITE, LOOKING SOUTHEASTERLY.
10. ISOMETRIC VIEW OF CULTIVATION SITE, LOOKING NORTHWESTERLY.



PEGASO ESTATE FARMS  
12415 RIVER RD.  
SANTA MARGARITA, CA.

### LOCATION PHOTO INDEX

APN: 071-201-053 & 071-201-054

DATE: 8/2018

SCALE: NONE

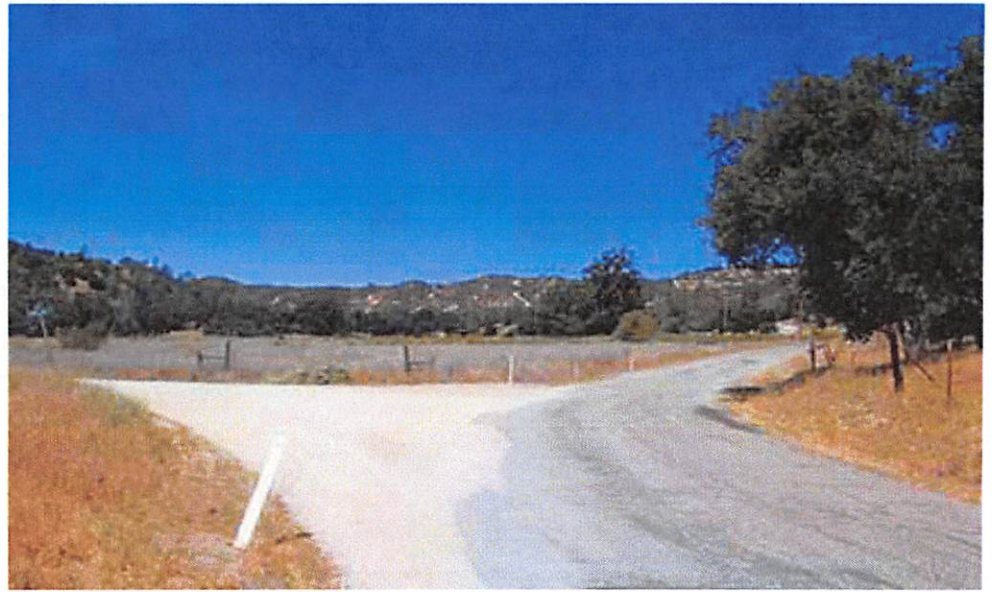
**A10**

REFERRAL -- Page 32 of 37

