



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

THIS IS A NEW PROJECT REFERRAL

DATE: 2/5/2019

TO: 4th District Legislative Assistant, Air Pollution Control Board (APCD), Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Caltrans, Coastal Commission, City of Arroyo Grande, South County Advisory Group

FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us 805-788-2959)

PROJECT NUMBER & NAME: DRC2019-00016 RERO

PROJECT DESCRIPTION: Proposed Conditional Use Permit for cannabis distribution facility and a 2,500 square ft indoor nursery to be located at 2115 Willow Rd. Suite E, Arroyo Grande, CA

APN(s): 091-195-003

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 Seth McCormick on behalf of The Sackley Family Trust Daytime Phone 702-528-6319
 Mailing Address 6209 EXPLORER DR LAS VEGAS NV 89103 Zip Code 89103
 Email Address: realty500@gmail.com Fun4itpianoman@MSN.COM

☒ Applicant Name Reroc Daytime Phone 805-980-7999
 Mailing Address 2115 Willow Road, Arroyo Grande, CA 93420, Suite E Zip Code _____
 Email Address: Admin@reroc.co

☒ Agent Name Cory Black from Public Policy Solutions Inc. Daytime Phone 916-801-0551
 Mailing Address 200 S. 4th Street, Grover Beach CA 93433 Suite 301 Zip Code _____
 Email Address: Cory@publicpolicyinc.com

PROPERTY INFORMATION

Total Size of Site: 1.86 Acres Assessor Parcel Number(s): 091-195-003
 Legal Description: Zoned - Industrial (IND)
 Address of the project (if known): 2115 Willow Road, Arroyo Grande, CA 93420
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Access Via Willow Road AKA: Cabrillo Highway
 Describe current uses, existing structures, and other improvements and vegetation on the property: _____

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Distribution Facility and an Indoor Cannabis Nursery.

The project will take place in Suite E of the multi suite building on the property. The proposed project will operate a Cannabis

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 X Date 1/15/19

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): N/A

Describe existing and future access to the proposed project site: Existing access via Willow Road AKA Cabrillo Hwy

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: Residential Suburban South: Industrial

East: Residential Suburban West: Industrial

For all projects, answer the following: No New Buildings, Landscaping or paving is proposed

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

Buildings: N/A sq. feet _____% Landscaping: N/A sq. feet _____%

Paving: N/A sq. feet _____% Other (specify) _____

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: 0 Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: ☐ On-site well ☒ Shared well ☐ Other _____

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

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

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

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

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

Fire Agency: List the agency responsible for fire protection: Cal Fire San Luis Obispo

For commercial/industrial projects answer the following:

Total outdoor use area: _____ ☐ sq. feet ☐ acres Main Level: 3,000 SF

Total floor area of all structures including upper stories: 5,500 sq. feet Upstairs: 2,500 SF

Total: 5,500 SF

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: 1.86 acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ acres
Steep slopes over 30%: _____ 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: The site has existing utilities (electricity) which would have required trenching/earthworks
- 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: Willow Road AKA Cabrillo Hwy

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 Nursery, using recycled tank water with minimal waste
☒ Commercial/Office - Explain Cannabis Distribution Facility, only domestic water uses
☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? See Attachment: Expected Monthly Water Demand
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: 1x Existing Unisex Restrooms
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

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

Solid Waste Information

Cannabis Waste Disposal Company: Coastal Business Distribution
Domestic Waste Disposal Company: San Luis Garbage Co.

1. What type of solid waste will be generated by the project?
☒ Domestic ☐ Industrial ☐ Agricultural ☒ Other, please explain? Cannabis Solid Waste
2. Name of Solid Waste Disposal Company: See Above
3. Where is the waste disposal storage in relation to buildings? See Site Map
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: Lucia Mar Unified School District
2. Location of nearest police station: Arroyo Grande Police Department
3. Location of nearest fire station: Cal Fire San Luis Obispo County Fire Station 22
4. Location of nearest public transit stop: _____
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: Industrial Warehouse
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☐ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

1. Days of Operation: Monday - Sunday Hours of Operation: 6 am - 8 pm
2. How many people will this project employ? up to 18
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift _____
Distribution Shifts will be as needed from 6 am - 8 pm, Nursery 6 am - 11 am & 11 am - 8 pm
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: Minor amounts of terpenes (odor) are produced from clones (non mature plants)
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No
If yes, please describe in detail: Organic pest and fertilisers for the nursery will be stored in secure chemical storage onsite. See Attachment for list of chemicals used as needed.
8. Has a traffic study been prepared? ☐ No ☒ Yes If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

Approximate for the Distribution Facility Operations

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No

If yes, please specify what you are proposing: _____

11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?

☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
Phase 1: will consist of the downstairs Distribution Facility
2. Will the development occur in phases? ☒ Yes ☐ No Operation
If yes describe: _____
Phase 2: will consist of the upstairs Nursery Cultivation Operation
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 *: This project will be using energy efficient appliances, light and growing techniques

*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:
This project will be using recycled tank water for nursery cultivation (recycling anywhere from 50-90% of the water used, energy efficient light bulbs, lights will operate on timers
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): CalCannabis - Nursery & Processing Annual License

Bureau of Cannabis Control - Distribution Annual 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

Appendix D

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

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

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: Reroc_____

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? Nursery and Distribution Type 11

- | | | | |
|--------------------------------------|----------------------------------------|---------------------------------|----------------------------------|
| <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 type="checkbox"/> Outdoor |
| <input 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.

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

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

CANNABIS APPLICATION SUPPLEMENT

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

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

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

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

Source or utility name	Expected kWh drawn annually
PG&E	50,000 kWh for Distribution
	210,000 kWh for Nursery Cultivation
Total Annual kWh:	260,000 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. See Attachment: Expected Monthly Water Demand Breakdown

Source	Well	Well/ Recycled with Tanks	
Month and Year	Distribution	Nursery Cultivation	Total
1	1,500	2,000	3,500
2	1,500	2,000	3,500
3	1,500	2,000	3,500
4	1,500	2,000	3,500
5	1,500	2,000	3,500
6	1,500	2,000	3,500
7	1,500	2,000	3,500
8	1,500	2,000	3,500
9	1,500	2,000	3,500
10	1,500	2,000	3,500
11	1,500	2,000	3,500
12	1,500	2,000	3,500
Totals	18,000	24,000	42,000

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: See Attachment: Reroc Integrated pest management

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

I. PROJECT DESCRIPTION

Address: 2115 Willow Road, Arroyo Grande, CA 93420, Suite E

APN: 091-195-003

Parcel Size: 1.86 Acres

Land Use Designation: Industrial

Water Source: Shared Well

Sewage Disposal: Onsite Septic System

ReRoc Business Owners:

David Adamson

- Email - reroc@sudomail.com
- Phone # - 805.980.7999
- Address - 2115 Willow Road, Arroyo Grande, CA 93420 Suite E
- Ownership - 20.5%

Benjamin Norton

- Email - bennorton19@gmail.com
- Phone # - 18016473744
- Address - 2115 Willow Road, Arroyo Grande, CA 93420 Suite E
- Ownership - 51%

Jacob Mahler

- Email - JacobRMahler@Gmail.com
- Phone # - 801.549.7490
- Address - 2115 Willow Road, Arroyo Grande, CA 93420 Suite E
- Ownership - 20.5%

This land use permit application is commissioned by ReRoc, LLC for a conditional use permit at 2115 Willow Road, Suite E, Arroyo Grande to operate a cannabis distribution & nursery facility. A site map has been prepared for this application that outlines the proposed location of Suite E which is located on the far West portion of the industrial warehouse building, *Appendix A*. This property is accessible by Liberty Lane (an easement) from Willow Road, also known as Cabrillo Road or Highway 1.

The proposed project will take place in 2 phases. Phase 1 will be to commission the main level of Suite E as a distribution facility, which will operate to transport, arrange for testing and conduct quality assurance reviews of cannabis goods. The main level floor plan, *Appendix B*, outlines the 3,000 SF distribution premises and identifies the secure access areas, as well as where the operations of the distribution facility are proposed. Once ReRoc is fully licensed by the County of San Luis Obispo and the State of California, it will work in collaboration with local and state government regulators, licensed cannabis businesses and local communities to ensure that local cannabis products are transported, processed and tested in a safe, legal and fully compliant manner. ReRoc is focused on distributing safe and effective products that meet various beneficial needs of customers. ReRoc will accomplish this by sourcing only the highest quality products from trusted suppliers and sources who are pushing forward and making an effort to stay at the cutting edge of the industry.

