



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

THIS IS A NEW PROJECT REFERRAL

DATE: 11/5/2018
TO: 5th District Legislative Assistant, Agricultural Commissioner, County Assessor, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Williamson Act Review, APCD, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, Creston Advisory Body, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00188 HANSEN_HALL

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 3 acres outdoor cannabis cultivation and 19,200 sq/ft of indoor cultivation canopy within an existing greenhouse. Also proposed, cannabis drying, curing, processing, manufacturing, and non-storefront retail cannabis delivery service to be located onsite. Project site is located at 4150 Ryan Rd. Paso Robles, CA

APN(s): 042-211-014

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

042-211-0147 4150 N RYAN RD

BLAINE HANSEN

CANNABIS - 3 ACRES OUTDOOR CULTIVATION AND
19,200 SQ. FT. INDOOR CULTIVATION CANOPY WITHIN
28,800 SQ. FT. GREENHOUSE. ALSO TO BE BUILT 3,000

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Wendy Marie Hall Daytime Phone (805) 801-1440
Mailing Address 8125 Hwy 41 E. Paso Robles Zip Code 93446
Email Address: wendyhall@gmail.com

☐ Applicant Name Tyler Mitchell / Blaine Hansen CCM 2016-00136 Daytime Phone _____
Mailing Address 5237 Diane Ave San Diego CA Zip Code 92117
Email Address: mitchellttt@gmail.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: 78.48 Acres Assessor Parcel Number(s): 042-211-014

Legal Description: _____

Address of the project (if known): 4150 N. Ryan Road, Creston, 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.: North Ryan Road

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

Residence, previously graded access roads

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 [Signature] Date 10/23/18

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): _____

Describe existing and future access to the proposed project site: Existing/Primary access to remain off N. Ryan Road

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? 72.63 acres

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: 130,920 sq. feet 0 %

Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 %

Other (specify) Outdoor Canopy Area 3 Acres

Total area of all paving and structures: 130,920

☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 0

☒ sq. feet ☐ acres

Number of parking spaces proposed: ~20

Height of tallest structure: 15'

Number of trees to be removed: 0

Type: _____

Setbacks: Front 328'

Right 363'

Left 1330'

Back 1500'

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 portable toilets

☐ 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: 8.8 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 130,920 sq. feet

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

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

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

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



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 62 acres
Moderate slopes - 10-20%: 16 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: Previous grading for access road (permitted).
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain Cannabis cultivation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 5,520 Gallons per day
4. How many service connections will be required? n/a
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Groundwater Well
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☒ Other Well Completion Reports

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? _____
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: API Waste Removal Services
3. Where is the waste disposal storage in relation to buildings? n/a
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No
On Site Organic Composting in grow Areas

Community Service Information

1. Name of School District: Atascadero Unified
2. Location of nearest police station: Paso Robles Police Station 900 Park St, Paso Robles, CA 93446
3. Location of nearest fire station: Atascadero Fire Station 6500 Palma Ave, Atascadero, CA 93422
4. Location of nearest public transit stop: Atascadero Transit Center, 6000 Capistrano Ave, Atascadero, CA 93422
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: Agricultural cultivation, single-family residence
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: 5 Days of operation a week 7am - 4pm
2. How many people will this project employ? 15-22
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: N/A
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 10-15

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: N/A

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: Phase I: outdoor cultivation, greenhouse, and drying building. Phase II: Other new structures.
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: 8 acres along the northern edge of the property will be preserved for Kit Fox habitat

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: The greenhouses, nursery, processing, and manufacturing buildings will be equipped with rooftop solar panels.

*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:
Efficient Irrigation Techniques and Scheduling, Monitored hand/drip system for outdoor cultivation
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: The site is located within the San Joaquin Kit Fox corridor. 1:1 replacement accepted

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

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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016- 00136

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: Tyler Mitchell

Are you planning on cultivating on the same site that a registration was approved for?

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

- | | | | |
|---|--|---------------------------------|---|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Type 2 | <input type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor | <input checked="" type="checkbox"/> Outdoor |
| <input checked="" type="checkbox"/> Mixed-light | | | |

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

3 acres outdoor canopy and 22,000 SF indoor 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
Edison Sun - Solar panels	
Total Annual kWh:	727,635

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	Well (existing + 2 new)	Gallons for 3 Acres Outdoor	Cultivation + 22k Indoor Cultivation and Nursery
Month and Year			
1	2017	161,200	
2	—	165,200	
3	—	167,200	
4	—	167,240	
5	—	167,240	
6	—	176,255	
7	—	176,255	
8	—	176,255	
9	—	167,250	
10	—	167,235	
11	—	167,235	
12	—	167,235	
Totals		2,014,800	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Pesticides: Monterey BT, Flying Skull / nuke em, Green Cleaner,

Vital Earth /Grandevo, Venerate, SaferGro / mildew cure, Serenade garden, Regalia, and Green cure. Fertilizers: Age Old Organics / grow,

Age Old Organics / bloom, Vital Earth / grow, Vital Earth / bloom, Vital Earth / fish powder, Vital Earth / flower powder, Vital Earth / mega worm castings,

Vital Earth / bat guano, Vital Earth / high phos sea bird guano, Sea Pal / fish emulsion, Stutzman / chicken manure, Roots Organics / nitrogen bat guano,

Roots Organics / super phos bat guano, Sparetime / molasses, Sparetime / mocha bat guano, Baseline / humic acid, PCG / seabird guano, Earthjuice / bloom,

lizer / CrayZ Swell.

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 Ice Water

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



TYLER MITCHELL
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS CONDITIONAL USE PERMIT
4150 N. RYAN ROAD, CRESTON, CA 93432
APN (042-211-014)
PROJECT DESCRIPTION

Parcel Size:	78.48 Acres
APN:	APN (042-211-014)
Address:	4150 North Ryan Road, Creston CA 93432
Land Use Designation:	AG
Williamson Act:	No
Water:	On-Site Well
Existing Uses:	Residence
Access:	North Ryan Road

The subject property consists of one parcel totaling 78.48 acres, located at 4150 North Ryan Road in Creston (APN 042-211-014), accessed off a dirt road from North Ryan Road, in the North County El Pomar-Estrella Sub Planning Area and zoned Agriculture. Existing uses on the site include a single-family residence (Permit C7645). The applicant also owns the adjacent parcel to the west totaling 72.63 acres (APN 042-211-013). The access road on the property was previously graded (Permit C2449).