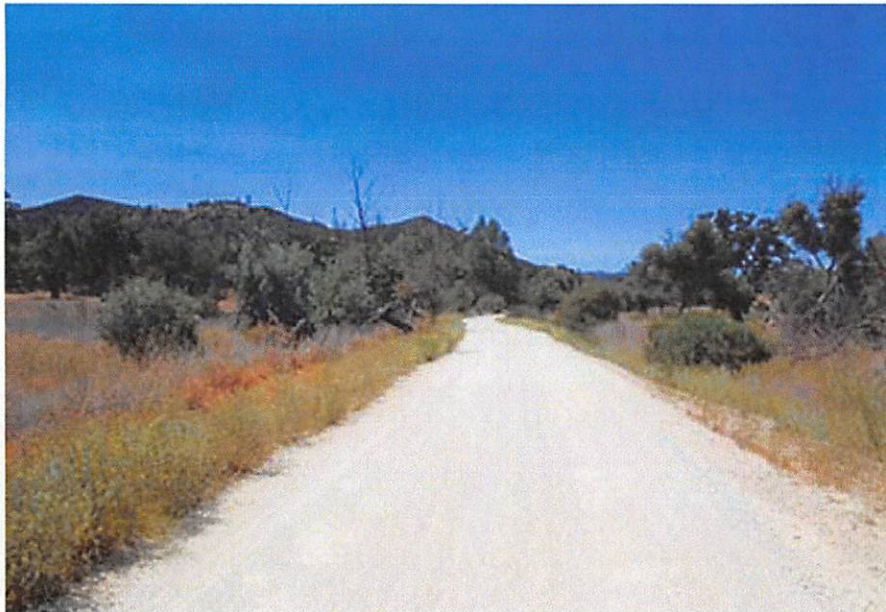




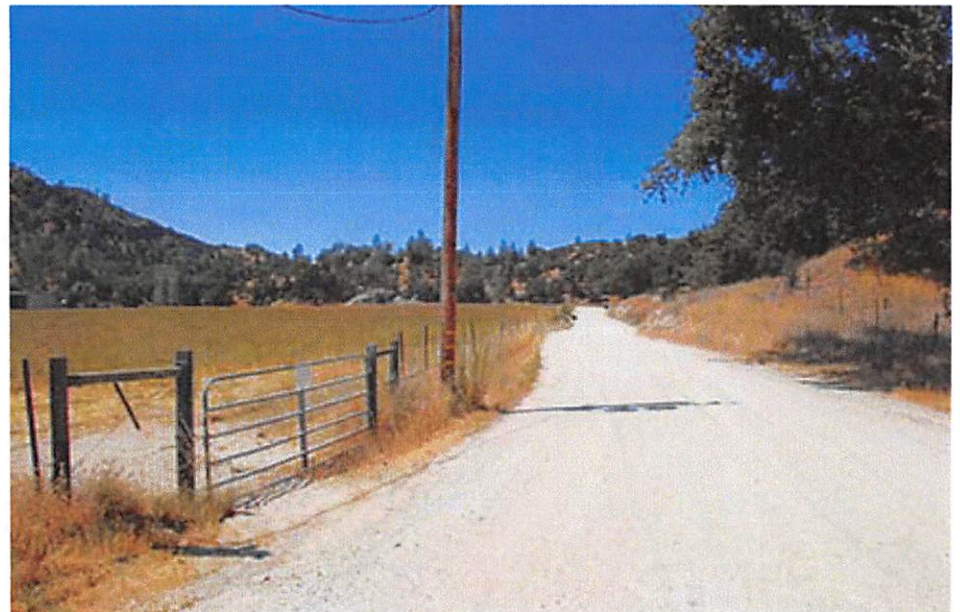
1. PAVEMENT END TO SOUTH OF SITE ON RIVER RD.



2. PAVEMENT END TO NORTH OF SITE AT PARKHILL RD.



3. RIVER ROAD TO NORTH OF SITE, LOOKING SOUTHWEST.



4. RIVER ROAD ALONG NORTHWEST PROPERTY LINE OF RANCH.



PEGASO ESTATE FARMS  
12415 RIVER RD.  
SANTA MARGARITA, CA.