Phase 2 of the project will be the nursery cultivation, that will take place in the 2,500 SF of the upstairs level of 2115 Willow Road, Suite E. This phase will begin after Phase 1 has been licensed and operational for a minimum of 3 months. The floor plan for the nursery cultivation, *Appendix B*, outlines the locations of the segmented cultivation areas, such as the nursery cultivation, germinating flower room, mothers room, multi purpose rooms etc. The plants will not be taken to full growth and will therefor not have any flower harvesting cycles. The plants will be grown from seed until they reach immaturity, and sold as clones. A full report on the standard operating procedure for the nursery cultivation has been provided, *Appendix H*, as well as the proposed canopy size of the nursery cultivation, *Appendix I*.

The entire warehouse property located at 2115 Willow Road has a total of 12,000 SF and is made up of 5 suites (A, B, C, D & E). All suites have been designated for cannabis activities and will be used as such. Suites A, B & C are currently warehouses and have not yet been allocated to any chosen cannabis businesses. Suite D has been allocated to a cannabis delivery and processing business.

The parcel at 2115 Willow Road, where the cannabis activity will take place (APN 091-195-003), is surrounded by a 6-foot-high chain-link perimeter fence and has an existing 6-foot-high chain-link gate at the only entrance. The only entrance to the parcel is off of Willow Road (also known as Cabrillo Highway or Highway 1). The one access road, Liberty Lane, to the parcel is an easement through parcel numbers 091-195-002 and 091-195-001.

II. SITE PLAN

See Appendix A

III. FLOOR PLAN

See Appendix B

IV. LAND USE APPLICATION

See Appendix C

V. CANNABIS APPLICATION SUPPLEMENT

See Appendix D

VI. LEASE AGREEMENT

See Appendix E

VIII. OPERATIONAL PLANS

VIII. 1. PEST MANAGEMENT & CHEMICAL LIST

A complete pest management plan and chemical list has been produced for this application, and this plan will be implemented into the nursery cultivation at ReRoc, *Appendix F*. The plan includes cultural pest management control methods, which describes industry best practice for controlling pests in an indoor growing environment. The plan also describes biological pest control methods and a lists all chemicals that may be applied at any stage of the plant growth. Only organic chemicals and nutrients will ever be used in the nursery cultivation. Storage of these chemicals will be in secure storage, *Appendix Q*.

VIII. 2. EXPECTED MONTHLY WATER USAGE

ReRoc has prepared a monthly water demand estimate for this application and includes a combined estimate for both the distribution and nursery cultivation, *Appendix G*. Based on operational plans, both aspects of the business, distribution and nursery will have consistent water usage throughout the year and this is reflected in the estimate. Three methods for water retention are proposed; rainwater catchment, indoor water recycling, and HVAC condensation collection. By utilizing all of these systems, it is estimated that a 75% water retention rate can be reached and maintained for this project.

VIII. 3. NURSERY SOP'S

ReRoc has produced comprehensive Standard Operating Procedures (SOP's) for the nursery cultivation, *Appendix H*. This SOP document is a detailed methodology of procedures for the cloning cultivation process. The plan is delivered in sequential order and delivers a step-by-step plan that ReRoc will use as the nursery cultivation procedures. These plans are unique to the cultivators at ReRoc and are considered confidential to any parties that are not privy to this application.

VIII. 4. CANOPY SIZE

The canopy size for the nursery cultivation is based on the square footage of growing space of the clones, and incorporates the square footage of the stacked cultivation space where applicable, *Appendix I*. The nursery cultivation areas which will have canopy include; the nursery cultivation room, the mothers room, the low light room and the multi-purpose room. The mother room will not have stacked plants, as these are the larger, mature plants. The other rooms; the nursery cultivation room, low light room and multi-purpose room will all use stacking techniques. ReRoc has proposed that up to 6 levels of stacking cultivation will be used in all three rooms at any given time. Therefore, the canopy square footage of these rooms is multiplies by 6 to accommodate for this type of stacked cultivation.

VIII. 5. EMPLOYEE SAFETY AND TRAINING PLAN

ReRoc has provided an Employee Safety and Training Plan as part of this application, *Appendix J*. The plan is designed to ensure the safety of all employees by creating a safe and secure working environment. Employees will be orientated with the Safety and Training Plan and it will also be used to document any safety issues as they arise. Management and employees will both be responsible for maintaining a safe environment at ReRoc. Management will conduct regular safety evaluations of the workspace and provide training programs for employees. Employees must follow all safety rules set out by ReRoc and are responsible for reporting any safety hazard or incidents to management.

VIII. 6. SECURITY PLAN & MAP

A security plan has been produced by ReRoc and outlines two security components of the business, the facilities security plan and the security surveillance system (for the distribution facility), *Appendix K*. This plan is

comprehensive and will be reviewed by the County Sheriff's Department to ensure that it is in compliance with State and Local security regulations. ReRoc has also worked with a local security company to produce a security map, *Appendix K*, with the location of all proposed security cameras, motion detectors, panic buttons, alarms, keypads, outdoor lighting etc.

VIII. 7. EMPLOYEE HANDBOOK

An employee handbook has been submitted as part of this application, *Appendix L*, to complement the Security Plan and the Employee Safety and Training Plan. The handbook has been produced by ReRoc to convey company values, policies, code of conduct and includes ReRoc employment details.

VIII. 8. ODOR MITIGATION PLAN

This project will use industry best practices and leading edge technologies as well as any equipment or technologies mandated by Local or State government to prevent any odor issues from occurring at the distribution facility and from the nursery cultivation taking place at ReRoc. The odor mitigation plan includes using HVAC equipment with high velocity fans and charcoals carbon air scrubbers. An odor mitigation plan has been presented, *Appendix M*, and provides odor mitigation equipment specifications.

VIII. 9. PARKING PLAN

To maintain compliance with San Luis Obispo County parking standards ReRoc is required to have 4 regular parking spaces and 1 ADA parking space. The parking plan provided, *Appendix N*, shows that more than sufficient parking has been provided in this application by providing 6 regular spaces and 1 ADA space. The breakdown and location of the allocated 6 spaces is presented in the parking plan.

VIII. 10. NEIGHBORHOOD COMPATIBILITY PLAN

ReRoc has created a neighborhood compatibility letter for circulation to local residents, and is presented as part of this Neighborhood Compatibility Plan, *Appendix O*. The letter offers an introduction to the owners of Reroc, with a brief description of the cannabis activities that will be operational by Reroc at 2115 Willow Road. The letter addresses potential neighborhood concerns by outlining common questions and issues residents may have, then offers a transparent explanation of how ReRoc aims to combat the potential issues. Finally, contact information is provided to create a direct line of communication between Reroc owners and the local residents.

VIII. 11. WASTE MANAGEMENT PLAN

A waste management plan has been provided as part of this application. The plan addresses cannabis waste and non-cannabis waste (household solid waste and recycling). Cannabis waste will be collected and stored on site then removed by ReRoc's licensed distribution facility to a designated waste disposal area. Non-cannabis solid waste will be collected onsite and be disposed of into 3-yard outdoor garbage and recycling containers. Non-cannabis solid waste will be collected by the San Luis Garbage Co. and the collection payment and times are the responsibility of the property's landlord. All specifications of solid waste receptacle are outlined in the waste management plan, *Appendix P*.

VIII. 12. MATERIAL STORAGE AND HAZARD RESPONSE PLAN

All chemicals used in the nursery cultivation will be stored in secure, locked storage provided. A Hazardous Material and Chemical Storage Plan has been created for this application and shows the location of the secure chemical storage in the media prep room, located on the second floor of the property at 2155 Willow Road and gives all the specification of the proposed secure chemical storage container, *Appendix Q*. A list of all chemicals has also been presenting in this application, *Appendix F*. A Hazard Response Plan has also been

produced for this application which clearly presents key emergency numbers including local police, fire and hospitals. It also provides employees with emergency response procedures for potential safety hazards at ReRoc, *Appendix R*. A copy of the Hazard Response Plan will be fixed to the outside of the chemical storage container and will easily accessible to all employees working on site.

VIII. 13. TRAFFIC STUDY

A traffic study has been prepared for this application, and allows for up to 18 employees for both Phase one and two of the project. ReRoc will employ up to 6 full time employees during Phase one the project and has allowed for up to 12 additional employees in phase 2, for a total of 18 employees. This amount of employees is not estimated to be on site all at once but will work in shifts from 6am to 1pm and 1pm to 8pm and as needed based on work demand. No peak hour trips will be generated based on the number of employees and the hours of operation/employee shift. The Traffic Study was produced by Rick Engineering Company and has been approved by CalTrans, *Appendix S*.

ReRoc Odor Mitigation Plan

This project will use industry best practices and leading edge technologies as well as any equipment or technologies mandated by the County of San Luis Obispo and State of California to prevent any odor issues occurring from the distribution facility and the nursery cultivation taking place at 2115 Willow Road, Arroyo Grande:

ReRoc at Suite E, 2115 Willow Road:

1. Will be equipped with an exhaust air filtration system with carbon filters that prevent internal odors from being emitted externally. The carbon air filters will “scrub” the odor from the air before it is exhausted out.
2. Will have uninterrupted power supply that provides for critical needs in the event of a power failure.

