



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

THIS IS A NEW PROJECT REFERRAL

DATE: 11/7/2018

TO: 5th District Legislative Assistant, Agricultural Commissioner, County Assessor, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Santa Margarita Fire, APCD, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, Santa Margarita Advisory Council, AB52

FROM: Jan DiLeo (jdileo@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-00190 BEANWAY

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 acres outdoor cannabis cultivation and 22,000 sq/ft of indoor cultivation canopy within an existing greenhouse. Also proposed, cannabis drying, curing, and trimming to be located onsite. Project site is located at 880 Parkhill Road, Santa Margarita CA 93453

APN(s): 071-201-042

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

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

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

☒ Landowner Name Brian Beanway Daytime Phone _____
Mailing Address 880 Parkhill Road Santa Margarita, CA Zip Code 93453
Email Address: _____

☒ Applicant Name Brian Beanway/Pozo Management Group Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☒ 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: 59.13 Acres Assessor Parcel Number(s): 071-201-042
Legal Description: _____
Address of the project (if known): 880 Parkhill Road, Santa Margarita CA 93453
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Parkhill Road
Describe current uses, existing structures, and other improvements and vegetation on the property:
Orchard, single-family residence. Since 2016 a cannabis cultivation operation.

PROPOSED PROJECT

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

LEGAL DECLARATION

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

Property owner signature _____ Date _____

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 Parkhill 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? _____

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: 24,000 sq. feet 0 %

Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 %

Other (specify) Canopy Area 3 acres

Total area of all paving and structures: 0 ☒ sq. feet ☐ acres

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

Number of parking spaces proposed: _____

Height of tallest structure: _____

Number of trees to be removed: 0

Type: _____

Setbacks: Front 300'

Right 300'

Left 411'

Back 932'

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: 3.5 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 24,000 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: 73.5 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: There is 1 NHD stream
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: _____
- Has a grading plan been prepared? ☒ Yes ☐ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: Parkhill Road

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 Orchard, cannabis cultivation
☐ Commercial/Office - Explain _____
☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? No service connections required
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, Water Management Plan

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: _____
3. Where is the waste disposal storage in relation to buildings? Please see Waste Disposal Site Plan
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: 5505 El Camino, Atascadero, CA 93422
3. Location of nearest fire station: 5390 Pozo Rd, Santa Margarita, CA 93453
4. Location of nearest public transit stop: 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: Orchard, 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: 6 Days of operation a week 8 am-6pm
2. How many people will this project employ? 9-10
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. 1 Between 4:00 to 6:00 p.m. 2

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: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

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

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

Environmental Information

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

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

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

☐ Yes ☒ No

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

Other Related Permits

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

(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 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- 00277 .

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: Pozo Management Group/Brian Beanway

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 checked="" 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.

130,680 sq. ft. of outdoor canopy; 22,000 sq. ft. of 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
Solar panels	
Total Annual kWh:	

Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using reclaimed water, identify that as a source. If you are utilizing more sources of water than may be included on this form, you may include that information on a separate page submitted with this application.

Estimate the total water used in the production of marijuana by month. If recording estimates for multiple sources, estimate these amounts separately.

Source Well (existing)		Total Water Use (AF)		
Month and Year				
1	2017	0.15		
2	—	0.15		
3	—	0.15		
4	—	0.15		
5	—	0.15		
6	—	0.15		
7	—	0.32		
8	—	0.46		
9	—	0.46		
10	—	0.56		
11	—	0.46		
12	—	0.43		
Totals		3.56		

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



BEANWAY, BRIAN
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS CONDITIONAL USE PERMIT
880 PARKHILL RD., SANTA MARGARITA, CA 93453
APN (071-201-042)
PROJECT DESCRIPTION

Parcel Size:	59.13 Acres
APN:	APN (071-201-042)
Address:	880 PARKHILL RD., SANTA MARGARITA, CA 93453
Land Use Designation:	Agriculture
Williamson Act:	No
Water:	On-Site Well
PRCWB:	No
Existing Uses:	Cannabis Cultivation, Single Family Dwelling
Access:	Gated Entrance off Park Hill Road

The subject property is a 59.13 acre parcel located at 880 Parkhill Road in Santa Margarita (APN 071-201-042), approximately 0.1 miles North of Parkhill Rd, East of the City of San Luis Obispo in the North County Las Pilitas Sub Planning Area, zoned Agriculture. Existing uses on the site include a single-family residence, orchard, accessory structures, and cannabis cultivation operating since 2016. Adjacent properties consist of large parcels with single-family residences and undeveloped parcels.

Proposed Project

A request by Pozo Management Group and Brian Beanway for a Minor Use Permit to authorize the continued and expanded cultivation of cannabis, totaling 148,104 SF or 3.4 acres (3 acres of canopy), and indoor cultivation within 6 greenhouses totaling 24,000 SF (22,000 SF canopy). The project will occur in phases, starting with the expanded outdoor cultivation and a single greenhouse. Once funds are accrued, additional greenhouses will be added in the second phase. The property is registered via CCM2016-00277. The proposed project has been designed in full compliance with LUO Section 4, Chapter 22.40 – Cannabis Activities as approved by the Board of Supervisors on November 27, 2017. Supporting cultivation operations will include drying, curing, and preparation of product for off-site testing and entry

into the commercial marketplace. The proposed expanded cultivation areas will preserve the existing oak trees and maintain the 50' setback from drainages on the property. No tree removal will occur as a result of this project. There is an existing historical wooden structure onsite that the property owners will take down and repurpose the materials onsite.

Table 1: Project Scope Summary

	Type	Use	Size	Count	Total SF	Canopy SF
Phase I	(E) Outdoor Cultivation	Flowering	n/a	n/a	30,000	24,680
	(N) Outdoor Cultivation	Flowering	n/a	n/a	122,460	106,000
	TOTAL Outdoor Cultivation				152,460	130,680
Phase II	(N) Greenhouse <i>indoor cultivation</i>	Flowering	100' x 40'	6	24,000	22,000

Outdoor Cultivation

The outdoor cultivation area will expand the CCM Registered 30,000 sq. ft. grow area to a total of 152,460 sq. ft. (3.5 acres), with a canopy size of 130,680 sq. ft. (3 acres). The outdoor cultivation is anticipated to yield 1 crop per year with a fall harvest. The outdoor cultivation areas will be surrounded by 6' tall deer fencing. The majority of the outdoor cultivation areas are situated in between tree groves with hilly topography, minimizing the offsite visibility (Figure 1). One area of canopy is located within view of Parkhill Road (Figure 2), but will be screened from view by a 6' wood fence placed along the front property line (Figure 3). The expanded cultivation areas will be planted directly into the ground, avoiding the scattered oak trees throughout the area. Additionally, the 50' setback will be maintained from the existing drainage that cuts through the proposed expanded cultivation areas. No tree removal is proposed as part of this project.

Indoor Cultivation

The second phase of the project includes the construction of six 4,000 sq. ft. greenhouses, totaling 24,000 sq. ft. (22,000 sq. ft. canopy). Mixed-lighting will be utilized, with the plants in pots within the greenhouse structures. The indoor cultivation is anticipated to yield 3 crops per year. To mitigate odor issues, a fan distributed mister system will be utilized that includes a neutralizing spray to eliminate offsite nuisance odor during flowering. The greenhouses are proposed in a flat portion of the property that was previously tilled for agricultural use (Figure 4).