LOCATION PHOTOS  
APN: 071-201-053 & 071-201-054

DATE: 8/2018

SCALE: NONE

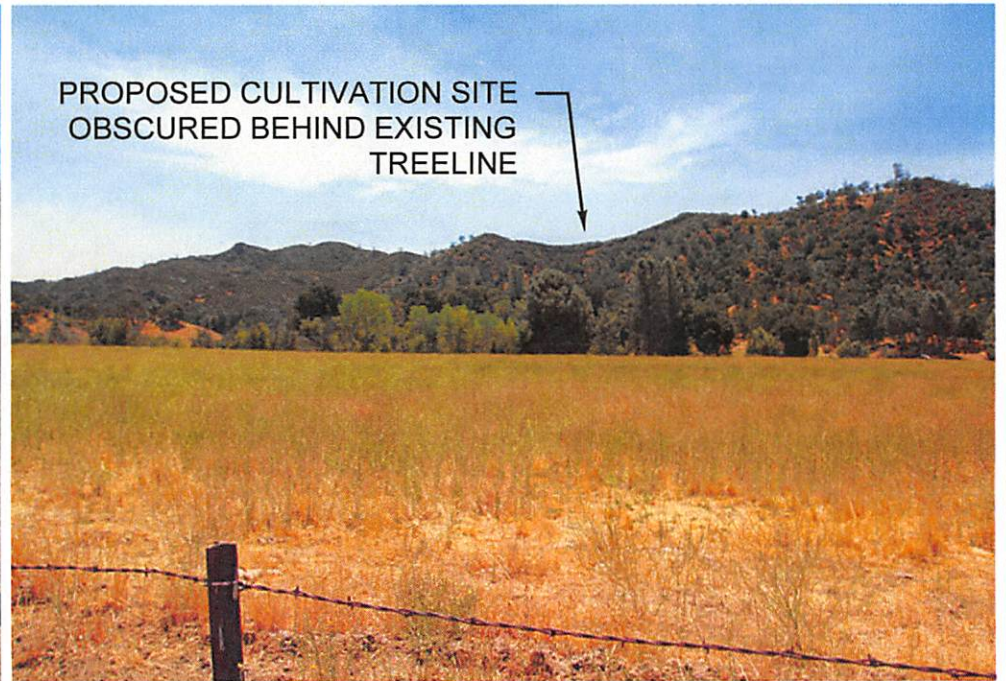
**A11**

REFERRAL - Page 33 of 37

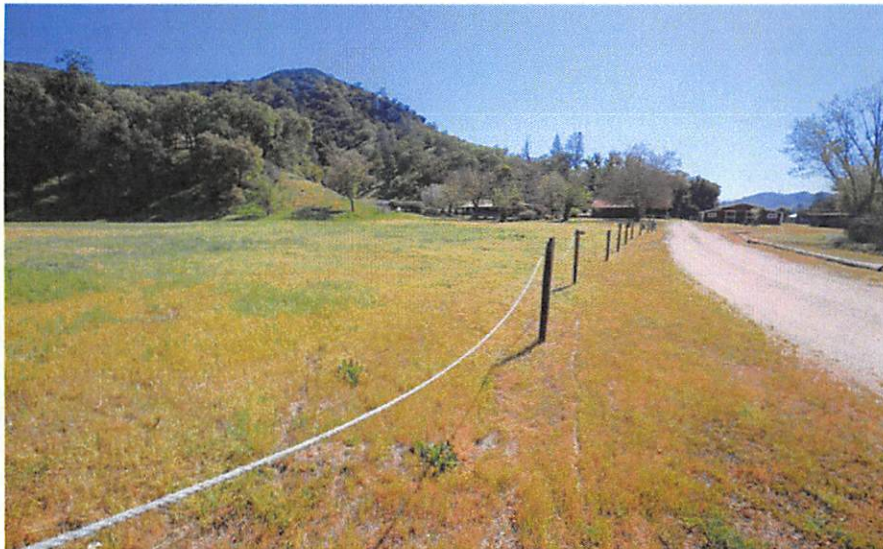




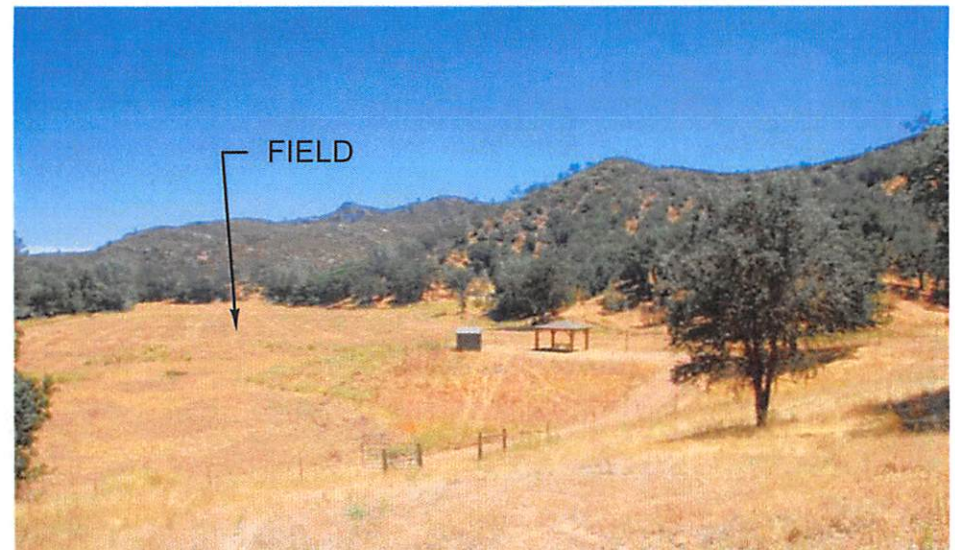
5. ENTRANCE TO RANCH AND SITE.