The odor management equipment consists a 12” inline fan by GrowBright and a 12”x40” Charcoal Air Scrubber Filter by Can-Lite. Odor mitigation equipment will be installed in each room where plants will but cultivated; Nursery cultivation room, low light room, mother room, multi purpose room and germinating room. As the nursery cultivation will not take plants to maturity, the amount of terpenes or odors produced by clones is significantly less than a cultivation which takes plants to maturity. Based on the square foot of each room in the upstairs area of nursery cultivation, one 12” inline fan and one 12’x40 charcoal air scrubber would support odors of mature plants and will therefor be highly effective as odor mitigation for a nursery.

The entrance to the building is also fitted with a security vestibule which acts as a level of odor protection by creating an air barrier when employees/visitors enter and/or exit the building.

Specs for proposed odor mitigation equipment:

GrowBright 12 Inch High Velocity Fan

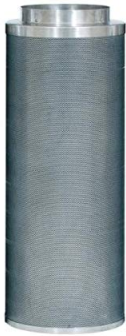


Control odor and temperature in your grow area with this GrowBright 12" fan. Inline fans are perfect for carbon filters, air cooling lighting reflectors or attaching to ducting to ventilate your grow room! Growers can control odors and keep equipment cool with this compact metal fan. Extremely quiet and easy to install, this 295-watt, 12-inch fan pushes 1,050 cubic feet per minute.
12" INLINE FAN by GrowBright

- HIGH VELOCITY
- 1,050 CFM (cubic feet per minute)
- Solid STEEL Construction (not cheap plastic)
- ELT Listed for Safety

- Mounting Bracket included
- Grounded Power Cord (plugs into a standard household outlet)
- Uses 295 watts of electricity 120V/60Hz
- Quiet (53 db)
- 2500 RPM

Charcoal Air Scrubber Filter Can-Lite 12" x 40"



Can-Filters has designed and built the Can-Lite for convenience and long life. 100% Australian Granulated carbon, aluminum top and bottom, integrated flange, and 51% open perforation are features of the Can-Lite filter. The Can-Lite is available in 12 sizes 4" - 14" XL with a CFM range of 89 - 3000. Can Lite is manufactured in a dedicated carbon filter plant in North America.

Details

- Made in North America
- 12 sizes from 89 - 3000 cfm, largest in industry
- Built in 12" flange
- Low pressure drop even on smaller sizes
- Lightweight Australian Granular carbon
- 2" Carbon bed
- 51% open perforation for maximum airflow

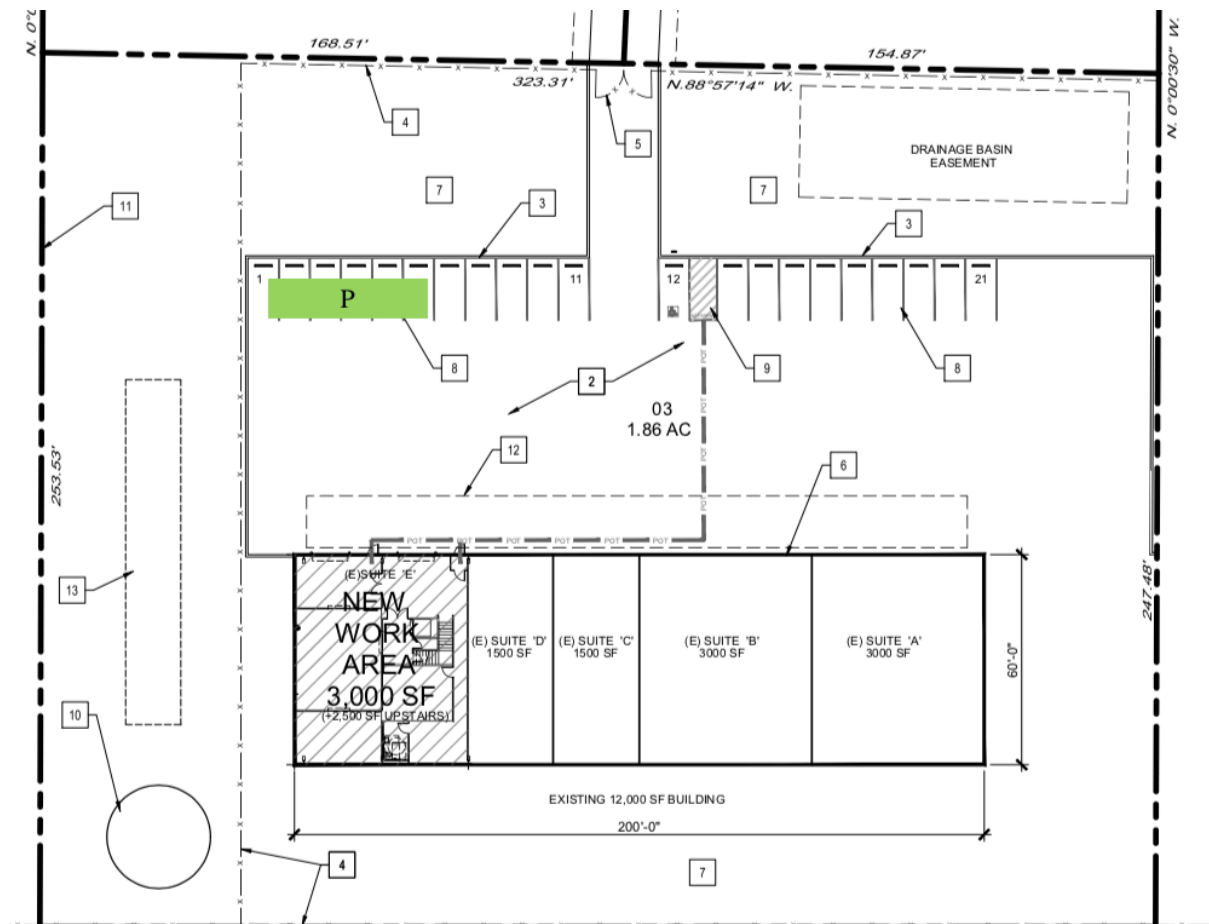
Technical Data

- Recommended Max CFM: 1800 CFM
- Prefilter: Yes
- Flange: Built-in 12"
- Outside Diameter: 40.6 cm / 16"
- Height: 101.6 cm / 40"
- Total Weight: 26.31 kg / 58 lbs.
- Carbon Weight: 19.6 kg / 43.21 lbs.
- Carbon Bed Depth: 2"
- Max Operating Temp: 80°C

ReROC PARKING PLAN

The parking plan for ReRoc at 2115 Willow Road, Arroyo Grande consists of 6 parking spaces which have been assigned to the applicant as part of the lease agreement of Suite E. The parking spaces are outlined in the parking diagram below. The allocated parking will only be used by ReRoc personnel as the premises is not open to the public. According to the San Luis Obispo County Land Use Ordinance Title 22.18.050.C.1 parking requirements for agricultural uses (nursery cultivation) is 1 parking space is per 1,000 SF of use area. Based on the 1,500 SF of nursery cultivation area this would require 1 parking space. The parking standard for distribution facilities is 1 space per 1,000 SF, which would require the applicant to have 3 space for the 3,000 SF distribution aspect of the project. According to the San Luis Obispo Land Use Ordinance Title 22.18.050.B.1.a, in parking areas with less than 40 space, 1 ADA parking space is required making the already allocated ADA parking space in the parking area sufficient for this project. To maintain compliance with San Luis Obispo County parking standards ReRoc is required to have 4 regular parking spaces and 1 ADA parking space. Therefore, more than sufficient parking has been provided in this application by providing 6 regular spaces and 1 ADA space.

ReRoc Parking Diagram



January 28, 2019

Mr. David Adamson
2115 Willow Road
Arroyo Grande, CA 93420

SUBJECT: 2115 WILLOW ROAD, ARROYO GRANDE, CALIFORNIA
TRAFFIC GENERATION LETTER
(RICK ENGINEERING COMPANY JOB NUMBER 18469)

Dear Mr. Adamson:

This letter has been prepared to summarize the estimated traffic generation and trip distribution for the project located at 2115 Willow Road within San Luis Obispo County, which seeks a Conditional Use Permit application for a cannabis nursery and wholesale distribution operation within an existing building. The project location is within the South County Road Improvement Fee Area.

The project is proposed to occupy up to 5,500 square feet of an existing 12,000 square foot industrial warehouse structure on a parcel zoned Commercial Service. **Attachment A** shows the site plan and project floor plan. The project will employ up to 18 people, working in staggered shifts between 6am to 8pm Monday through Saturday. It is estimated that deliveries to/from the site will occur three times per week.