Proposed Project

A request by Tyler Mitchell for a Conditional Use Permit to authorize the outdoor cultivation of cannabis totaling 3 acres of canopy, and indoor cultivation totaling 19,200 sq. ft. of canopy in a 28,800 sq. ft. greenhouse. Additional structures to be added onsite in phases include a propagation building (3,000 sq. ft.), cloning building (1,200 sq. ft.), and four seatrain containers for pesticide and fertilizer storage (320 sq. ft. each, totaling 1,280 sq. ft.). Supporting cultivation operations will include drying, curing, processing (70,000 sq. ft.), and manufacturing (3,500 sq. ft.) of product for off-site testing and entry into the commercial marketplace. The final phase of the project includes a non-retail storefront (800 sq. ft.). The property is utilizing registration CCM2016-00136. The proposed project has been designed in full compliance with LUO Section 4, Chapter 18322.30- Cannabis Activities as

approved by the Board of Supervisors on November 27, 2017. For additional screening, 11 native blue oak trees will be planted as part of this project. Solar panels will be installed on the greenhouses and several of the support buildings; energy leftover from the daily operations will be stored for nighttime use of the surveillance system. The proposed project is located at 4150 North Ryan Road, Creston CA 93432, less than 1 mile southeast of California State Highway 41.

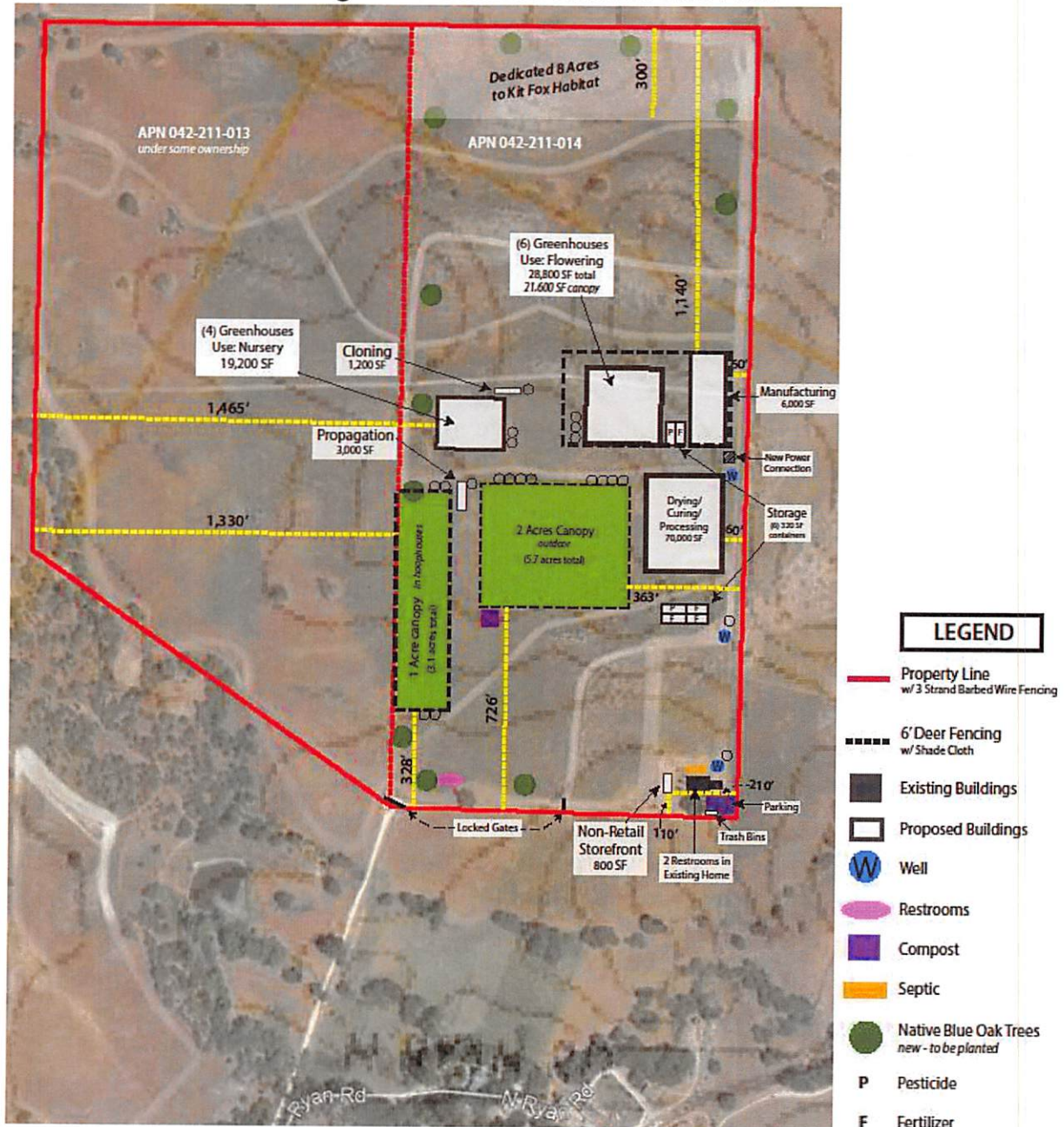
Figure 1: Vicinity Map



Table 1: Project Summary

Phase	Structure Type	Use	Size	Count	Total SF	Canopy SF
I	Hoop House	Outdoor Cultivation: Flowering	118' x 13'	88	134,992 <i>3.1 acres</i>	44,000
	N/A plants only	Outdoor Cultivation: Flowering	-	-	250,000 <i>5.7 acres</i>	88,000
TOTAL Outdoor Cultivation Canopy						132,000
I	Greenhouse	Flowering	48' x 100'	6	28,800	21,600
I	Nursery	Nursery-Vegetative State	48' x 100'	4	19,200	n/a
I	Storage Container	Pesticide	8' x 40'	2	640	n/a
		Nutrition	8' x 40'	4	1,280	n/a
I	Steel Building	Drying/Curing/Processing	200' x 350'	1	70,000	n/a
II	Lumber/Siding or Steel	Manufacturing	40' x 150'	1	6,000	n/a
II	Propagation	Vegetative/Seed House	30' x 100'	1	3,000	n/a
II	Clone Building	Cloning	10' x 120'	1	1,200	n/a
III	Steel Building	Non-Retail Storefront	20' x 40'	1	800	n/a

Figure 2: Cultivation Area Site Plan



The Project parcel is approximately 78 acres in size and consists of one legal parcel. The site is located on North Ryan Road which extends East and South of the project site. The area is sparsely developed with very low densities and larger parcel sizes (40+ acres). The area's topography is primarily flat with slight hills towards the northern edge of the parcel, with 16 acres of the site between 10-20% slope and 62 acres of the site between 0-10% slope. The average slope within the site is 10%.

Outdoor Cultivation

There are two outdoor cultivation areas with a total canopy area of 3 acres. One outdoor cultivation area will consist of cannabis crops planted directly into the ground, totaling 5.7 acres (with 88,000 SF canopy). The outdoor plants will be harvested once per year, around mid-October. The second outdoor cultivation area will consist of plants in hoophouses, totaling 3.1 acres (with 44,000 SF canopy). These outdoor hoop plants will be harvested 2-3 times per year, in April, June, and August. The working clearance provided is approximately 20' aiseways between rows of cannabis crops to allow vehicles to drive through and foliar feed. The total outdoor cultivation canopy is 3 acres (132,000 SF). Each cultivation area will include secure 6' deer fencing with shade cloth screening and cut outs for Kit Fox passage around the perimeter. Compost will be located in the fenced area next to the lower hoop house cultivation area.