6. VIEW TOWARDS SITE FROM RIVER ROAD.



7. VIEW SHOWING EXISTING GRADED DIRT ROAD TO CULTIVATION FIELD.



8. EXISTING PLOWED FIELD, CULTIVATION SITE.



PEGASO ESTATE FARMS  
12415 RIVER RD.  
SANTA MARGARITA, CA.

## LOCATION PHOTOS

APN: 071-201-053 & 071-201-054

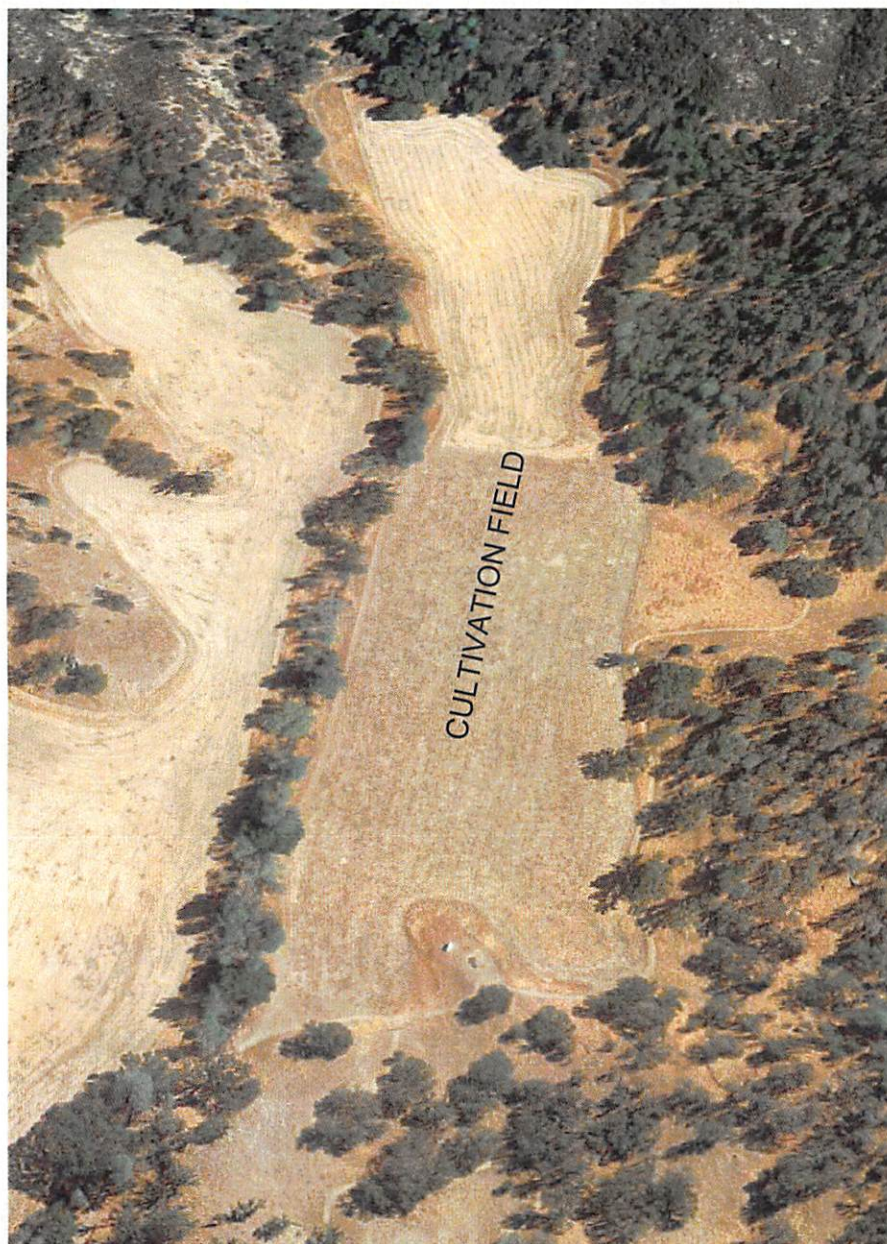