Figure 1: Portion of Outdoor Cultivation Site Blocked from Parkhill Road

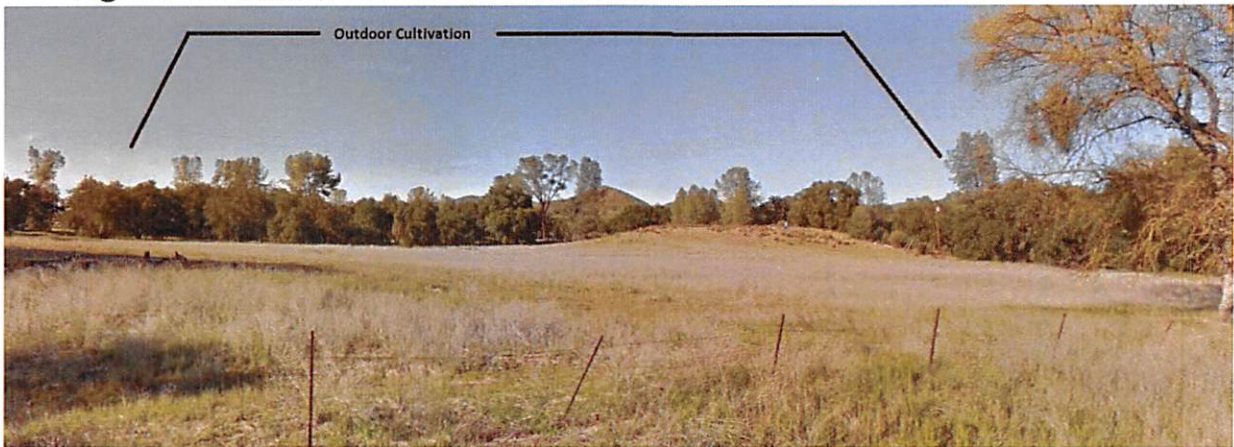


Figure 2: Portion of Outdoor Cultivation
(to be screened by 6' tall fence along Parkhill Road; Figure 3)



Figure 3: Representative Screening Fencing



Figure 4: Greenhouse Location
(to be screened by 6' fence along Parkhill Road)



Drying, Curing and Export of Product

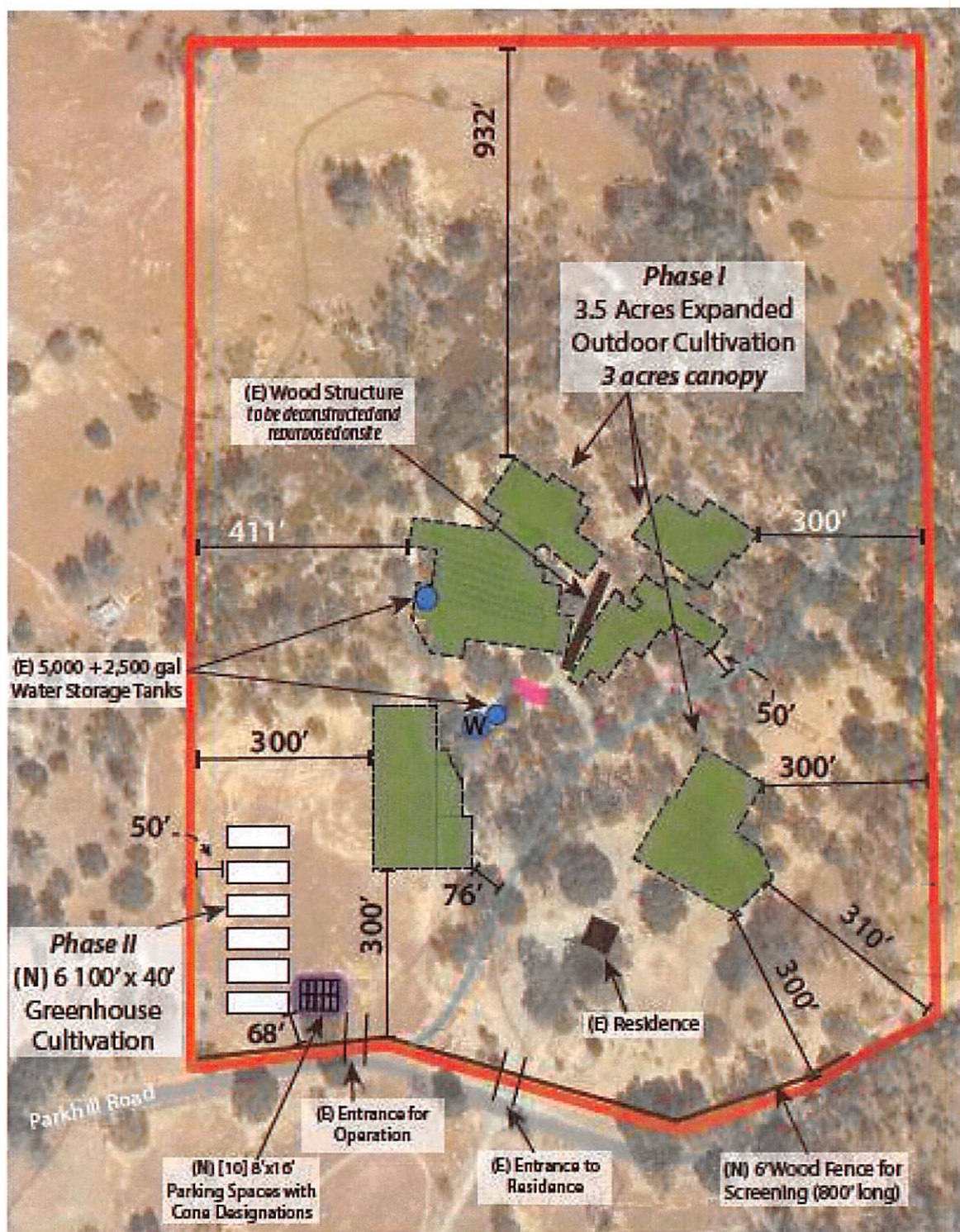
Drying, curing, and trimming will occur in greenhouses or within open portable tents and seatrains containers to be located within the grow areas and powered for climate control with UL listed cabling from a transformer pad. Once dried, product will be taken off-site for testing and entry into the commercial marketplace. No processing or manufacturing is within the scope of this project.

Site Operations Plan

Setbacks

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are located well outside the 1000-foot setback required by 22.40. D.1. The Agriculture-zoned parcel size of 59 acres meets the size requirement of 25 acres for three acres of outdoor cultivation and 22,000 sq. ft. of mixed-light greenhouse cultivation. The proposed operations will be focused around the existing residence and grow area, located at the center of the parcel to reduce visibility from Parkhill Road and within a level portion of the property to reduce grading needs and avoid tree removal. The outdoor cultivation will maintain at least a 300' setback from any property line or public road, a 50' setback from the drainage and no vegetation trimming would occur. The greenhouses located towards the front of the property meet agricultural setback requirements.

Figure 5: Overall Site Plan



Site: 59.13 Acres



Neighborhood Compatibility

Cannabis has been legally cultivated outdoors on this property since 2016 without complaint or incident of any kind. Odor of the cultivation areas is naturally mitigated by the topography and vegetation. No neighborhood compatibility issues are anticipated as no sensitive uses are located in the vicinity of the project site.

The property is surrounded by land within the Agriculture zone with large parcels containing single family residences and the properties under various agricultural or undeveloped uses.