Indoor Cultivation

Indoor cultivation will occur within ten 48' x 100' greenhouses in two locations, totaling 48,000 SF. The greenhouses will be split into two uses: 19,200 SF of nursery (4 greenhouses) and 28,800 SF of flowering crop (6 greenhouses) wherein the plants are rooted into raised planter beds (21,600 SF canopy). Each greenhouse has 4 aisles, totaling 1,200 SF of working clearance (3,600 SF net canopy per greenhouse). The indoor cultivation will be harvested four times per year, in March, June, August, and November. The greenhouse structures will include rooftop solar paneling, making the cultivation operations "net zero" energy utilization. The greenhouse doors will remain locked and the greenhouse structure will be encompassed within a 6' deer fencing with shade cloth screening (along with the 1-acre hoop house cultivation area). Separate structures will be added for propagation (3,000 sq. ft.) and cloning (1,200 sq. ft.).

Drying, Processing, Manufacturing, and Export of Product

Drying, curing, and processing will occur in a new 70,000 sq. ft. building. Product taken into this phase will comprise of 80% oil and 20% processed flower. The facility will utilize closed-loop extraction, via a carbon dioxide extraction machine and an ice water extraction machine. This structure will also include restrooms, office space, and an employee breakroom once completed. In the interim, portable restrooms will be available onsite for employees (in addition to the existing 2 restrooms inside the residence). Manufacturing will occur in a new 3,500 sq. ft. building. Once processed and/or manufactured, product will be taken off-site for

final distribution and sale. The final phase of the project entails the construction of an 800 sq. ft. non-retail storefront.

Site Operations Plan

Access

The parcel is accessed from North Ryan Road, a County maintained road which extends to parcels South and West of the site.

Security

The proposed security plan includes two entry gates that are to remain locked, cameras with motion detection installed throughout the site, 3-strand barbed wire fencing along the property line, and 6' deer fencing with dark shade cloth screening around the two outdoor cultivation areas, greenhouse, and propagation building. The storage containers and buildings not included within the 6' fencing will have secure locked doors. Security cameras will be placed at all cultivation area access points, along with a field of view of each cannabis area. Cultivation areas will have complete visual coverage through the network of motion detection surveillance cameras. Packaged product ready for transport by licensed distributors will be stored in locked waterproof containers. The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to security protocols. Please see attached Security Plan.

Odor Management

Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 2,800 feet away. The outdoor cultivation area will be fenced for odor control and visual barrier purposes. The greenhouse will include ventilation and fans for odor mitigation. The proposed operations are not anticipated to cause any odor issues.

Signage

No exterior signage distinctive to the cannabis operation is proposed.

Parking

The property site provides ample parking areas for the operations and are not in conflict with any adjacent properties or uses. A designated parking area is located adjacent to the existing residence which will serve the project.

Employee Safety

The proposed operations are primarily agricultural in nature and conducted according to controls in place for the industry for crop production, manufacturing, and non-store front dispensary operations. No public access to the site will occur at any time.

Traffic

Regular (existing) commercial operations result in 2 round trips per day in a commuter truck. There will be an additional 4 commercial deliveries per year for soil and farm supplies. This is within standards for the access road and standard agricultural operations for the property. At full operational capacity, the staffing levels will be up to 15 employees, including existing owner participation. Operating time would be approximately 7 am to 4 pm, 5 days a week. Harvest will occur for 7 days per month, 6 months out of the year (45 days max). An additional 5-7 seasonal employees will be onsite during this time, for a total of 20-22 employees. Product transport is anticipated after each harvest is dried and/or processed and will consist of 1 passenger van or utility vehicle accessing the site over the course of 1 week. Nutrient and fertilizer product deliveries will occur seasonally.

Neighborhood Compatibility

Cannabis cultivation is consistent with allowed agricultural use of the property and surrounding area. There is no projected increase in noise level from this project. The distance of the cannabis operation to the nearest off-site residence is over 2,800 feet away. The outdoor cultivation area will be fenced for odor control and visual barrier purposes. The greenhouse will include ventilation and fans for odor mitigation. With these controls in place, and extended distance to any offsite residence, the proposed operations are not anticipated to cause any odor issues.

Wastewater and Green Waste

Hoop house cultivation will not produce any wastewater as all water is used within the planting environment. All green waste consisting of dead and/or stripped of flower plants and soil are composted onsite. Any other trash will be placed in a trash bin located next to the parking area and hauled off to a dump every week.

Sewage

No on-site subsurface sewage disposal system will be used. Portable restrooms will be available for employees during harvest (and in the interim until the Drying,

curing, and processing building is constructed including employee restrooms) and will be utilized with regular service.

Pesticide and Fertilizer Usage

Pesticide and fertilizer usage will be conducted following organic farming practices and in accordance to the County of San Luis Obispo Department of Agriculture standards. The products to be used onsite are listed in Table 2. See attached Chemical Binder for individual material safety data sheets. The pesticides and fertilizers will be stored in the shipping containers that shall remained locked.

Table 2: Pesticides and Fertilizers

Pesticides and Fungicides	Fertilizers and Amendments
<ul style="list-style-type: none">• Monterey BT• Flying Skull / nuke em• Green Cleaner• Vital Earth / Grandevo• Venerate• SaferGro / mildew cure• Serenade garden• Regalia• Green cure	<ul style="list-style-type: none">• Age Old Organics / grow• Age Old Organics / bloom• Vital Earth / grow• Vital Earth / bloom• Vital Earth / fish powder• Vital Earth / flower powder• Vital Earth / mega worm castings• Vital Earth / bat guano• Vital Earth / high phos sea bird guano• Sea Pal / fish emulsion• Stutzman / chicken manure• Roots Organics / nitrogen bat guano• Roots Organics / super phos bat guano• Sparetime / molasses• Sparetime / mocha bat guano• Baseline / humic acid• PCG / seabird guano• Earthjuice / bloom• The Guano Company / Budswel• Mission Fertilizer / CrayZ Swell

Hazardous Materials Plan/Employee Training and Safety

Employees will be trained on the proper administration of pesticides/fertilizers and spill clean-up practices. A monthly safety meeting will be held to review the most recent safety practices and ensure all employees are educated on inspection and reporting procedures should an event occur. Trash bins with lids will be located near the parking area for ease of transport to the local municipal dump.

- Inspection and Maintenance

by CDFA or BCC as required would be incorporated into existing operations, including security cameras, and fencing at key locations.