Access to the project site is from an existing driveway on Willow Road (which is State Route 1 (SR-1) at this location) approximately 1,000 feet west of the tee intersection of SR-1 and Willow Road. SR-1 continues southbound from this intersection and Willow Road continues east of the intersection for another 4.5 miles, connecting to US-101 and terminating at Thompson Avenue. At the project driveway, Willow Road (SR-1) is a two-lane undivided state highway with a nine foot paved shoulder on each side.

Based on Caltrans data for year 2017, State Route 1 carries an average annual daily traffic (AADT) volume of 7,400 vehicles per day in the vicinity of the project driveway (**Attachment B**). Based on traffic data counted on Thursday, December 13, 2018, the intersection of Willow Road and State Route 1 carries a weekday total approach entering volume of 677 vehicles during the AM peak hour (6:15-7:15 AM) and 855 vehicles during the PM peak hour (4:15-5:15 PM). The eastbound entering volume is 238 vehicles in the AM and 571 in the PM. The westbound departing volume is 355 vehicles in the AM and 295 in the PM. This intersection count was used to provide a basis for an estimation of the trip distribution estimates for project traffic. In the AM, the trips are approximately 40% eastbound and 60% westbound; in the PM the distribution is 66% eastbound and 34% westbound.

Attachment C contains the traffic count data collected by Metro Traffic Data Inc.

PROJECT TRAFFIC GENERATION

The ITE (Institute of Transportation Engineers) *Trip Generation Manual 10th Edition* trip generation rates for the relevant land uses, as well as information provided by the client were used to estimate the trips anticipated with the operations of the proposed facility.

Based on the above information, the typical project operations are estimated to generate 55 ADT and due to the off-peak employee hours (6am to 8pm) is estimated to result in zero peak hour trips during the AM and PM peak hours. **Table 1** summarizes the estimated trip generation for the project.

Table 1
TRIP GENERATION

		Daily Trips		AM Peak Hour (6:15-7:15 am)					PM Peak Hour (4:15-5:15 pm)				
		Driveway Rate	ADT	Peak Hour Rate	In/Out Split	In	Out	Total	Peak Hour Rate	In/Out Split	In	Out	Total
Typical Operations													
Distribution Employees (6a-1p)	3 Daily	3.05	9	0.00	87/13	0	0	0	0.00	29/71	0	0	0
Distribution Employees (1p-8p)	3 Daily	3.05	9	0.00	87/13	0	0	0	0.00	29/71	0	0	0
Nursery Employees (6a-1p)	6 Daily	3.05	18	0.00	87/13	0	0	0	0.00	29/71	0	0	0
Nursery Employees (1p-8p)	6 Daily	3.05	18	0.00	87/13	0	0	0	0.00	29/71	0	0	0
Delivery Vehicles	3 Weekly	-	1	-	50/50	0	0	0	-	50/50	0	0	0
Total Typical Project Trips	-	-	55	-	-			0	-	-			0

Note:

ADT rates from ITE Trip Generation Manual (10th Edition), Land Use 110 (General Light Industrial)

AM peak and PM peak volumes estimated based on information provided by client about employee shifts and typical operations

PROJECT TRIP DISTRIBUTION

Access to the project site is via Willow Road (SR-1). Based on the stated regional nature of the project deliveries, it is assumed that all delivery trips will be to/from the US-101 freeway to the east. Employee trips are assumed to follow existing traffic patterns, with a 40/60 east/west distribution in the AM, and a 66/34 east/west distribution in the PM hours.

CONCLUSIONS

The project proposes an off-peak employee work schedule and as such is estimated to generate no peak hour trips. Therefore there is no anticipated project impact to the operations of the roadways or intersections.

Should you have any questions, please contact me at (805) 544-0707.

Sincerely,
RICK ENGINEERING COMPANY



Jonathan "Nate" Stong, P.E.

L:\18469 Willow Rd Traffic\Traffic\18469 TripGen Letter 2115 Willow Rd_rev1.docx
Attachments



ATTACHMENT "B"

Caltrans 2017 Traffic Volumes: Annual Average Daily Traffic (AADT)

DIS	RTE	R1	CNTY	PM	PM	PM	DESCRIPTION	BACK	F	BACK	PE	BACK	/	AHEAD	PE	/	AHEAD	PEAK	AHEAD	AAD
05	001	SB	R		0.000		LAS CRUCES, JCT. RTE. 101; MOBIL OIL PIER								890			8500		8000
05	001	SB			15.010		JALAMA ROAD	950		9000		8400		950			9000		8400	
05	001	SB			19.251		LOMPOC, SOUTH JCT. RTE. 246	950		9000		8400		1100			11600		10900	
05	001	SB			20.565		LOMPOC, NORTH JCT. RTE. 246	1400		14200		13400		990			11900		11500	
05	001	SB			22.519		LOMPOC, SANTA YNEZ RIVER BRIDGE	2700		28500		27100		2700			28500		27100	
05	001	SB	R		23.296		LOMPOC/CASMALIA ROAD	2800		29500		28100		2050			21500		20600	
05	001	SB	R		26.690		PINE CANYON ROAD	1700		16600		15900		1800			18300		16600	
05	001	SB	M		29.891		VANDENBERG AIR FORCE BASE	2000		18600		16100		2000			17200		16200	
05	001	SB	R		31.042		JCT. RTE. 135, VANDENBURG, NORTH	1900		16500		15000		2300			20200		19100	
05	001	SB	R		34.777		ORCUTT, JCT. RTE. 135 NORTH	3000		24300		21300		510			4100		3600	
05	001	SB	R		35.530		CLARK AVENUE	400		3200		2800		490			3900		3400	
05	001	SB			41.810		CASMALIA ROAD	640		5100		4500		410			3400		2900	
05	001	SB			49.199		GUADALUPE, JCT. RTE. 166 EAST	400		3100		2700		710			7000		6400	
05	001	SB			50.408		GUADALUPE NORTH CITY LIMITS	910		7300		6600		760			6100		5500	
05	001	SB			50.606		SANTA BARBARA/SAN LUIS OBISPO COUNTY LINE	760		6100		5500								
05	001	SLO			0.000		SANTA BARBARA/SAN LUIS OBISPO COUNTY LINE							400			4800		3900	
05	001	SLO			1.291		OSO FLACO UNDERPASS	400		4800		3900		530			6300		5100	
05	001	SLO			6.350		ENTRANCE, UNION OIL COKING PLANT	750		8100		7100		770			9100		7400	
05	001	SLO			10.290		ARROYO GRANDE ROAD	330		4000		3200		490			5900		4800	
05	001	SLO			10.900		HALCYON ROAD	490		5900		4800		970			11000		9400	
05	001	SLO			13.000		ENTRANCE, PISMO BEACH STATE PARK	720		8000		7000		960			11500		9300	
05	001	SLO			14.100		GROVER CITY, GRAND AVENUE	990		12000		9700		1200			14200		11500	
05	001	SLO			15.268		PISMO BEACH, VILLA CREEK	1200		13200		11200		1200			13200		11200	
05	001	SLO	L		16.543		PISMO BEACH, SOUTH JCT. RTE. 101	800		9300		8100		1150			12000		11000	
05	001	SLO	L		16.770		SAN LUIS OBISPO, NORTH JCT. RTE. 101	2500		27500		25000		2800			32000		29500	
05	001	SLO			17.341		SAN LUIS OBISPO, FOOTHILL BOULEVARD	3500		36500		34300		3600			38000		35800	
05	001	SLO			17.874		HIGHLAND DRIVE	3000		31500		29700		2750			29000		27400	
05	001	SLO			19.710		ENTRANCE, CALIFORNIA MEN'S COLONY	2650		28000		26200		2500			26000		24600	
05	001	SLO			20.890		ENTRANCE, CAMP SAN LUIS OBISPO	2150		22300		21100		2200			23000		21700	



Metro Traffic Data Inc.
 310 N. Irwin Street - Suite 20
 Hanford, CA 93230
 800-975-6938 Phone/Fax
 www.metrotrafficdata.com

Turning Movement Report

Prepared For:

Rick Engineering Company
 5620 Friars Road
 San Diego, CA 92110

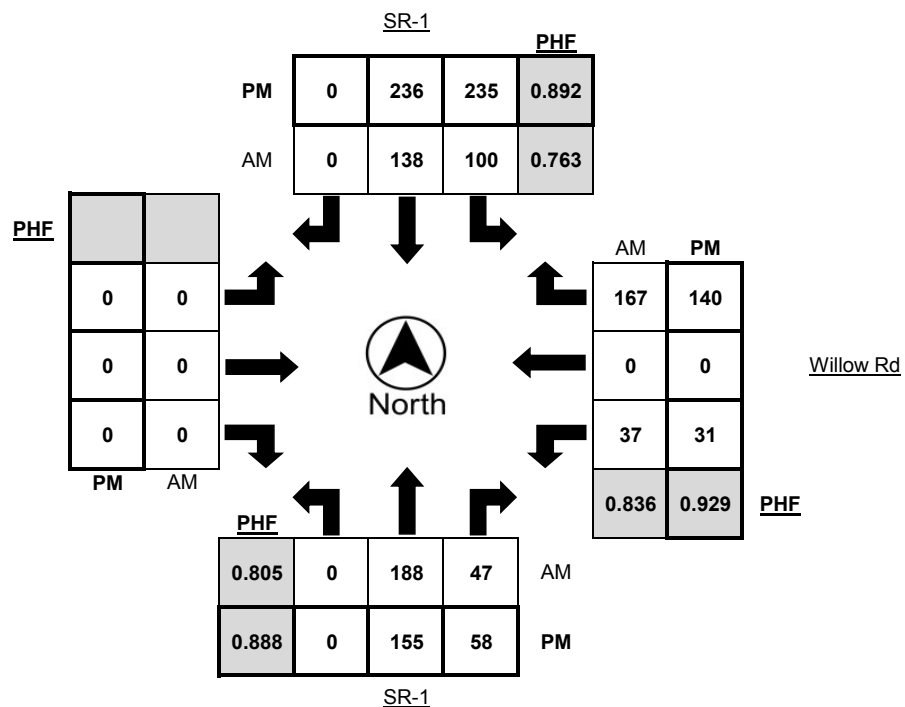
LOCATION SR-1 @ Willow RoadLATITUDE 35.046681°COUNTY San Luis ObispoLONGITUDE -120.569766°COLLECTION DATE Thursday, December 13, 2018WEATHER Clear

Time	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
6:00 AM - 6:15 AM	0	27	8	3	15	29	0	5	0	0	0	0	11	0	21	2
6:15 AM - 6:30 AM	0	54	19	4	23	24	0	4	0	0	0	0	9	0	42	2
6:30 AM - 6:45 AM	0	49	13	0	24	39	0	4	0	0	0	0	7	0	46	6
6:45 AM - 7:00 AM	0	47	8	2	33	45	0	3	0	0	0	0	13	0	48	4
7:00 AM - 7:15 AM	0	38	7	3	20	30	0	7	0	0	0	0	8	0	31	2
7:15 AM - 7:30 AM	0	33	9	4	37	22	0	5	0	0	0	0	9	0	35	0
7:30 AM - 7:45 AM	0	33	11	1	22	30	0	2	0	0	0	0	5	0	24	4
7:45 AM - 8:00 AM	0	35	3	1	20	22	0	1	0	0	0	0	10	0	23	1
TOTAL	0	316	78	18	194	241	0	31	0	0	0	0	72	0	270	21

Time	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
4:00 PM - 4:15 PM	0	39	15	2	61	60	0	4	0	0	0	0	7	0	38	2
4:15 PM - 4:30 PM	0	35	15	3	61	51	0	5	0	0	0	0	2	0	34	6
4:30 PM - 4:45 PM	0	37	12	2	49	57	0	2	0	0	0	0	13	0	33	2
4:45 PM - 5:00 PM	0	44	16	4	64	68	0	4	0	0	0	0	9	0	35	1
5:00 PM - 5:15 PM	0	47	13	0	49	58	0	0	0	0	0	0	11	0	29	2
5:15 PM - 5:30 PM	0	41	10	1	56	56	0	3	0	0	0	0	8	0	30	0
5:30 PM - 5:45 PM	0	22	8	1	44	51	0	1	0	0	0	0	5	0	38	0
5:45 PM - 6:00 PM	0	33	6	0	35	41	0	1	0	0	0	0	8	0	22	0
TOTAL	0	298	95	13	419	442	0	20	0	0	0	0	63	0	259	13

PEAK HOUR	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
6:15 AM - 7:15 AM	0	188	47	9	100	138	0	18	0	0	0	0	37	0	167	14
4:00 PM - 5:00 PM	0	155	58	11	235	236	0	15	0	0	0	0	31	0	140	11

	PHF	Trucks
AM	0.872	6.1%
PM	0.906	4.3%



ReRoc Expected Monthly Water Demand

Water Supply Information

Water Source: Shared Well

Location: GPS Coordinates: 35.045560, -120.573517

Methods of Water Retention Proposed

1. Rainwater reclamation

ReRoc proposes the use of rain gutters with leaf guards to divert the rain water into storage containers on the outside of the facility. The piping used is 3" pvc pipe with a standard filter to remove dirt/ debris that may accumulate from the roof. That water will be stored in a 1,500 gallon water tank. With this system it is possible to reclaim 600 gallons of water for every 1" of rain. Estimated average water retention rate of 10%.

2. Indoor water recycling

ReRoc will be using flood and drain tables for the nursery cultivation. This system can retain upwards of 75% of our water used, but this number can vary dependent on temperature, amount of water used to flood, relative humidity of the room. This system will allow the cultivators to flood the tables until fully saturated and then drain the water for reuse. The recycled water will be drained into storage tanks at the end of the tables to be run through again when time is needed. All water will be purified using a commercial ultraviolet water sterilizer. Estimated average water retention rate of 60%.

3. HVAC Condensate collector:

The condensation that collected on the HVAC will be collected by a condensate trap and hooked up to a timer to be pumped into the external water storage containers. The external water tanks will be piped in through the filtration system to be used as purified water. This method has reclaimed upwards of 90% needed of other larger systems than our own in different climates. Because the amount can vary so much dependent on various factors such as temperature indoors and outdoors, relative humidity, and the amount that the HVAC system is being run. The average household can expect 5-20 gallons of condensate per day from an AC unit. Our HVAC will be running longer and at a higher level than your average household, but to keep estimates conservative we will say we harvest 20 gallons/ day that equates 28% of our water needs being reclaimed from the HVAC condensate system.

Estimated average water retention rate of 5%.

Based on using all three water retention techniques it is estimated that the average water retention rate can be as high as 75%. This water retention rate has been calculated into the average monthly gallons used by the nursery cultivation.

Water Demand Estimate by Distribution & Nursery

Distribution: 1,500 gallons/month

Estimated 12.5 gallons/person (4 on average)/day

12.5 gallons x 4 people = 50- gallons per day x 30 days per month = 1,500 gallons per month

- Restroom
 - Low flush toilets @ est. 3.5 gallons per flush (2 flushes per person = 7 gallons)
- Hand washing
 - 2.5 gallons/day

- Drinking water
 - 1 gallon/day
- Cleaning and sanitation on the space
 - 2 gallons/day

Nursery - 2000-2500 gallons/month (average 2,250) *with a 75% retention rate avg. 638 gallons/month

- The water retention systems used to recycle the water used for the nursery cultivation have been estimated to retain 75% of all water being used.
- Without the water retention systems, this project would estimate a monthly water demand of 2250 per month.
- *Based on a rate of 2250 gallons per month x 75% retention rate, approximately 600-675 gallons per month will be used (average 638).

Table 1 shows a water demand estimate for when both Phase 1 and 2 are operational. For the first 3 months minimum only Phase 1, the distribution facility will be operational.

TABLE 1 WATER DEMAND ESTIMATE

Well Water: Per Months	Distribution Phase 1	Nursery Cultivation Phase 2	Total Phase 1 & 2
1 – January	1,500	638	2,138
2 – February	1,500	638	2,138
3 – March	1,500	638	2,138
4 – April	1,500	638	2,138
5 – May	1,500	638	2,138
6 – June	1,500	638	2,138
7 – July	1,500	638	2,138
8 – August	1,500	638	2,138
9 – September	1,500	638	2,138
10 – October	1,500	638	2,138
11 – November	1,500	638	2,138
12 – December	1,500	638	2,138
TOTAL	18,000	7,656	25,656 Gallons Per Year

Water demand is not expected to fluctuate significantly from month to month based on the consistent nature of the distribution and nursery operations. The water usage for the distribution facility will be very consistent as there are no operational differences between the months. Also, the nursery cultivation will operate in a controlled environment using recycled water and will operate with consistent cultivation operation month to month.