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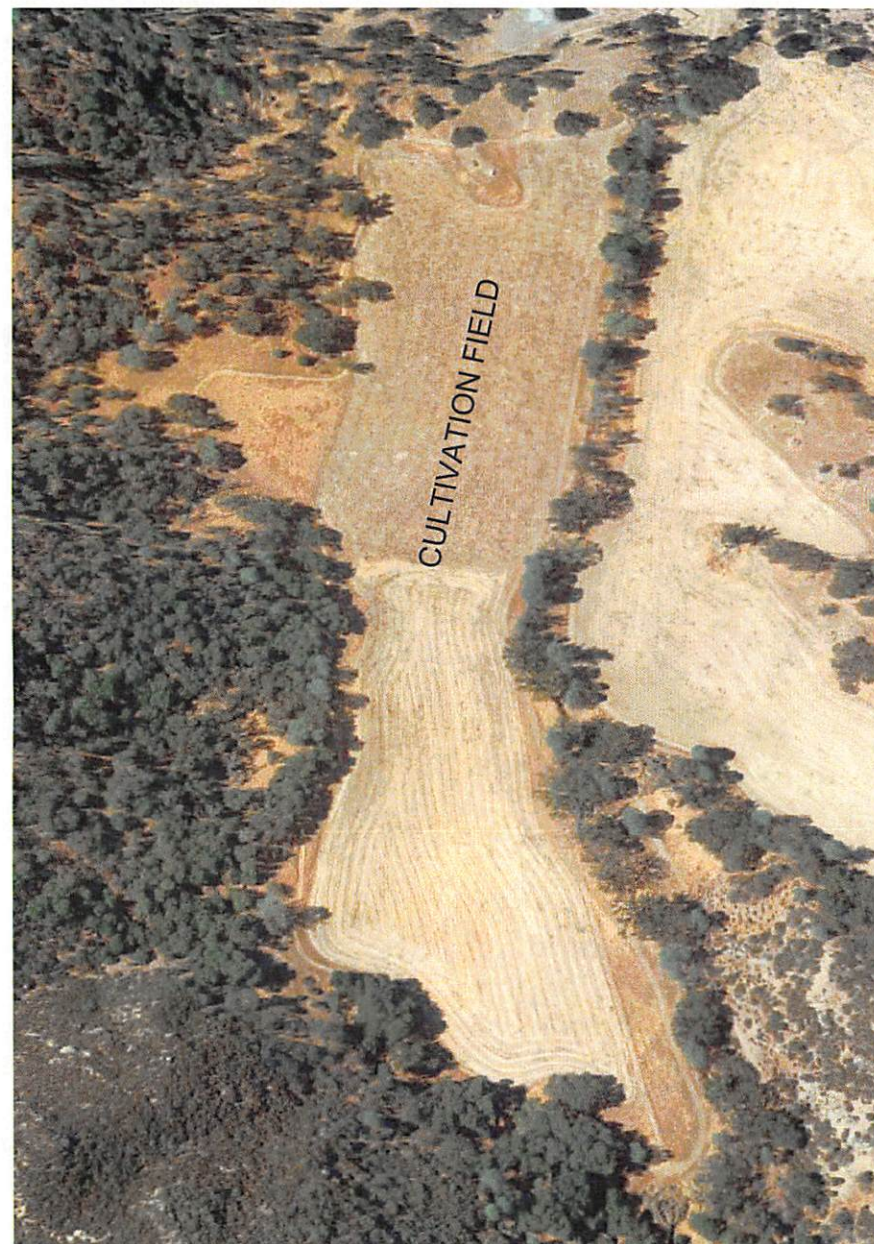
**A12**

REFERRAT -- Page 34 of 37





9. VIEW OF CULTIVATION SITE, LOOKING SOUTHEASTERLY.



10. VIEW OF CULTIVATION SITE, LOOKING NORTHWESTERLY.



PEGASO ESTATE FARMS  
12415 RIVER RD.  
SANTA MARGARITA, CA.