Water Management Plan

The property is in the Salinas/Estrella Water Planning Area, with a majority of the property in the Jackson and Reinhert Ranch Watershed and a portion in the Ryan Watershed. The project site is served by two existing groundwater wells that have historically served the property for agricultural use. An additional well will be installed for the cannabis operations. Several water storage tanks will be added near each outdoor cultivation area, the nursery, and greenhouse (see Figure 3 below). No import of water is necessary or will occur in association with the proposed cannabis cultivation operations. Limited surrounding agriculture combined with high recharge potentials support the land use of commercial cannabis cultivation. The projected water usage is as follows:

Overall

	Use Factor (gallons)	sf	days/yr	gall/yr	AFY
Greenhouse FLOWER	0.1	21,600	260	561,600	1.8
Greenhouse NURSERY	0.1	19,200	365	700,800	1.5
Outdoor FLOWER	0.03	44,000	180	237,600	0.6
Hoophouse FLOWER	0.03	88,000	180	475,200	1.2
TOTAL		172,800		1,975,200	5.1

Monthly

Monthly Water Usage (gal)	Greenhouse Flower	Greenhouse Nursery	Outdoor Flower	Hoophouse Flower	TOTALS
Jan	41,000	60,800	19,800	39,600	161,200
Feb	45,000	60,800	19,800	39,600	165,200
Mar	47,000	60,800	19,800	39,600	167,200
Apr	47,000	60,840	19,800	39,600	167,240
May	47,000	60,840	19,800	39,600	167,240
Jun	56,000	60,855	19,800	39,600	176,255
Jul	56,000	60,855	19,800	39,600	176,255
Aug	56,000	60,855	19,800	39,600	176,255
Sep	47,000	60,850	19,800	39,600	167,250
Oct	47,000	60,835	19,800	39,600	167,235
Nov	41,000	60,835	19,800	39,600	161,235
Dec	42,000	60,835	19,800	39,600	162,235
	572,000	730,000	237,600	475,200	2,014,800

The daily average anticipated per year: 5,520 gallons per day.

Figure 3: Water & Irrigation Plan

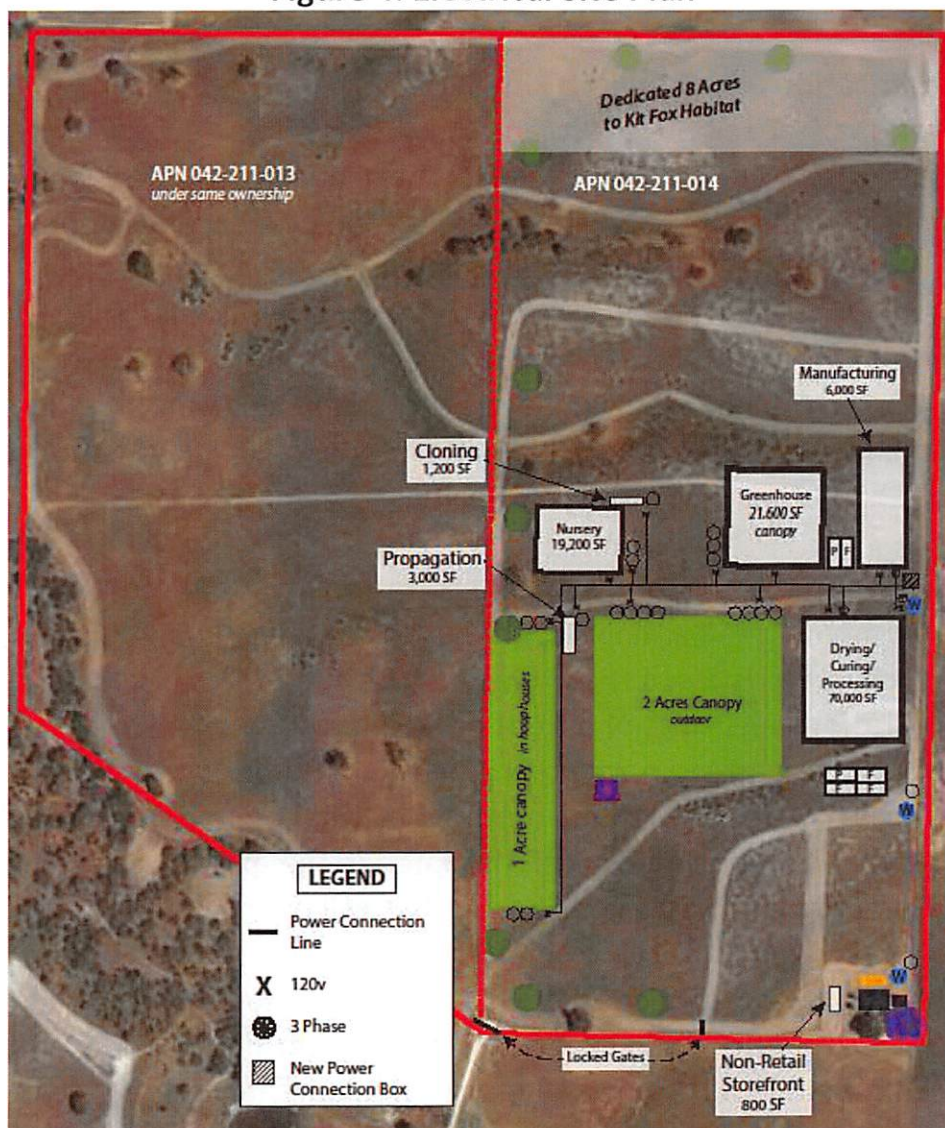


Energy Use

The greenhouse, nursery, drying/curing/processing, and manufacturing buildings will all be equipped with rooftop solar panels. It is anticipated that the solar farm will generate an estimated 3.15 MW of power total, much of which will be consumed on premise by the agricultural processes and green houses. The operations within these buildings will be net zero. All excess energy generated will be off loaded to off-taker and stored for nighttime use (security and surveillance monitoring system). The total annual estimated energy use for the cannabis operation is 727,635 kWh. See the tables attached to the Cannabis Supplemental

Form for an estimated energy use breakdown and the estimated energy produced by the solar panels, which leaves around 68,000 kWh based on the estimated amount to be used. Figure 4 is a preliminary illustration of the electrical site plan.

Figure 4: Electrical Site Plan



Issues Requiring Special Consideration

Biological Resources

The site is located within the San Joaquin Kit Fox corridor. The owner is willing to accept the 1:1 Kit Fox mitigation ratio as prescribed by the County's Kit Fox Mitigation Ratio Map. In addition, the northern portion of the property has been designated as Kit Fox habitat area (totaling 8 acres). The deed restriction process

has been initiated to finalize this dedication. Offsite compensatory mitigation for Kit Fox will be provided at the time of issuance of each building permit. It is anticipated that the project will result in up to 12.6 acres of impact to potential Kit Fox habitat. Taking into account the reserved 8 acres, the offsite mitigation fee/requirement will be for approximately 4.6 acres.

Parking Modification and Required Findings

At full operational capacity, the project will require up to 15 full-time staff with seasonal increases to 20-22. The project is designed to accommodate staff with approximately fifteen shared parking spaces on the property. Seasonal employees for harvest will commute via a passenger van, and all full-time employees will be encouraged to carpool, to decrease the number of vehicles onsite. 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 a cannabis cultivation consisting of outdoor and indoor uses, with seasonal temporary staff, do not necessitate the number of parking spaces, types of design or improvements required by this chapter. The agricultural cultivation staff can be accommodated in the existing level dirt area adjacent to the existing residence that will be marked and designated for parking.
- b. The proposed parking area that consists of an unpaved parking lot with cone designations adjacent to the existing residence is adequate to accommodate all parking needs on site generated by the use, as the operation will be staffed by seven staff cultivating an agricultural product and there are no site constraints as far as space availability for the cultivation use.
- c. No traffic safety problems will result from the proposed modification of the parking standards as there is ample existing parking on the site for the existing cannabis cultivation business, the parking location is located well away from any public right of way, and there is adequate space surrounding the parking area for any turning movement.