The proposed site is **NOT** within 1,000 linear feet of any the following uses (refer to Figure 5, below):

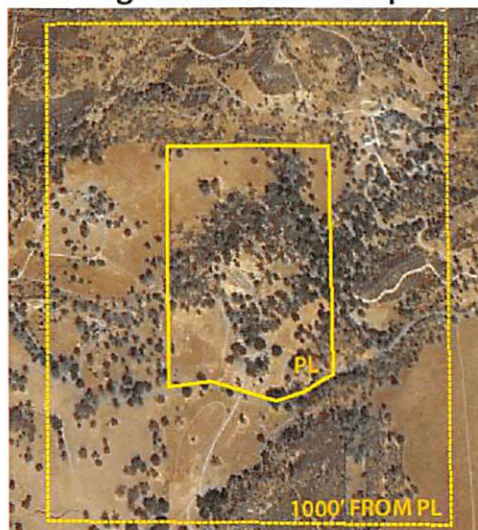
- School
- Library
- Public Park
- Playground
- Recreation Center
- Youth Center
- Licensed Drug or Alcohol Recovery/Sober Living Facility

The proposed site is **MORE** than 390 linear feet from any adjacent off-site residence.

The proposed site is secluded and well-hidden. The outdoor Cannabis Cultivation site has been specifically located to be out of public and private views with the intent of minimizing potential attention from San Luis Obispo County citizens.

Very little recognition of the site is expected.

Figure 6: Buffer Map



Air Quality

The project site is accessed from Parkhill Road, a paved County-maintained roadway. The cannabis cultivation is accessed by an existing gated entry driveway separate from that which serves the existing residence.

Employee Training and Safety Plan

See the separate Safety Policies and Training document attached.

Traffic

The proposed operation will be owner-operated, with 5-6 full time staff. During harvest (three times per year for the greenhouse operation and 1 time per year for the outdoor cultivation) 6-7 additional employees will be onsite for approximately 2-3 weeks. Portable restrooms are onsite and a designated parking area is available to accommodate all regular and seasonal staff. The owner-operators live onsite. The additional staff, and those to be employed during harvest will be encouraged to carpool. The only deliveries to made to the site will be soil, approximately four times a year. All pesticides and fertilizers to be used will be picked up and transported by the owner-operators. This project is not anticipated to result in increased trips on Parkhill Road.

Security

- **Fences / Gates / Locks**

- ***Indoor Cultivation***

- Each Greenhouse will have lockable doors. All exterior exit doors will remain unlocked during business operating hours.
 - The site is secured by a gated entry at the main point of entry.
 - A 6' wooden fence will be placed along the property frontage to preclude visibility of the operation from Parkhill Road.

- ***Outdoor Cultivation***

- The site is screened from view by existing vegetation and topography as well as a 6' wooden fence along the property frontage to preclude visibility of the operation from Parkhill Road.
 - The site is secured by a gated entry at the main point of entry.
 - Gated entries shall remain closed at all times.
 - Gated entries shall remain unlocked only during business hours.

- **Procedures**
 - ***Indoor Cultivation***
 - The Greenhouses will be locked at all times when Operators are offsite.
 - The public is restricted from access to the site unless escorted by an Operator.
 - A record of all visitors will be maintained as a resource for authorities.
 - Surveillance recording devices will be utilized to record activity at each point of entry to the site and the buildings.
 - Cash will NOT be stored onsite.
 - All plants will be part of the "Metrc" track and trace program.
 - ***Outdoor Cultivation***
 - The public is restricted from access to the site.
 - All visitors will be scheduled and escorted by an Operator.
 - A record of all visitors will be maintained as a resource for authorities.
 - Surveillance recording devices will be utilized to record activity at each point of entry to the site.
 - Cash will NOT be stored onsite.
 - All plants will be part of the "Metrc" track and trace program.
- **Operators**
 - ***Indoor/Outdoor Cultivation***
 - All Operators will be vetted against reasonable standards as established by the Bureau of Cannabis Control (California)
 - All Operators will be required to sign in when arriving on site and sign out upon departure.
 - All Operators will be trained in the above procedures.
 - All Operators will be issued identification cards verifying their ability to access the facility. Identification cards are to be carried at all times while on the project site and presented on demand to authorities.

Odor Management Plan

Odor of the cultivation areas is naturally mitigated by the existing vegetation around the cultivation sites and distance to the nearest residence of over 500 feet. Cannabis has been cultivated on the site for several years with no nuisance odor

complaints. No proposed operations are anticipated to cause any nuisance odor issues. All setbacks are met with the project as proposed.

➤ **Site Controls**

- The outdoor cultivation and greenhouse sites have been located a significant distance from area residences and meet or are in excess of required setbacks.
- The prevailing wind flows across the property in a northern direction thus blowing any potential odors into a non-occupied agricultural area.

➤ **Soil Controls**

- All soils that are being recycled in a composting state will be appropriately covered and sealed to prevent any potential odor issues.

➤ **Plant Waste**

- Plant material to be recycled will be placed in sealable containers until at which time the material is ready to be reused.

➤ **Greenhouse Controls**

- The greenhouses will be equipped with a mister system that will include a neutralizing agent to mitigate any odor produced.

➤ **Bathroom Facilities**

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

➤ **Report Tracking**

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

Signage

The goal of the signage plan for this Cannabis Activity is to provide clear guidance to Operators, invited visitors, Law Enforcement, Cal Fire, and Emergency services at all times, while attracting the attention of the general public. In order to accomplish these goals, the following signage will be implemented:

- A sign shall be installed at the point of entry from the public road (North Ryan Road) identifying the address in accordance with CALFire standards and means of access to the Greenhouse site located at 880 Park Hill Road.
- Upon initial entry to the property, a NO TRESPASSING sign will be installed with language in accordance with applicable County and State laws and codes.
- Once the property is accessed there will be an "Arrow Sign" with the word "Greenhouses" below it
- The above-described "Arrow Sign" will be placed at each change in direction in the path of travel to the main point of entry to the secured site. Directional signage inside the secured site will provide further direction once access is granted.
- At the main point of entry, County required notices for land use shall be posted as required by the Cannabis Ordinance.
- Upon arrival at the Greenhouse site, "Parking" signs will identify the general parking location.
- NO PARKING and EMERGENCY ACCESS signage will be installed at applicable locations to ensure the site remains accessible at all times.
- Handicap parking space(s) will be identified with code compliant signage and markings.
- Handicap path of travel from the parking area to the point of entry to the Greenhouses will be identified with code compliant signage and markings, as applicable.
- NO TRESPASSING and video surveillance warning signage shall be installed at the main point of entry to the site.
- Safety signage, in compliance with OSHA standards, is to be installed at the interior/ exterior of the Greenhouses, as applicable.
- Safety signage, in compliance with OSHA standards, is to be installed on all material storage containers, as applicable.

Parking

A designated parking area adjacent to the greenhouses will provide ample parking space for the proposed operations. The existing private access road provides adequate service to the site from Parkhill Road. No grading improvements are necessary for parking or access. Parking will be provided for Operators and occasional invited visitors. The parking area shall be clearly identified with signage.

- Spaces
 - The site provides sufficient usable area to meet the parking needs of all Operators, visitors and loading activities entirely on the site of the use.
 - Based on the total gross floor area of the Greenhouses and the requirements of Chapter 22.18 of the San Luis Obispo Land Use Ordinance one handicap space has been provided. The handicap parking space shall be marked by signage and surface markings in accordance with the California Building Code.
- Surface
 - The parking area will be constructed of a compacted aggregate base providing an all-weather surface per County of San Luis Obispo standards. The handicap parking space shall be constructed of concrete to the dimensions required by the California Building Code.
 - The aggregate base parking area will have a cross slope that does not exceed 5%. The handicap parking space shall have a cross slope not exceeding 2% in any direction.
- Path of Travel
 - A clear path of travel is to be provided between the building entrance and the parking area. The path of travel is to be constructed of concrete and shall comply with the dimensions and the allowable slope percentages required by the California Building Code. The path of travel shall be clearly marked by signage and surface markings, as specified by applicable building codes.