Restrooms

1 x Unisex Restroom on the main floor – See Floor Plan for Location



Parcel Information

APN: 091-195-003

Assessee: SACKLEY STUART TRE

Care Of:

Address: 4108 THE STRAND MANHATTAN BEACH
CA 90266

Description: PM 68/90-93 PAR 3

Site Address:
02115 WILLOW RD

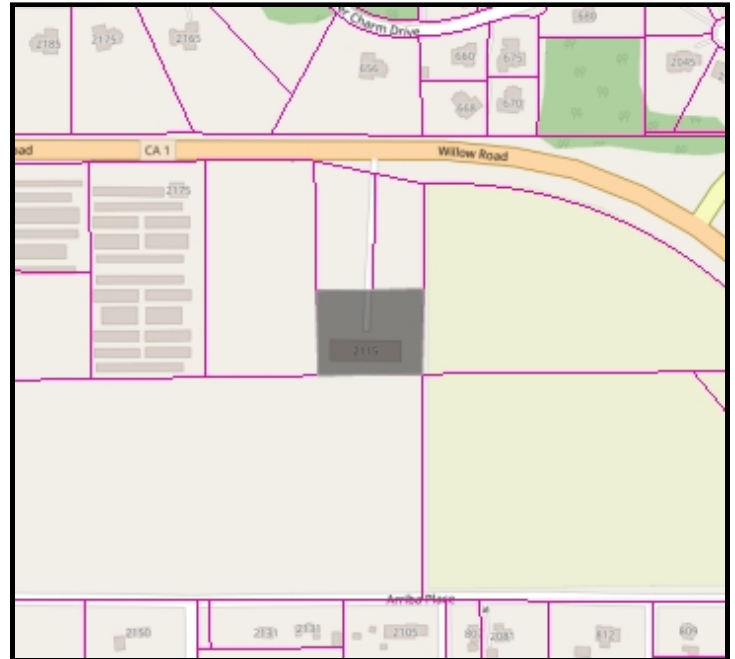
Tax Rate Area Code: 052002

Estimated Acres: 1.73

Community Code: CALG

Supervisor District: Supdist 4

Avg Percent Slope: 3



Selected Parcel

Land Use Information

Land Uses Combining Designations

IND	Coastal Zone
-----	--------------



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2019-00016	Land Use	1/31/2019 2:27:16 PM
DRC2018-00218	Land Use	11/26/2018 10:33:01 AM
PROJ-2018-00076	Cannabis Activities	11/26/2018 12:00:00 AM
PRE2018-00127	Pre-Application	10/3/2018 7:56:31 AM
PMT2017-01828	PMTTC - Commercial Permit	12/14/2017 3:01:13 PM



Parcel Summary Report

APN: 091-195-003

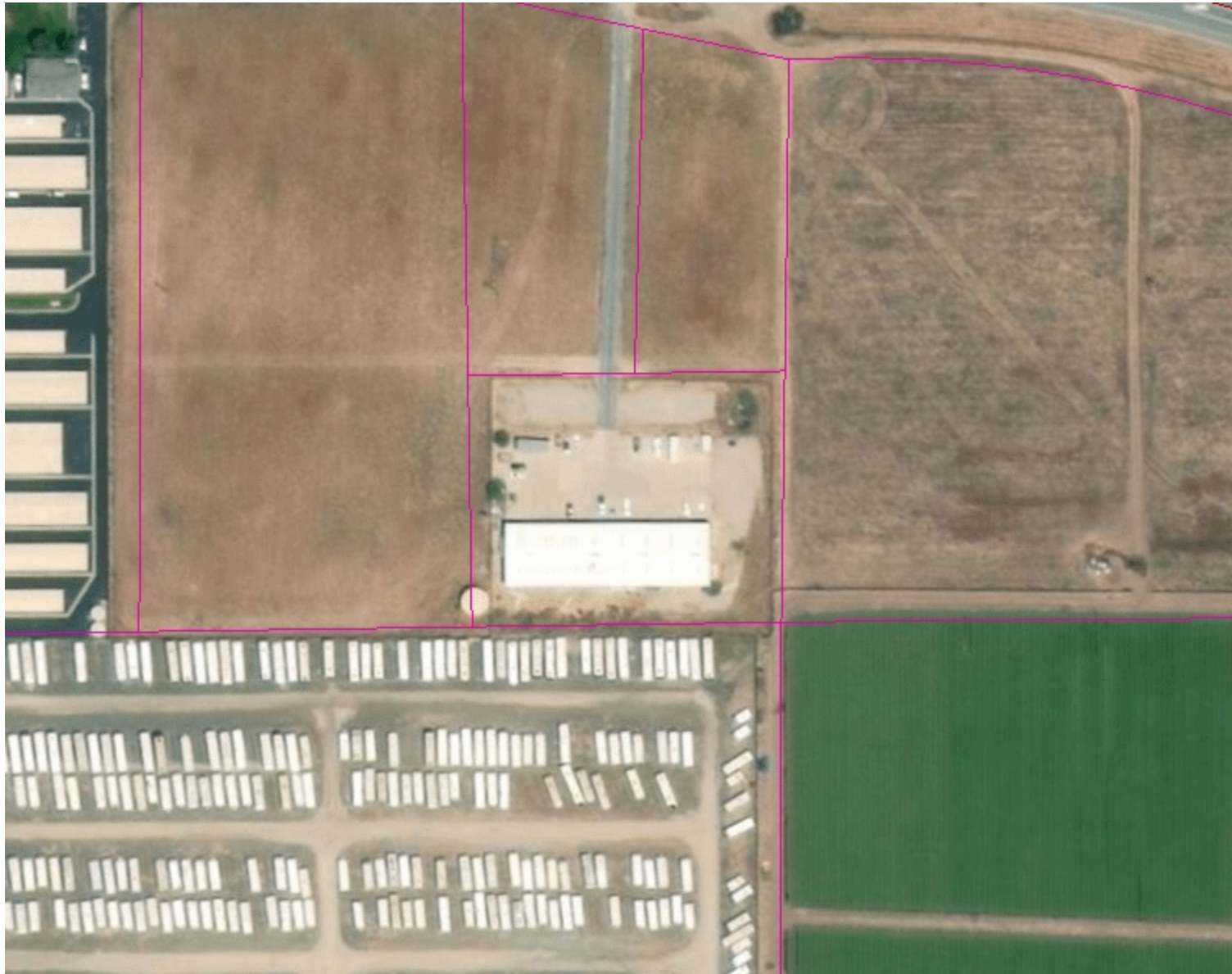
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COD2016-00303	Code Enforcement	12/9/2016 8:47:49 AM
CCM2016-00402	CCM - Condition Compliance Monitoring	11/18/2016 2:29:08 PM
ZON2015-00001	Zoning Clearance	7/1/2015 12:02:55 PM
ZON2009-00579	Zoning Clearance	4/5/2010 1:49:12 PM
ZON2008-00653	Zoning Clearance	4/27/2009 11:43:56 AM
SUB2005-00205	Subdivision	3/22/2006 2:19:09 PM
ZON2004-00492	Zoning Clearance	1/18/2005 12:00:00 AM
SUB2003-00115	Subdivision	3/16/2004 12:00:00 AM
C8656	PMTC - Commercial Permit	12/3/2002 12:00:00 AM
E970197	Code Enforcement	3/17/1999 12:00:00 AM
D970081P	Land Use	9/22/1997 12:00:00 AM
D880032D	Land Use	4/15/1997 12:00:00 AM
96240	PMTR - Residential Permit	8/7/1995 12:00:00 AM
92384	PMTC - Commercial Permit	10/8/1993 12:00:00 AM
85373	PMTC - Commercial Permit	4/1/1991 12:00:00 AM
85372	PMTC - Commercial Permit	2/25/1991 12:00:00 AM

Clerk Recorder Documents

2018-R-033864

2007-I-002751

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
 © County of San Luis Obispo Planning and Building Department