OVERALL SITE PLAN



* Site is located over 1000 feet from any sensitive use, as defined by 22.40.050D.1, and 22.40.060D.1, Location



LEGEND	
	Property Line w/ 3 Strand Barbed Wire Fencing
	6' Deer Fencing w/ Shade Cloth
	Existing Buildings
	Proposed Buildings
	Well
	Restrooms
	Compost
	Septic
	Native Blue Oak Trees new - to be planted
	Pesticide
	Fertilizer

Scope of Work

- 1) 3 Acres Outdoor Cultivation Canopy
- 2) 28,800 SF Greenhouse (21,600 SF canopy)
- 3) 19,200 SF Nursery
- 4) 1,920 SF Storage (6 containers)
- 5) 70,000 SF Drying/Curing/Processing
- 6) 6,000 SF Manufacturing
- 7) 3,000 SF Propagation
- 8) 1,200 SF Cloning Building
- 9) 800 SF Non-Retail Storefront

Sheet Index

- 1) Overall Site Plan
- 2) Buffer Map
- 3) Elevations & Sections
- 4) Extraction System Layout
- 5) Greenhouse Elevations
- 6) Electrical Site Plan
- 7) Irrigation Site Plan

Vicinity Map



Kirk Consulting

Sheet 1: Overall Site Plan
Tyler Mitchell
4150 N. Ryan Road
Creston, CA
APN: 042-211-014

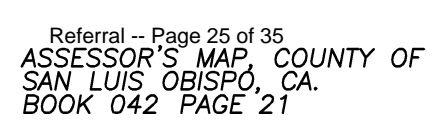
SCALE: 1" = 200'

DATE: October 2018

Mitchell

Sheet

1 of 7





Parcel Information

APN: 042-211-014

Assessee: HALL BERT A TRE ETAL

Care Of:

Address: 8125 HWY 41 EAST PASO ROBLES
CA 93446

Description: RHO HR HRO PM 26/96 PAR B

Site Address:
04150 NO RYAN RD

Tax Rate Area Code: 054036

Estimated Acres: 77.31

Community Code: NCELPO

Supervisor District: Supdist 5

Avg Percent Slope: 10



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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Parcel location within San Luis Obispo County

Permit Information

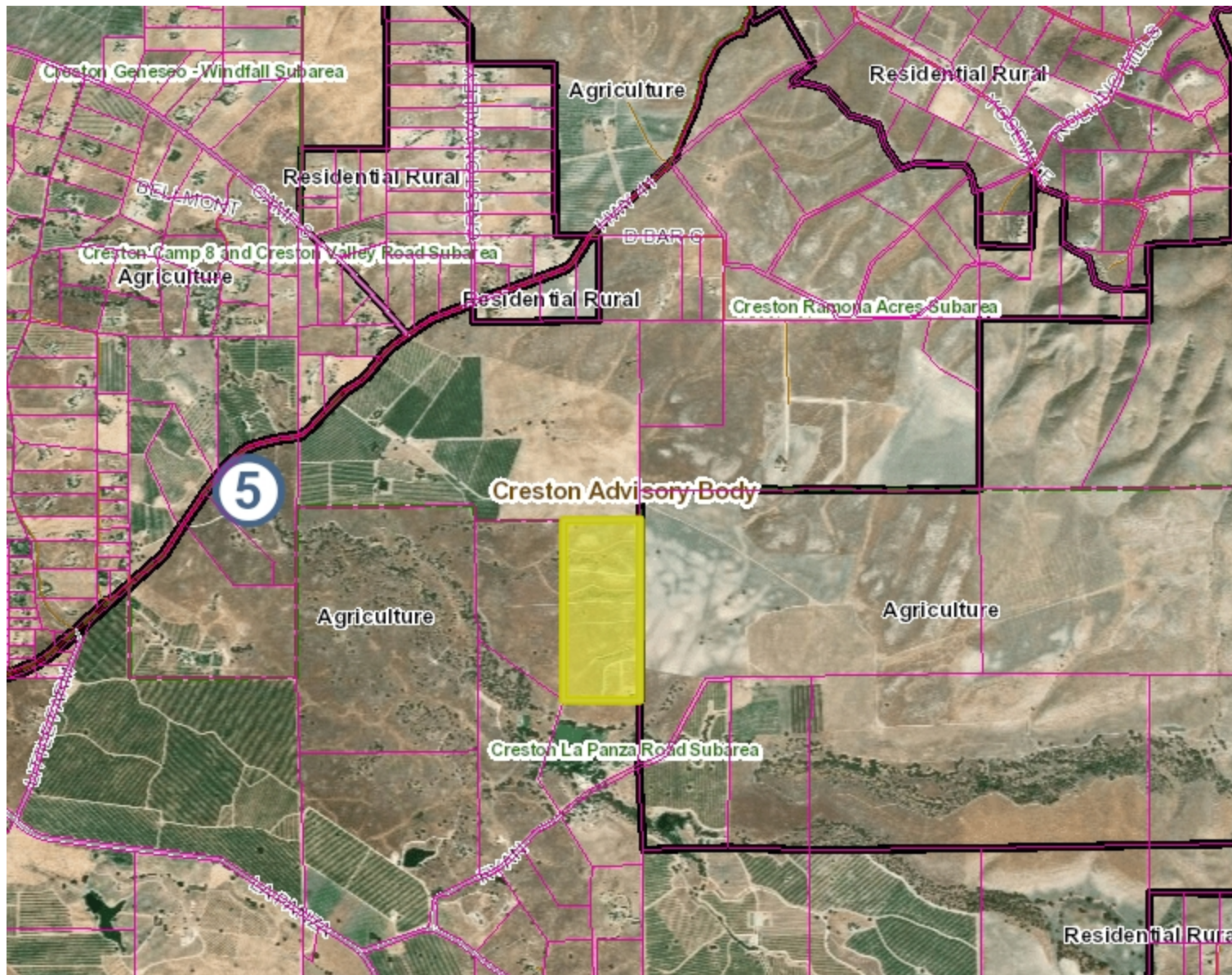
Permit	Description	Application Date
DRC2018-00188	Land Use	10/24/2018 9:05:12 AM
C7645	PMTR - Residential Permit	5/17/2002 12:00:00 AM
A990028A	Conservation	6/14/2000 12:00:00 AM
C2449	PMTG - Grading Permit	4/11/2000 12:00:00 AM
S970014N	Subdivision	8/4/1997 12:00:00 AM