Pesticide and Fertilizer Usage

Pesticide and fertilizer usage will be conducted according to the County of San Luis Obispo Department of Agriculture by obtaining an Operator Identification Number and complying with all application, reporting, and use requirements. List of materials used on site with Material Safety Data Sheets (MSDS) attached:

- AzaMax Botanical Insecticide, Miticide, and Nematicide (General Hydroponics)
- Bonide Neem Oil Fungicide-Miticide-Insecticide Concentrate (Bonide Products, Inc.)
- Clonex Rooting Hormone Gel – Purple (Growth Technology Ltd.)
- Ferti-Lome Fish Emulsion Plant Food (Voluntary Purchasing Group, Inc.)
- Grandevo Insecticide/ Bio-protectant (Marrone Bio Innovations)

- Grow More 20-20-20 – Soluble Fertilizer (Grow More, Inc.)
- Isopropyl Alcohol 91% (Hydrox Laboratories)
- Lilly Miller Vitamin B1 Plant Starter – Liquid Fertilizer (Lilly Miller Brands)
- Regalia Fungicide (Marrone Bio Innovations)
- Softsoap Antibacterial Liquid Hand Soap (Colgate-Palmolive Company)

Water Management Plan

The property is in the Santa Margarita Water Planning Area, North of Pozo Watershed. Several creeks feed the groundwater recharge area around the water source site. The Regional Water Quality Control Board provided estimates for both outdoor and mixed-light, greenhouse cannabis cultivation, summarized below. A monthly estimate is provided in the Cannabis Supplement.

Table 2: Annual Water Estimates

Use	Rate	Gross Demand (gallons/year)	Gross Demand (AFY)
Outdoor Grow: 3 acres canopy	130,680 sf canopy x 0.03 gal/sf/day x 150 days	588,060	1.80
Greenhouse Grow:22,000 sf canopy	22,000 sf canopy x 0.1 gal/sf/day x 260 days	572,000	1.76
Net Water Demand			3.56

Recognizing that water conservation is crucial now more than ever, the irrigation system design serving the Cannabis is to be outfitted with the latest technology in irrigation controls and drip systems.

➤ Water Source

- Water for operation shall come from an existing domestic well on site that is about 100 feet from the greenhouse structures and 200 feet from the outdoor grow location.
- Well water is to be piped from the wellhead to a 2,500 gallon storage tank (additional 5,000 gallon tank onsite). Each storage tank is to be equipped with a float switch to protect from overfilling. Additional storage tanks (five 10,000 gallon) will be installed, equipped with fire hose hookups in case of emergencies.
- Motor controls at the well are to regulate pumping hours to non-peak

electrical demand hours with an override switch that is triggered by a secondary float switch located in the tanks to ensure that tanks do not empty.

- The water feed from the well shall be protected by a backflow preventer.
- A main water shut off valve shall be provided and clearly marked.

➤ **Irrigation System**

- The main water feed shall be brought on site to feed a series of manifolds that distributes water across the row crops feeding the drip irrigation system.
- Irrigation valves shall be placed at intervals to adequately zone the system.
- A series of irrigation controllers shall be used to control the amount of water that each zone receives.
- Rows of plants shall be fed by a branch of the drip system. Each plant shall have a drip head appropriately sized for its water demand based on the plant size and type.
- Soil moisture sensors shall be implemented in each zone to prevent overwatering.

➤ **Usage**

- Anticipated water usage based on the square footage of canopy is approximately 3.56 acre-feet per year for both the indoor and outdoor cultivation (Table 2 above).
- From year to year, water usage may vary depending on the temperature extremes experienced within each season.

➤ **Inspection**

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

Waste Management Plan

The principal goal for waste generated by this Cannabis Activity is to recycle any and all materials that can be recycled. The primary waste material generated is

green waste that can be separated, broken down, processed, and reintroduced into other Cannabis growing/manufacturing operations.

➤ **Green Waste from Cannabis**

- All cannabis waste (clippings, dead plants, roots, etc.) shall be stored in dedicated sealable containers and recycled.
- A different sealable container shall be used for materials to go offsite and recycled.
- Store sealable containers in a secure enclosed location.
- Stored materials shall be removed from the site by a qualified service on a regular basis. At no time should the storage of materials be allowed to stock up and exceed the capacity of its storage enclosure.
- Operators shall each be trained to identify the difference between onsite and offsite recyclable materials. Operators shall also be trained as to the proper handling and storage of the various products used on site.
- Waste from Cannabis will be tracked and traced as required by CDFA's "Metrc" program as administered by the Bureau of Cannabis Control for the State of California.

➤ **Wastewater**

- No wastewater is to be generated by the outdoor Cannabis Cultivation operation.
- Restrooms are self-contained chemical portable toilets that are serviced by a qualified and licensed maintenance company.

➤ **General Waste and Refuse**

- General waste and debris in the form of paper, cardboard, wood, and plastics shall be collected and sorted accordingly into covered waste and recycling containers.
- A licensed garbage disposal service shall remove the waste and refuse from the site and dispose of it at the local licensed landfill.
- There is no process used in this Cannabis Activity that results in the creation of the hazardous waste material. However, if any refuse material created by happenstance that is determined to be hazardous, will be treated and disposed of as hazardous waste.

Hazardous Waste Storage Plan

The applicant is committed to the safe and responsible management of hazardous waste. The purpose of this plan is to provide information and guidance to all Operators regarding hazardous waste from manufactured products brought on to the site to support the cultivation.

- First Best Management Practice
 - Chemicals (pesticide, growth fertilizer, gasoline, etc.) are often considered hazardous waste; the first best management practice is to only purchase what is needed each time it is used. The risk associated with hazardous materials will be significantly reduced with proactive scheduling and stock management.
- Identification
 - All material products shall be clearly marked and labeled. Labels shall identify the nature of the materials in accordance with applicable State codes and regulations.
 - Any substances contained within non-labeled containers shall be treated as hazardous substances until material contents can be verified or the contents are properly disposed of at a qualified facility.
- Handling
 - It is the duty of all who handle hazardous products to do so in a manner that is safe, environmentally friendly and complies with all local, state and federal regulations. This includes materials that are not, by statute, hazardous but which, if carelessly discarded could cause harm to the environment.
 - It is important that each Operator becomes familiar with each type of chemical or material they may come in contact with during performance of their respective scope of work. A list of materials is attached, along with their respective Safety Data Sheets (SDS), that may be used in the operation of an outdoor Cannabis Cultivation operation. This list is to be updated as new materials are brought on site.
- Storage
 - All material storage containers shall be centrally stored in a secure well-ventilated enclosed space.
 - The storage enclosure shall have solid floor surface to prevent potential seepage of materials into the soil.

- An inventory list is to be maintained for all materials placed in the storage container.
- The container shall be clearly marked on the exterior of the container for easy identification by the Fire Department in the event of an emergency. Standard material identification symbols shall be used in accordance with State codes and regulations.
- See the separate Spill Management and Response Plan attached.

Screening and Fencing Plan

The site topography and location of the proposed outdoor cannabis cultivation areas eliminate the majority of the canopy from offsite visibility. Fencing with locked entry gates will encompass the entire outdoor grow area (6' deer fencing). There is existing 3-strand barbed wire fencing along the property line. An additional 6' wooden fence will be added along the front property line for added privacy and visual screening of the lower outdoor grow and greenhouse area from Parkhill Road.

Energy Use

The total annual estimated energy use for the cannabis operation is 414,982 kWh. An estimated energy demand breakdown is provided in the Cannabis Application Supplement.