## LOCATION PHOTOS

APN: 071-201-053 & 071-201-054

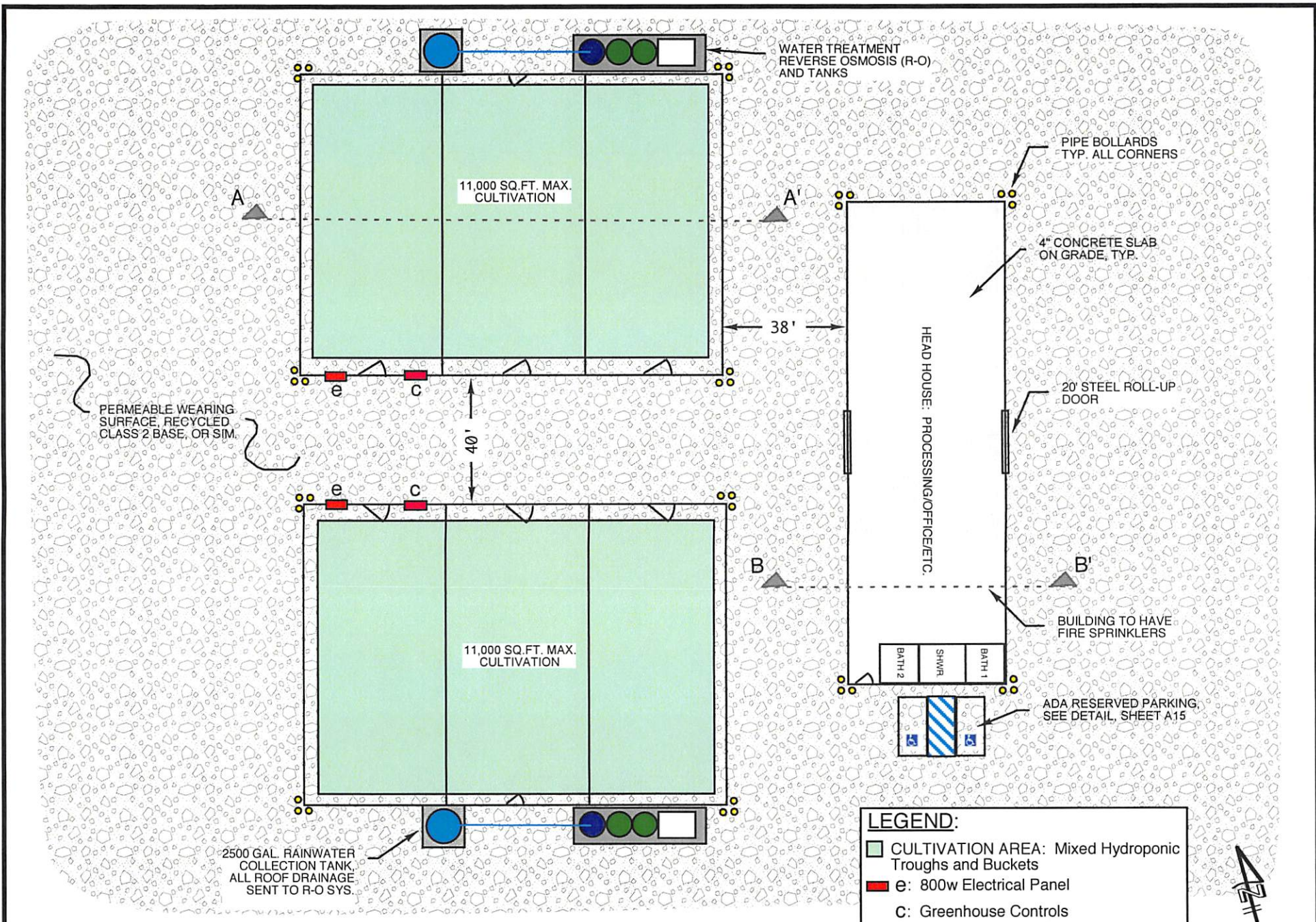
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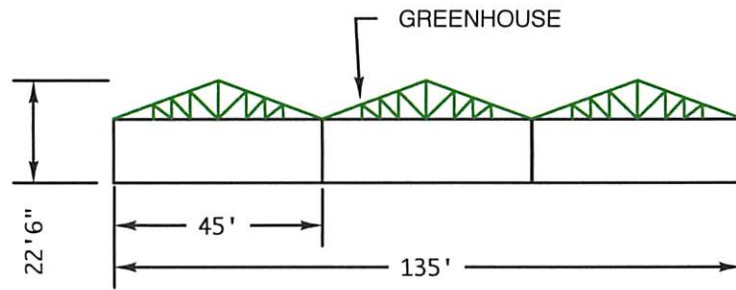
**A13**