Clerk Recorder Documents

Clerk Document	Date	Document Type
2005-R-081010	09/28/2005	O
2002-R-082285	10/03/2002	O
2000-R-016578	03/30/2000	O
1997-R-000192	01/02/1997	O
1965-R-C29996	12/30/1965	C

Interactive Data Viewer



Legend

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

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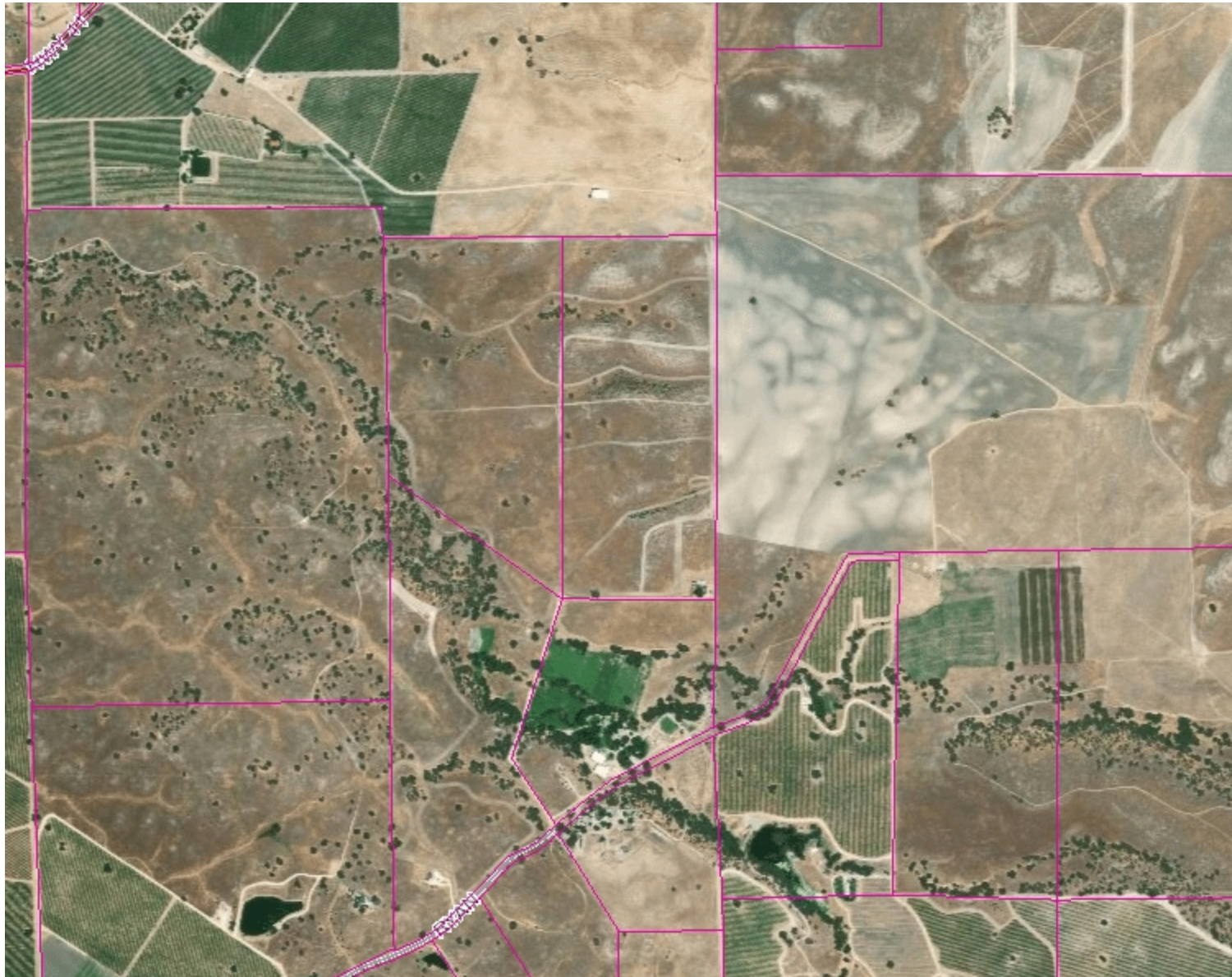
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Map for Reference Purposes Only



Referral -- Page 28 of 35

Interactive Data Viewer



Legend

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

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WGS_1984_Web_Mercator_Auxiliary_Sphere
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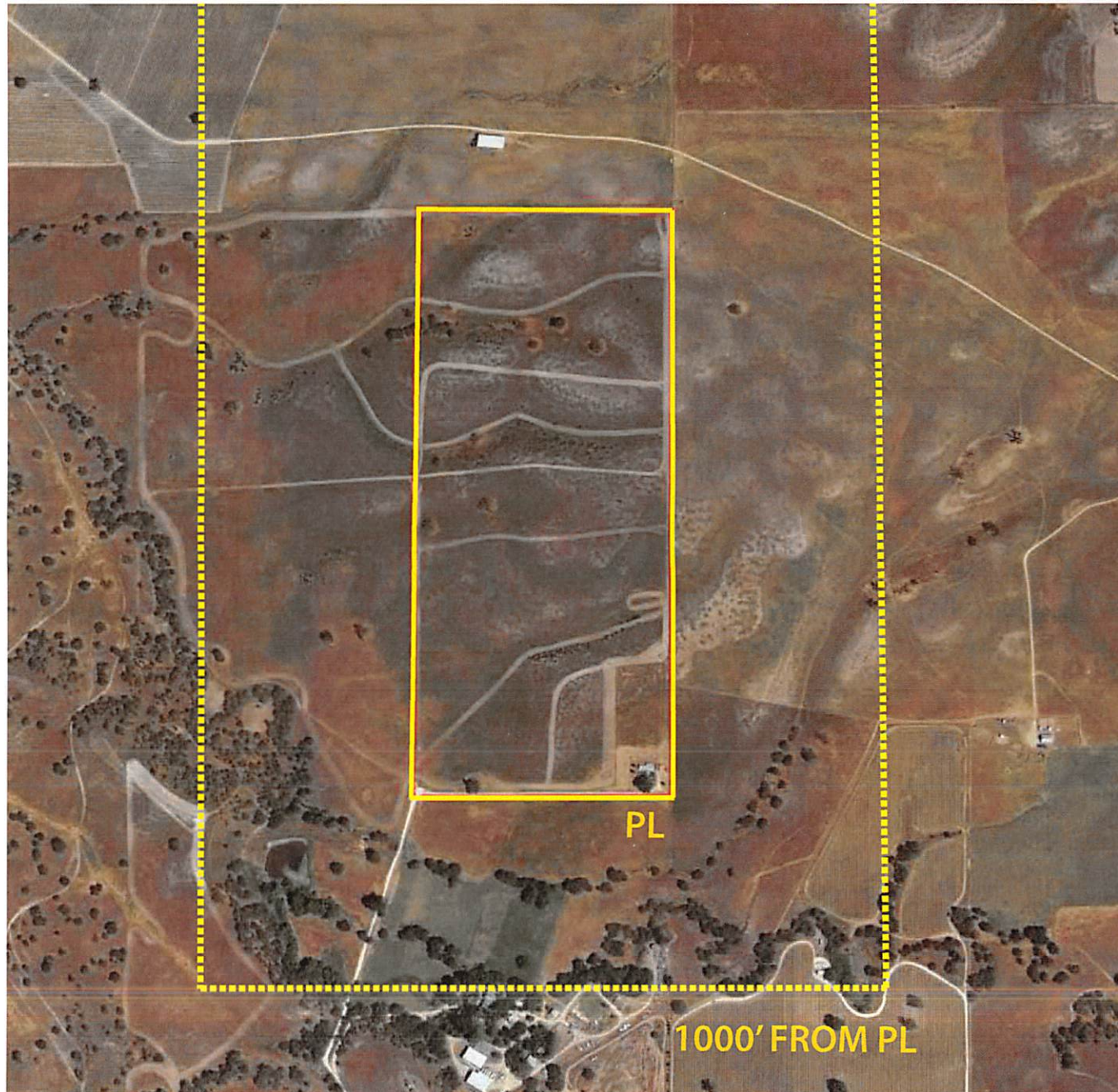
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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 29 of 35