Resources Requiring Special Consideration

Cultural Resources

A Phase I Surface Survey was conducted by Heritage Discoveries Inc. The records search and phase I surface survey produced negative results for the presence of cultural resources. It is recommended that no further cultural resource studies are required for this project.

Biological Resources

The project site does not propose any site disturbance in proximity to riparian areas or wetland habitats. The County Vegetation data defines the majority of the property as having a low occurrence of coastal oak woodland. No tree removal or impact would occur.

Parking Modification and Required Findings

The project will require 5-6 full-time staff with seasonal increases of 6-7 for a total of up to 13. The project is designed to accommodate all regular and seasonal staff with sixteen 16' x 8' parking spaces on the property on an existing level dirt area within the agricultural site and can accommodate a handicapped space in this area adjacent to the greenhouses as well. 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 area that will improved with base material, marked and designated for parking.
- b. The proposed parking area that consists of an aggregate base-improved parking lot with cone designations is adequate to accommodate all parking needs on site generated by the use, as the operation will be staffed by 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 within the fenced area of the project site.



Parcel Information

APN: 071-201-042

Assessee: BEANWAY BRIAN D TRE ETAL

Care Of:

Address: 90 W POZO RD SANTA MARGARITA
CA 93453

Description: T30S R15E PTN LT 8 SEC 4 LESS 1/2 MIN RTS

Site Address:
00880 PARKHILL RD

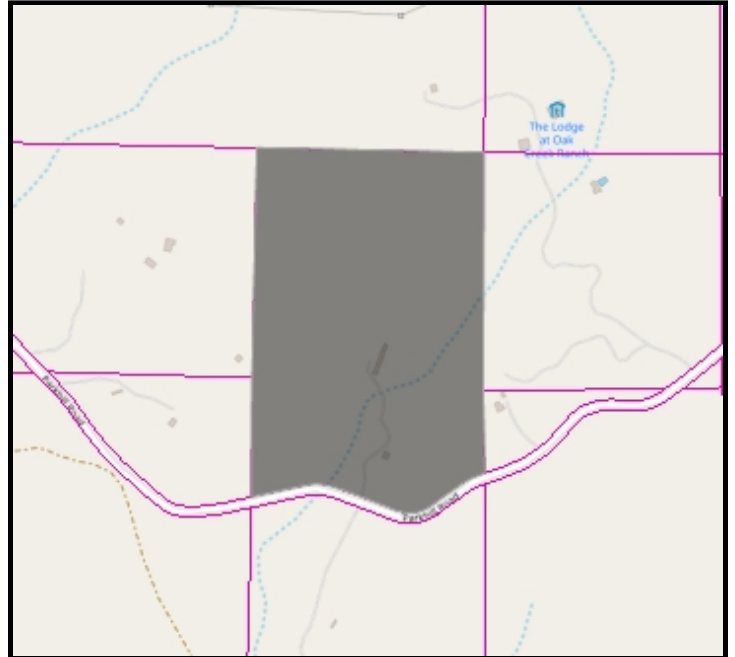
Tax Rate Area Code: 054044

Estimated Acres: 59.13

Community Code: NCLPIL

Supervisor District: Supdist 5

Avg Percent Slope: 8



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
DRC2018-00190	Land Use	10/25/2018 2:58:36 PM
CCM2016-00277	CCM - Condition Compliance Monitoring	11/17/2016 10:07:36 AM
83858	PMTR - Residential Permit	12/18/1990 12:00:00 AM

Clerk Recorder Documents

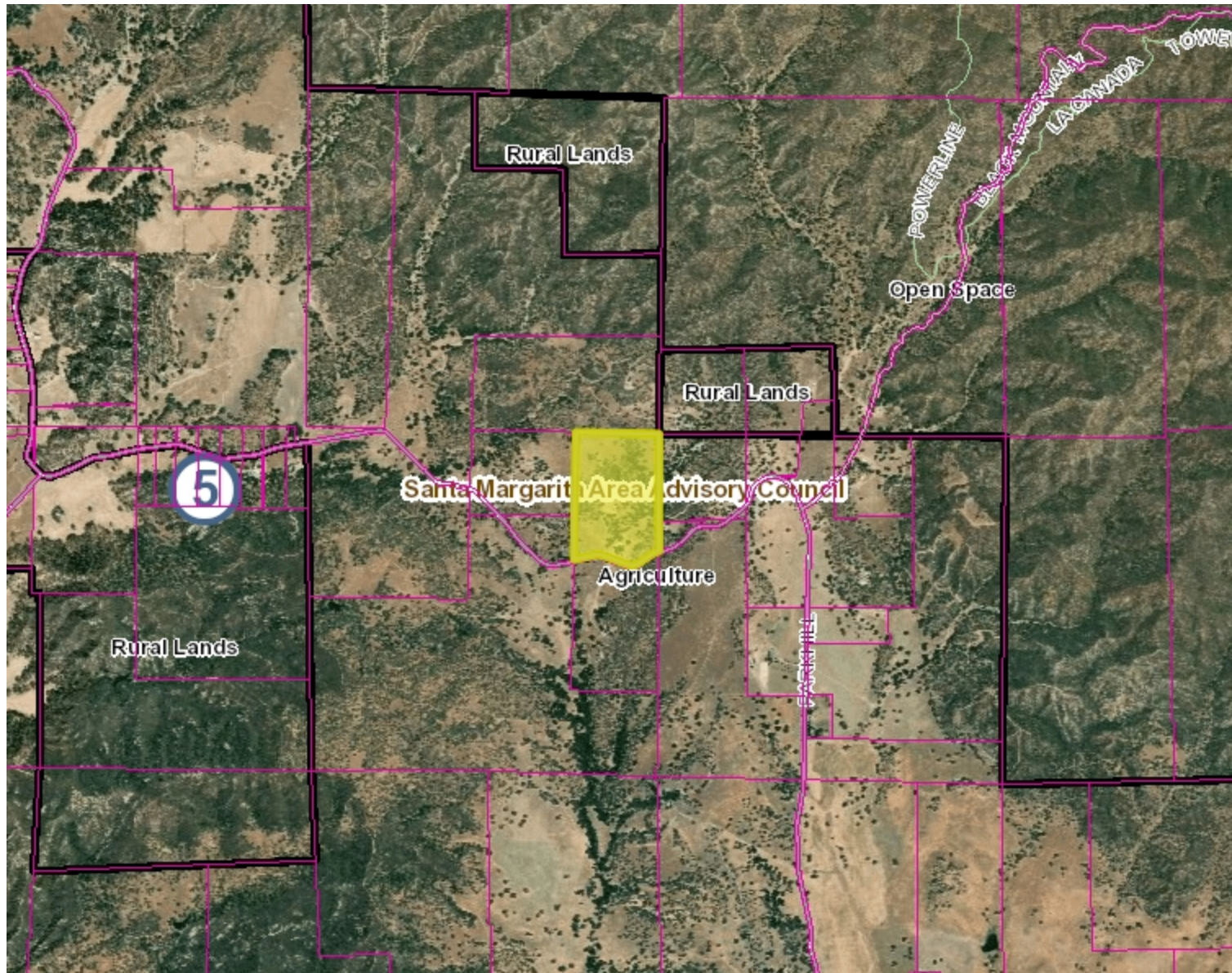


Parcel Summary Report











APN: 071-201-042

Clerk Document	Date	Document Type
1989-R-065354	09/27/1989	O
1988-I-000191	02/04/1988	O
1987-R-061521	08/24/1987	O
1975-R-C14236	05/08/1975	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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 © County of San Luis Obispo Planning and Building Department