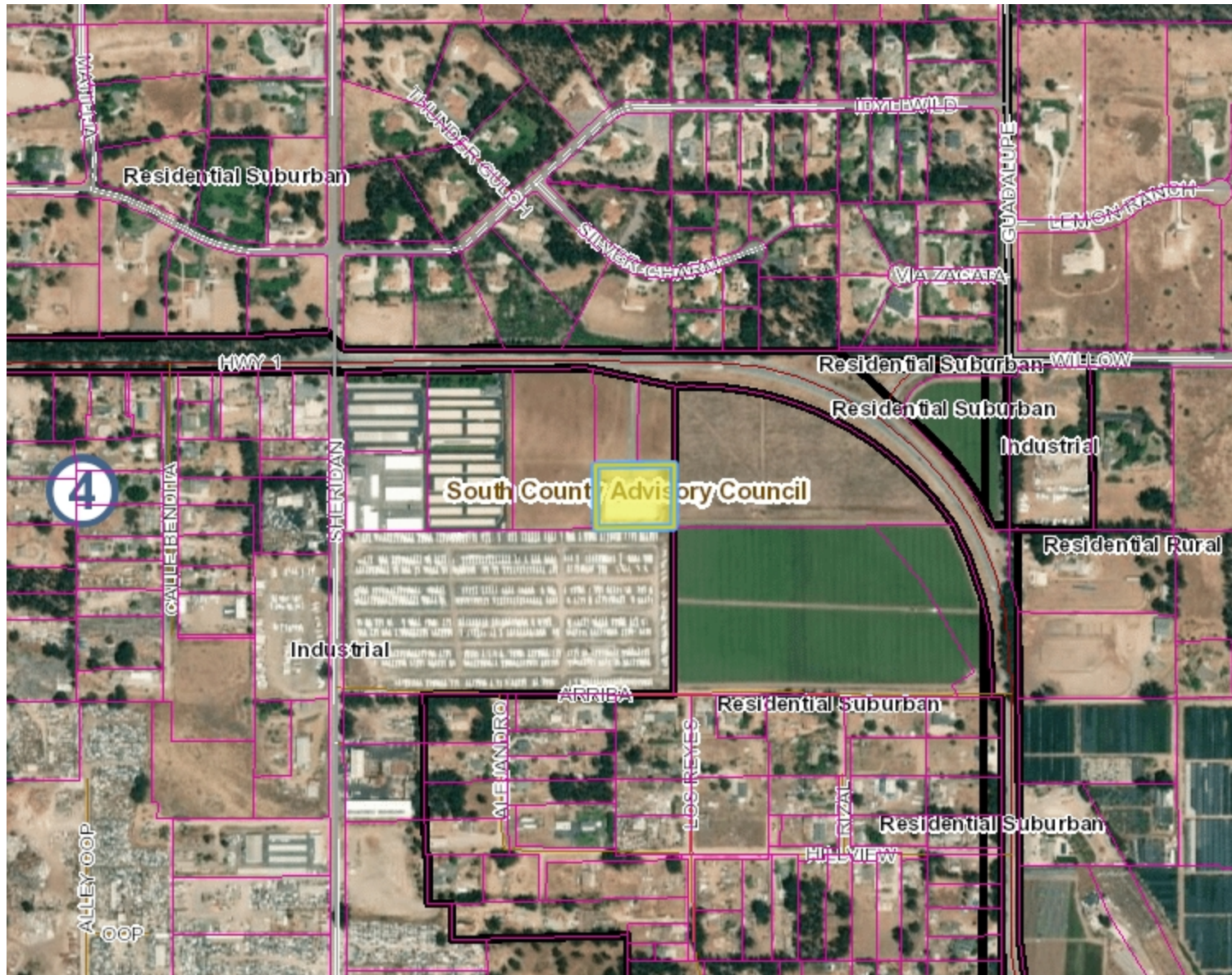


The County of San Luis Obispo does not assume liability for any damages
 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Interactive Data Viewer



Legend

- 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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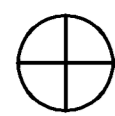
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 © County of San Luis Obispo Planning and Building Department



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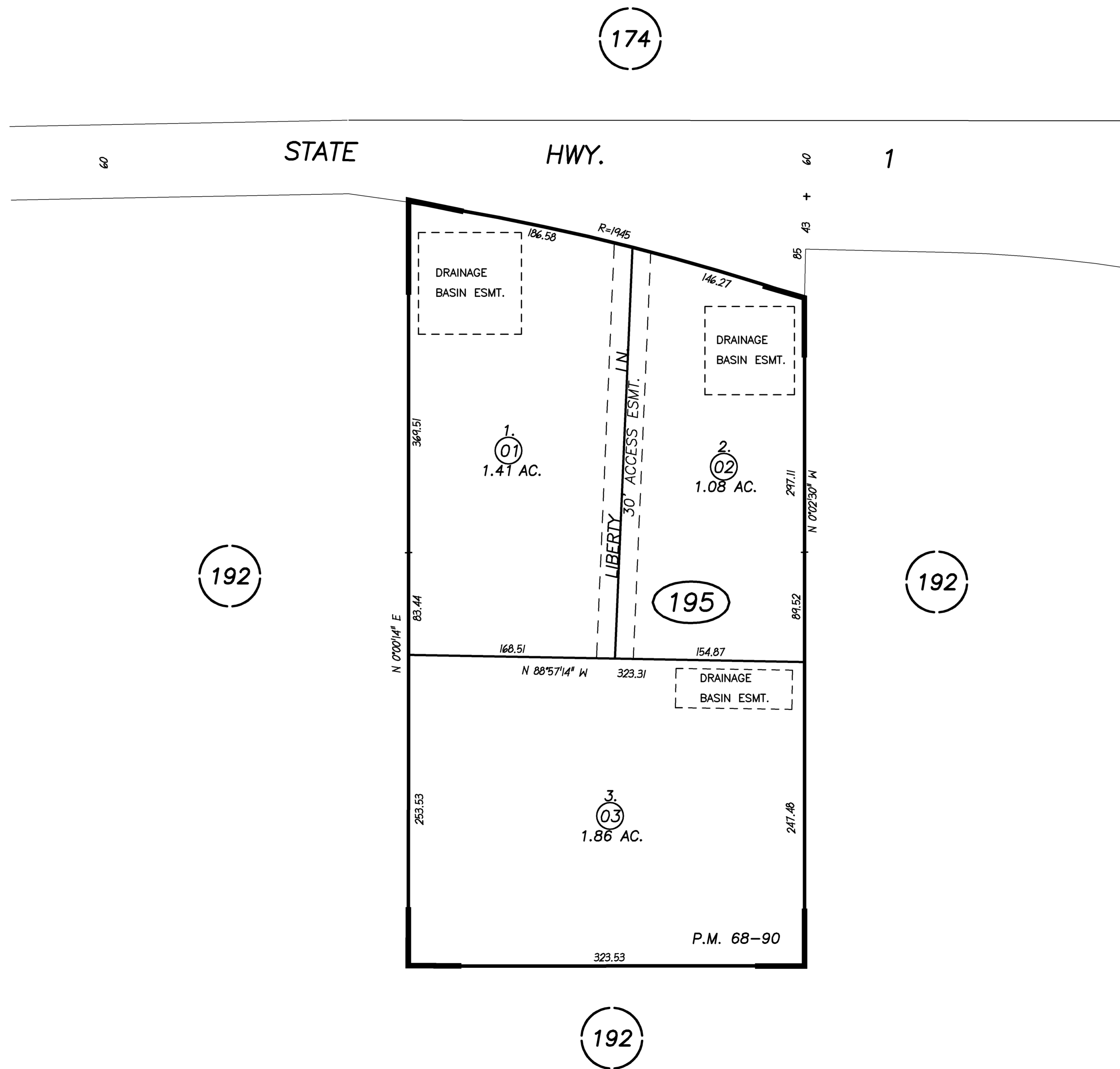
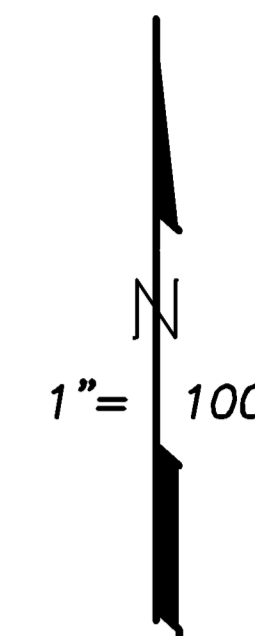
Map for Reference Purposes Only