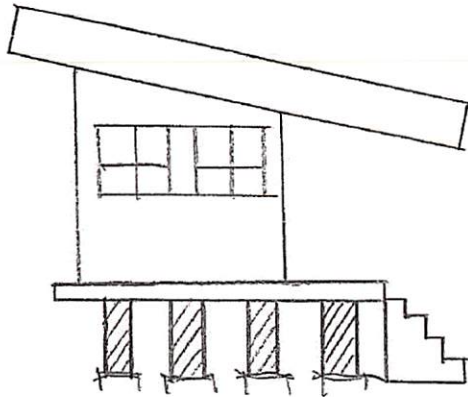
BUFFER MAP



Kirk Consulting

Sheet 2: Buffer Map
Tyler Mitchell
4150 N. Ryan Road
Creston, CA
APN: 042-211-014

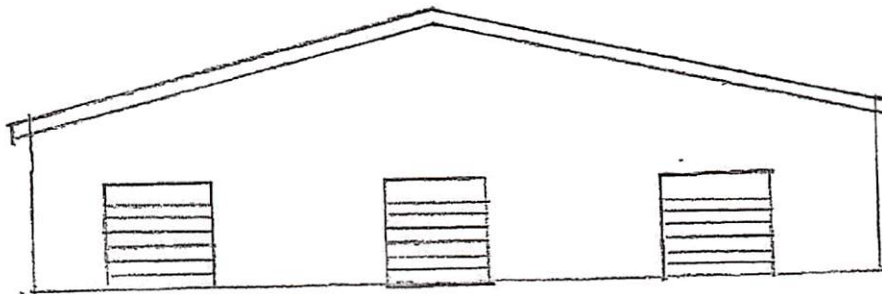
DATE: October 2018	
Mitchell	
Sheet	
2 of 7	



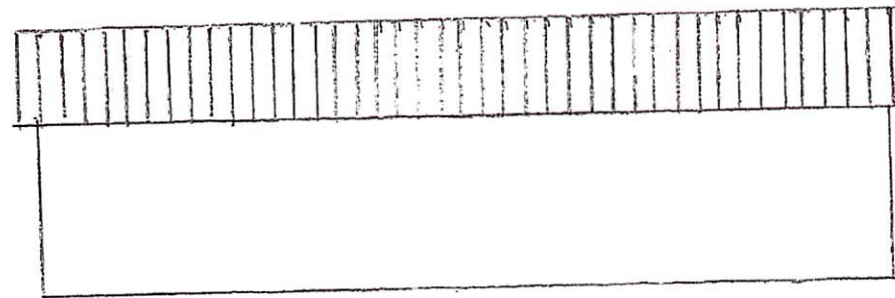
Manufacturing - Side Elevation



Manufacturing - Front Elevation

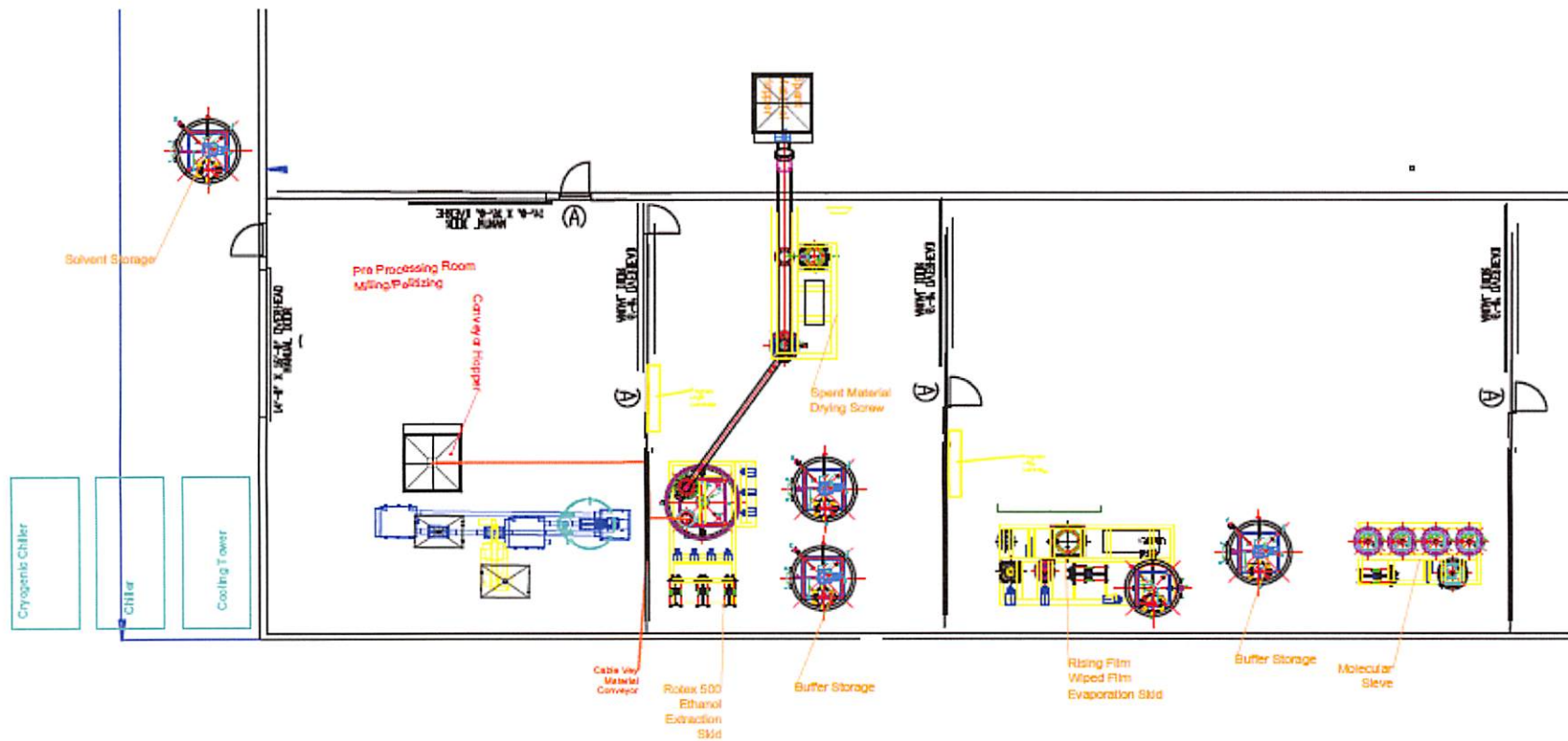


Drying/Curing/Processing- Front Elevation



Drying/Curing/Processing- Side Elevation

Extraction System Layout



Within Manufacturing Building (will be 2 total)