REFERRAL -- Page 35 of 37

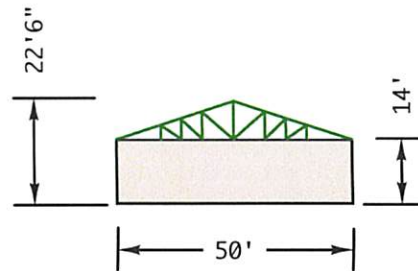






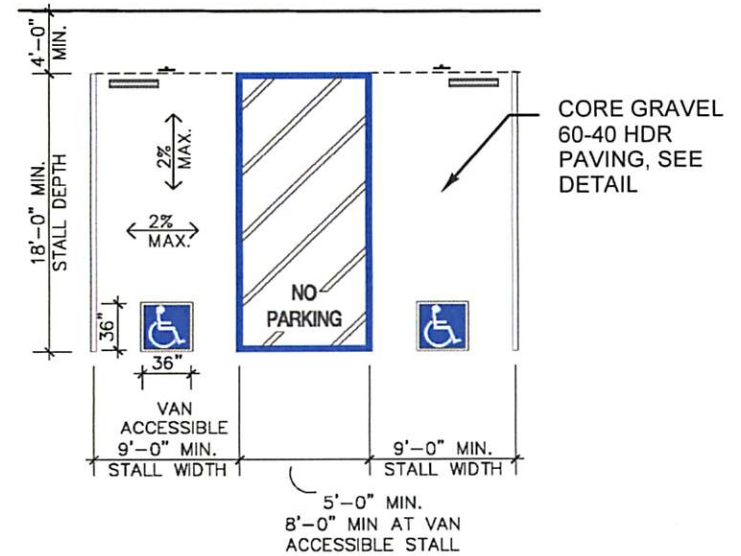


GREENHOUSE SECTION A-A'

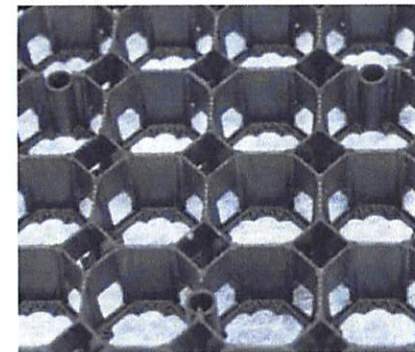


HEADHOUSE SECTION B-B'

# HEADHOUSE STRUCTURE



ADA PARKING



CORE GRAVEL 60-40 HDR

- SUSTAINABLE, LEED COMPLIANT POROUS PAVING BMP FOR IDEAL DRAINAGE AND MINIMAL ENVIRONMENTAL IMPACT.
- ADA COMPLIANT SURFACE FOR PEDESTRIANS AND WHEELCHAIR TRAFFIC.



PEGASO ESTATE FARMS  
12415 RIVER RD.  
SANTA MARGARITA, CA.

## DETAILS AND SECTIONS

DATE: 8/2018

**A15**

SCALE: 1"=40'  
OR AS SHOWN