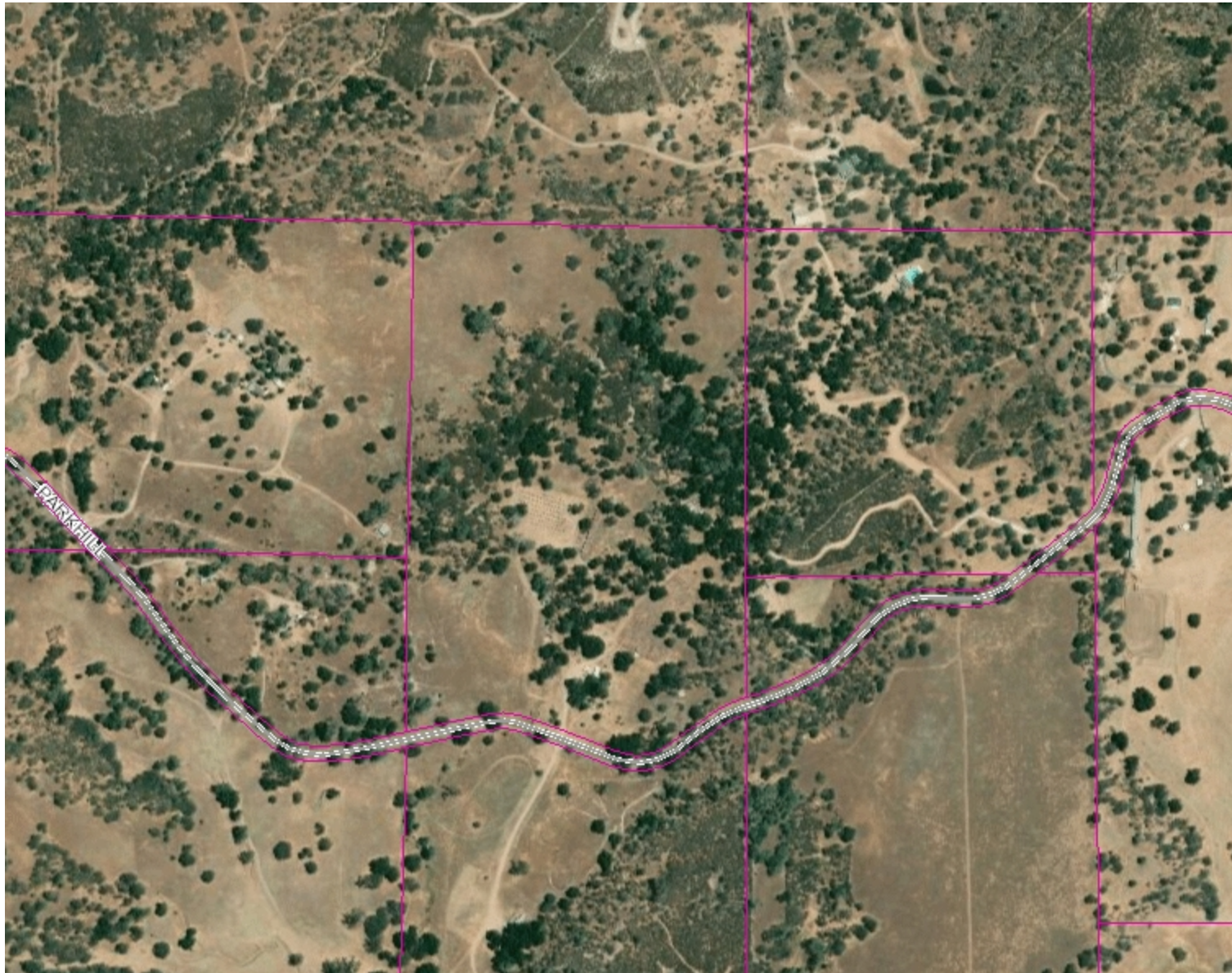
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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 32 of 37

Interactive Data Viewer



Legend

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

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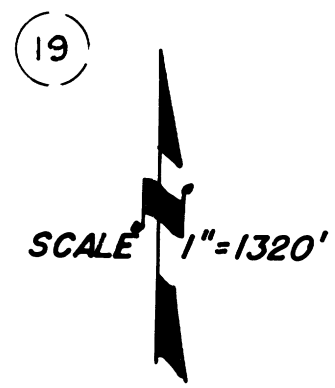
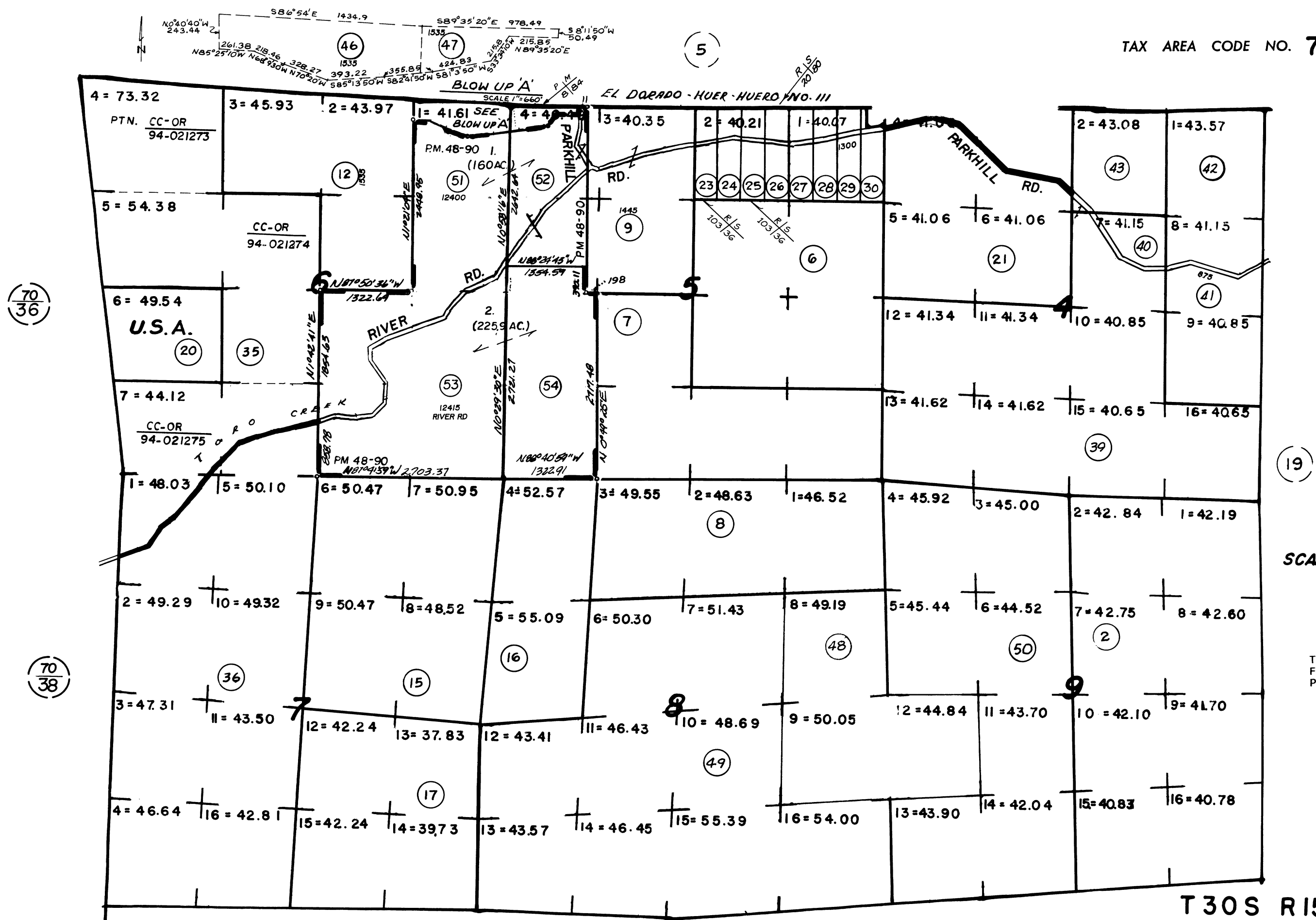
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Map for Reference Purposes Only





THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

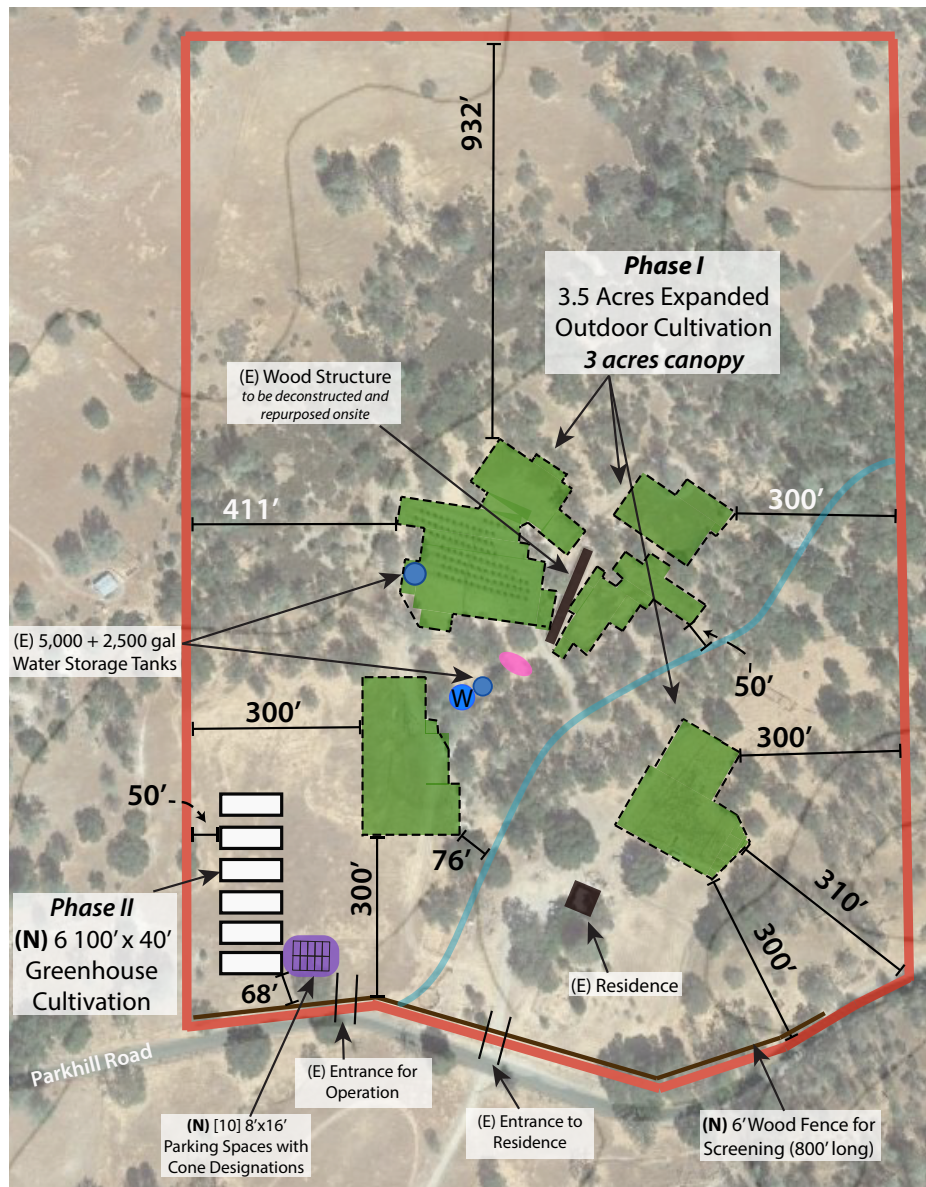
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3-29-89
12-4-91

(22)

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

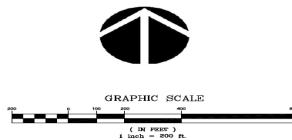
T 30 S R 15 E M.D.M.
SAN LUIS OBISPO COUNTY
CALIFORNIA

OVERALL SITE PLAN



Site: 59.13 Acres

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



Scope of Work

Phase I: 3.5 Acres Outdoor Cultivation

- 3 acres canopy

Phase II: 24,000 SF Greenhouse Cultivation

- 22,000 SF canopy

Sheet Index

- 1) Overall Site Plan
- 2) Buffer Map
- 3) Greenhouse Plans

Vicinity Map



Kirk Consulting

Sheet 1: Overall Site Plan
Pozo Management Group/Brian Beanway
(CCM2016-00277)
880 Park Hill Road
Santa Margarita, CA 93453

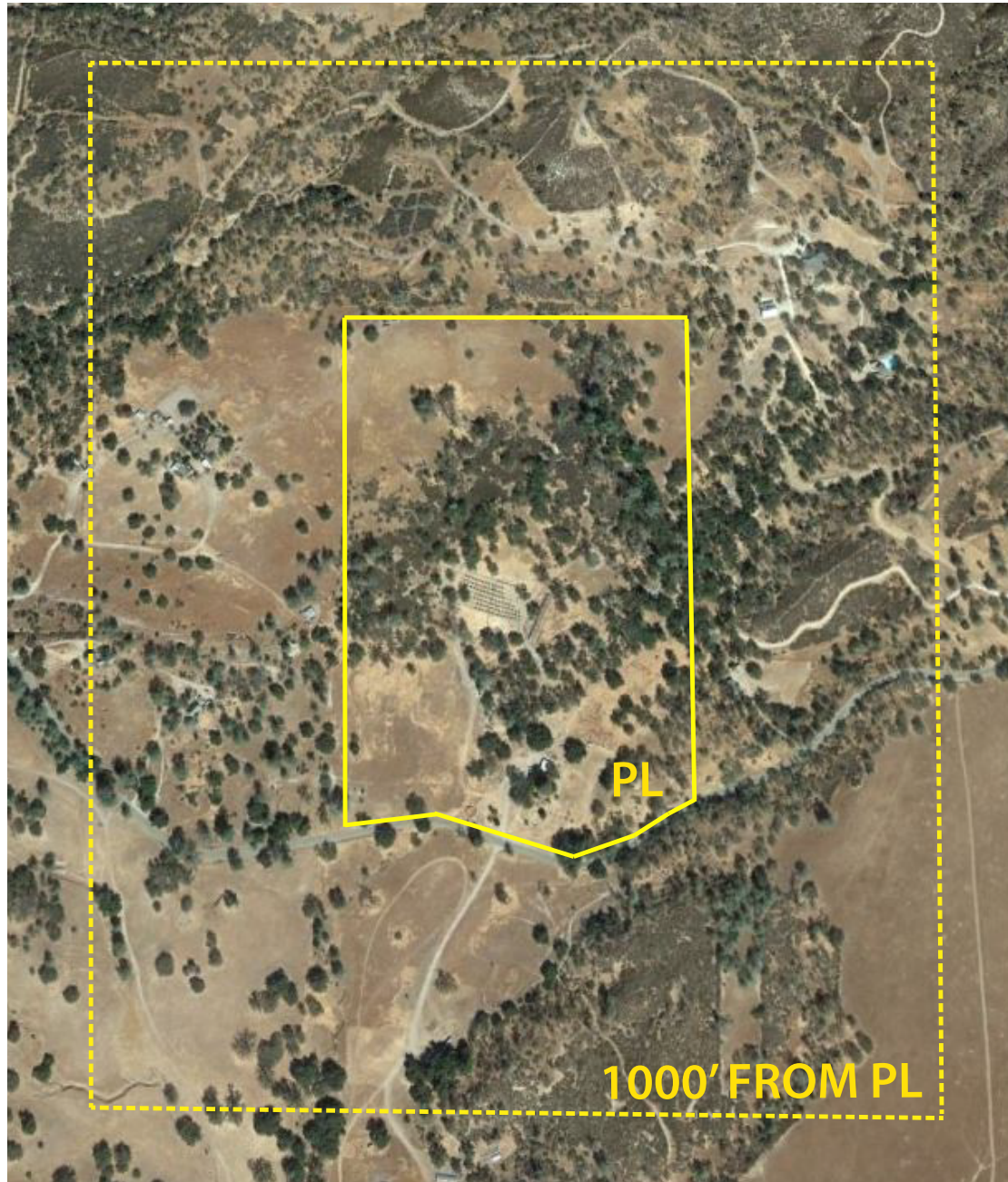
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DATE: Oct. 2018