Sheet 4: Extraction System Layout
 Tyler Mitchell
 4150 N. Ryan Road
 Creston, CA
 APN: 042-211-014

Not to scale

DATE: October 2018

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Sheet

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Greenhouse Sections & Elevations

Kirk Consulting

Sheet 5: Greenhouse Elevations
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Creston, CA
APN: 042-211-014

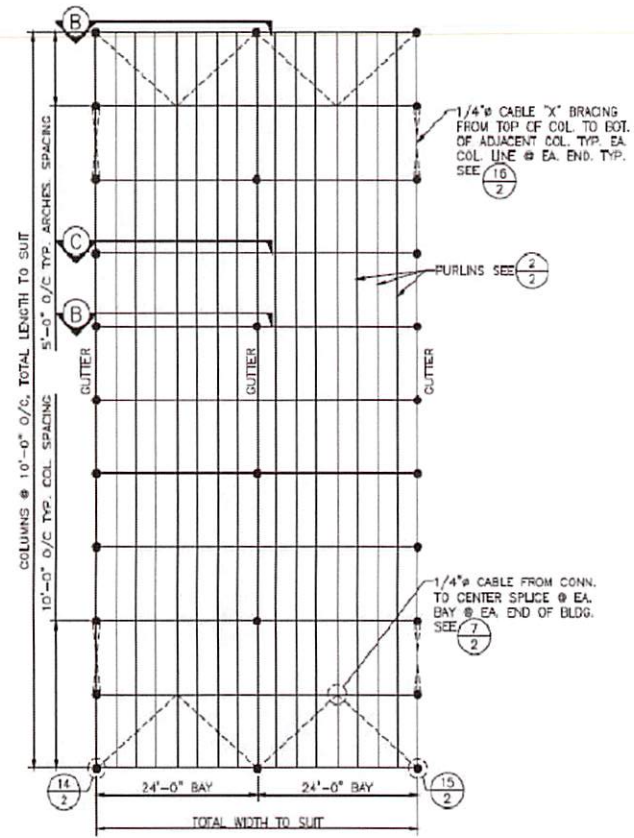
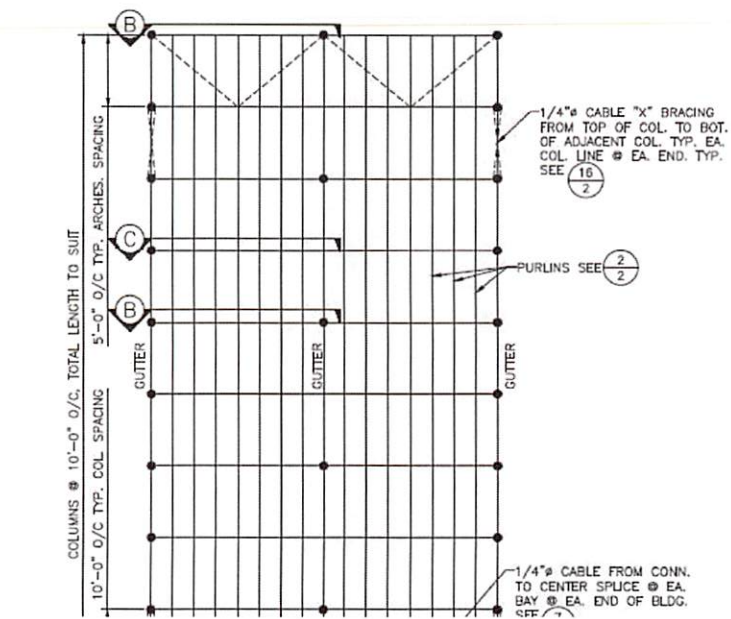
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DATE: October 2018

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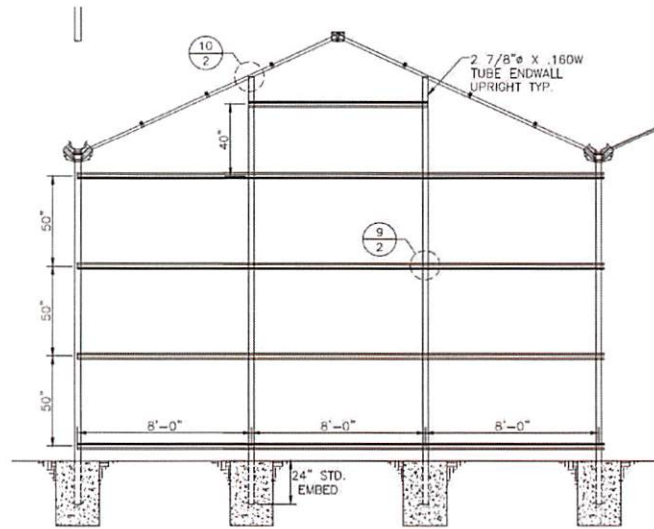
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5 of 7



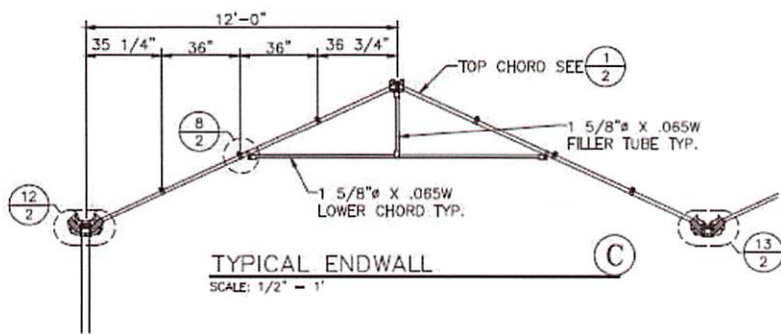
TYPICAL PLAN VIEW

SCALE: NTS



TYPICAL ENDWALL

SCALE: 1/2" = 1'



TYPICAL ENDWALL

SCALE: 1/2" = 1'

Electrical Site Plan



Sheet 6: Electrical Site Plan
 Tyler Mitchell
 4150 N. Ryan Road
 Creston, CA
 APN: 042-211-014

Not to scale

DATE: October 2018

Mitchell

Sheet
 6 of 7

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Irrigation Site Plan



Kirk Consulting

Sheet 7: Irrigation Site Plan
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DATE: October 2018	
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Sheet	
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