880 Park Hill Road
Santa Margarita, CA

Sheet
1 of 3

BUFFER MAP



Kirk Consulting

Sheet 2: Buffer Map
Pozo Management Group/Brian Beanway
(CCM2016-00277)
880 Park Hill Road
Santa Margarita, CA 93453

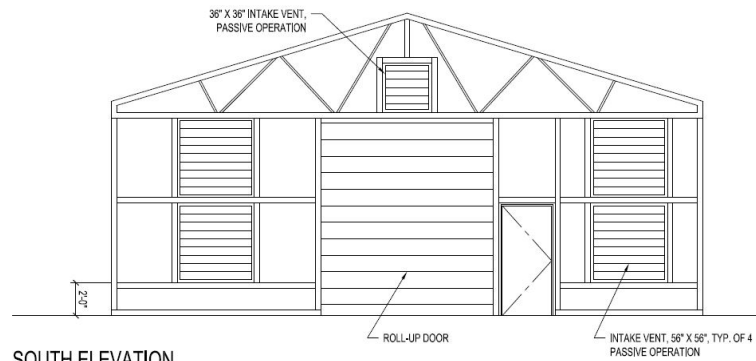
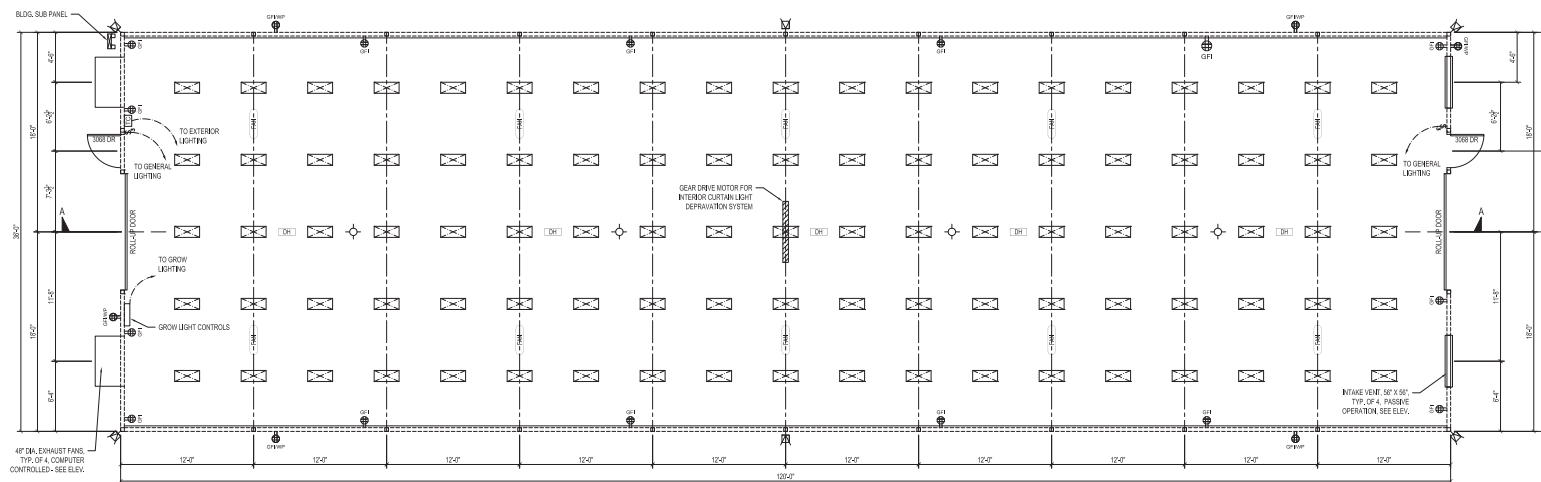
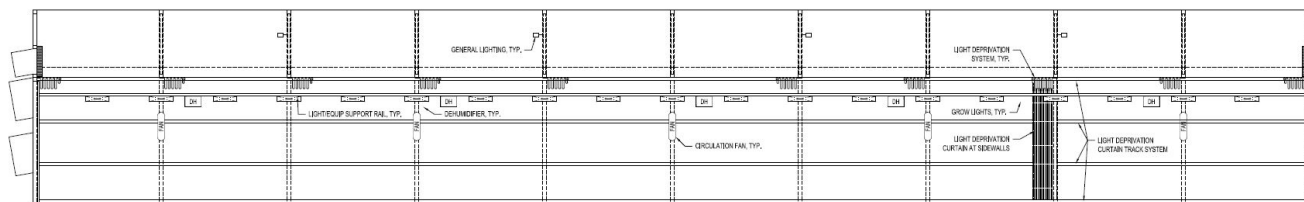
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DATE: Oct.2018










880 Park Hill Road
Santa Margarita, CA

Sheet

2 of 3

$$\overline{3/16'' = 1'-0''}$$

$$3/16'' = 1'-0''$$

$$316^\circ = 1-0^\circ$$


LONGITUDINAL SECTION A-A
3/16" = 1'-0"

- | | |
|---|--|
|  | GLOW LIGHT - MOUNT TO LIGHTING SUPPORT RAILS |
|  | GENERAL LIGHTING - MOUNT TO TRUSS WEB AVG, BTM CHORD |
|  | CIRCULATION FANS - MOUNT TO TRUSS BTM CHORD |
|  | DEHUMIDIFIER - MOUNT TO TRUSS BTM CHORD |
|  | EXTERIOR SECURITY LIGHTING - DOWNWARD CASTING |
|  | SWITCH (3-WAY) |
|  | QUADPLEX OUTLET (GFCI/ PROTECTED) |
|  | QUADPLEX OUTLET (GFCI/ WP PROTECTED) |
|  | EXTERIOR LIGHTING TIMER CONTROL W/ PHOTOCELL |

Sheet 3: Greenhouse Elevation & Sections
Pozo Management Group/Brian Beanway
(CCM2016-00277)
880 Park Hill Road
Santa Margarita, CA 93453

(SCALE: 1/64" = 1'

DATE: Oct.2018

880 Park Hill Road
Santa Margarita, CA

Sheet

3 of 3

Referral -- Page 37 of 37