091-192

091-195



REVISIONS	
I.S.	DATE
08-101	06-14-07

5000

0100200

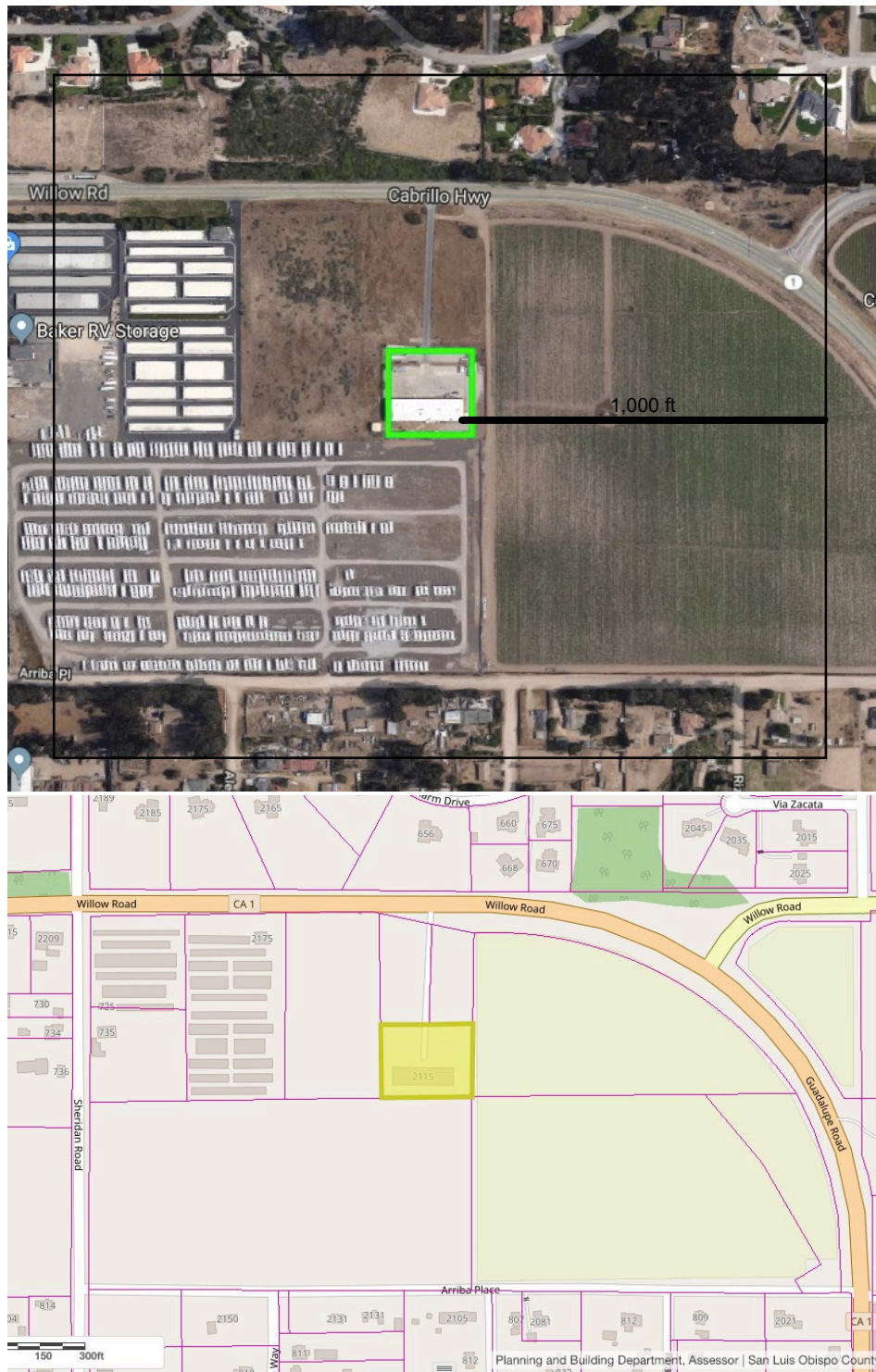
LZ
06-14-07

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

LOS BERROS TRACT, DIVISION "A" OF RHO NIPOMO, R.M. Bk. A , Pg. 109.



VII. VICINITY MAP



1. EXISTING PAVED DRIVEWAY (EASEMENT) TO REMAIN
2. EXISTING CONCRETE DRIVEWAY TO REMAIN
3. EXISTING CONCRETE CURB
4. EXISTING 6 FT. CHAINLINK PERIMETER FENCE TO REMAIN
5. EXISTING 6FT CHAINLINK GATES TO REMAIN, (OPEN BETWEEN THE HOURS OF 8am AND 6pm).
6. EXISTING BUILDING OUTLINE (EXISTING 12,000 SF)
7. EXISTING OPEN AREA TO REMAIN
8. EXISTING 9'X18' PARKING SPACES.
9. EXISTING 9'X18' ADA ACCESSIBLE PARKING SPACE.
10. EXISTING WATER SUPPLY TANK TO REMAIN
11. EXISTING PROPERTY LINE LOCATION
12. EXISTING LOADING/UNLOADING - DESIGNATED NO PARKING ZONE TO REMAIN
13. LOCATION OF EXISTING SEPTIC SYSTEM AND LEACH FIELD TO REMAIN.

ON SITE: THE SITE AND EXISTING CONCRETE DRIVEWAY HAVE BEEN FIELD VERIFIED TO MEET MAX SLOPE REQUIREMENTS ALONG PATH OF TRAVEL SHOWN.

THIS PATH SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING LOADING/UNLOADING ZONE TO THE MAIN ENTRANCE WITH A MAX. SLOPE OF 1:20 UNLESS AN APPROVED RAMP IS INSTALLED

THIS PATH SHALL BE A MIN. OF 48" WIDE WITH A NON-SLIP SURFACE (AC PAVING).

THIS PATH SHALL BE AT THE SAME LEVEL AS THE FINISH FLOOR OF THE MAIN ENTRANCE WITH A MAX. THRESHOLD HEIGHT OF 1/2". REFER TO DETAIL IN THIS SET OF PLANS.

WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT EXCEPT WHEN THE ENFORCING AGENCY FINDS THAT DUE TO LOCAL CONDITIONS IT CREATES AN UNREASONABLE HARDSHIP. THE CROSS SLOPE CAN BE INCREASED TO A MAX. 1/2" PER FOOT FOR DISTANCES NOT TO EXCEED 20'.


WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MIN. OF 48" IN WIDTH.

WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1:20 IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 11B-303.4 AS A PEDESTRIAN RAMP.

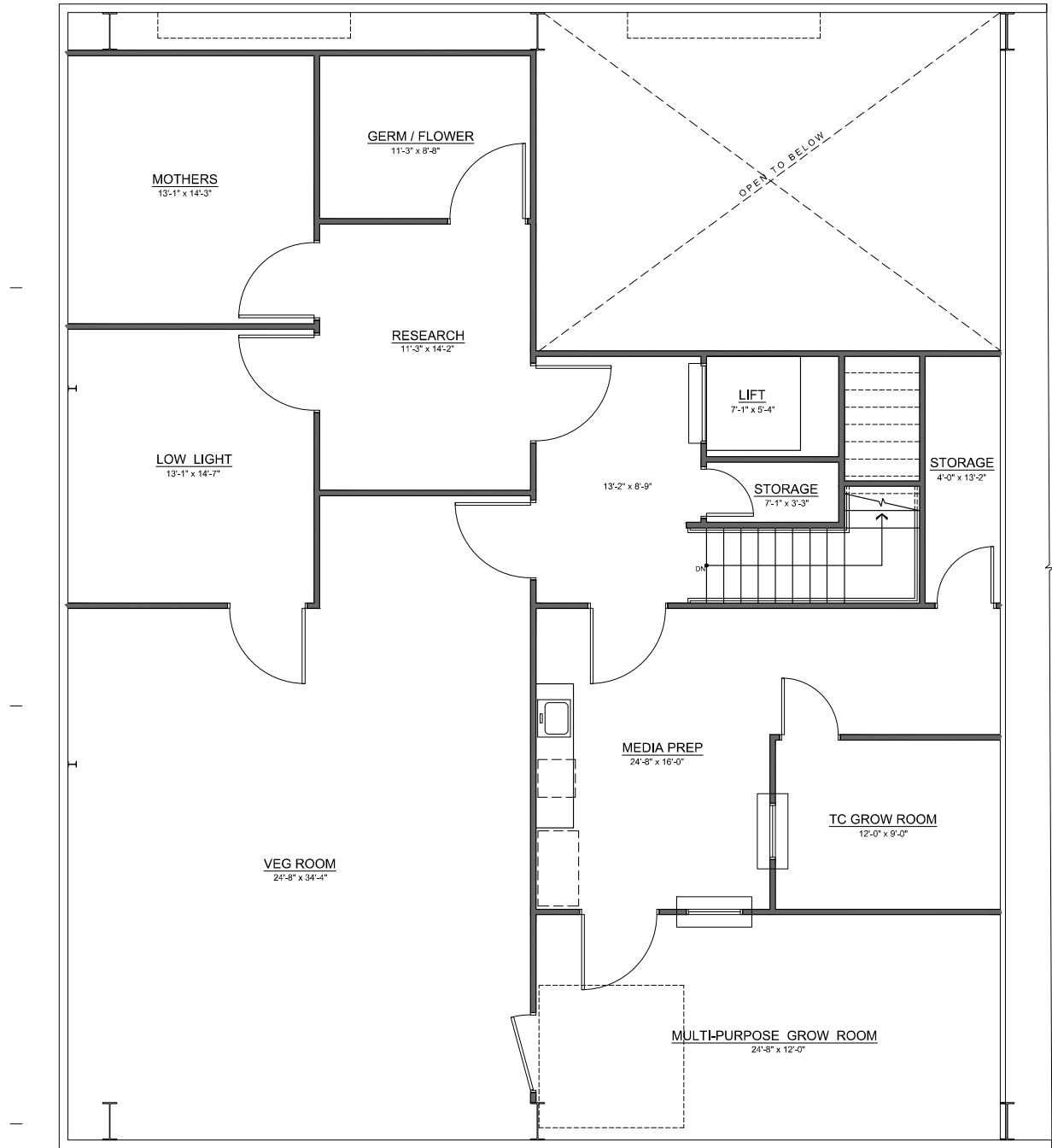
WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHERE POSSIBLE. IF GRATINGS LOCATED IN THE SURFACE SLOPE OF THESE AREAS, GRIDS OR OPENINGS IN GRATINGS SHALL BE NO GREATER THAN 1/2" WIDE IN ONE DIRECTION, IF GRATINGS HAVE ELONGATED LOCATIONS THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND AN ADDITIONAL DIRECTIONAL SIGN, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS, SECTIONS 11B-703 AND 11B-703.4.

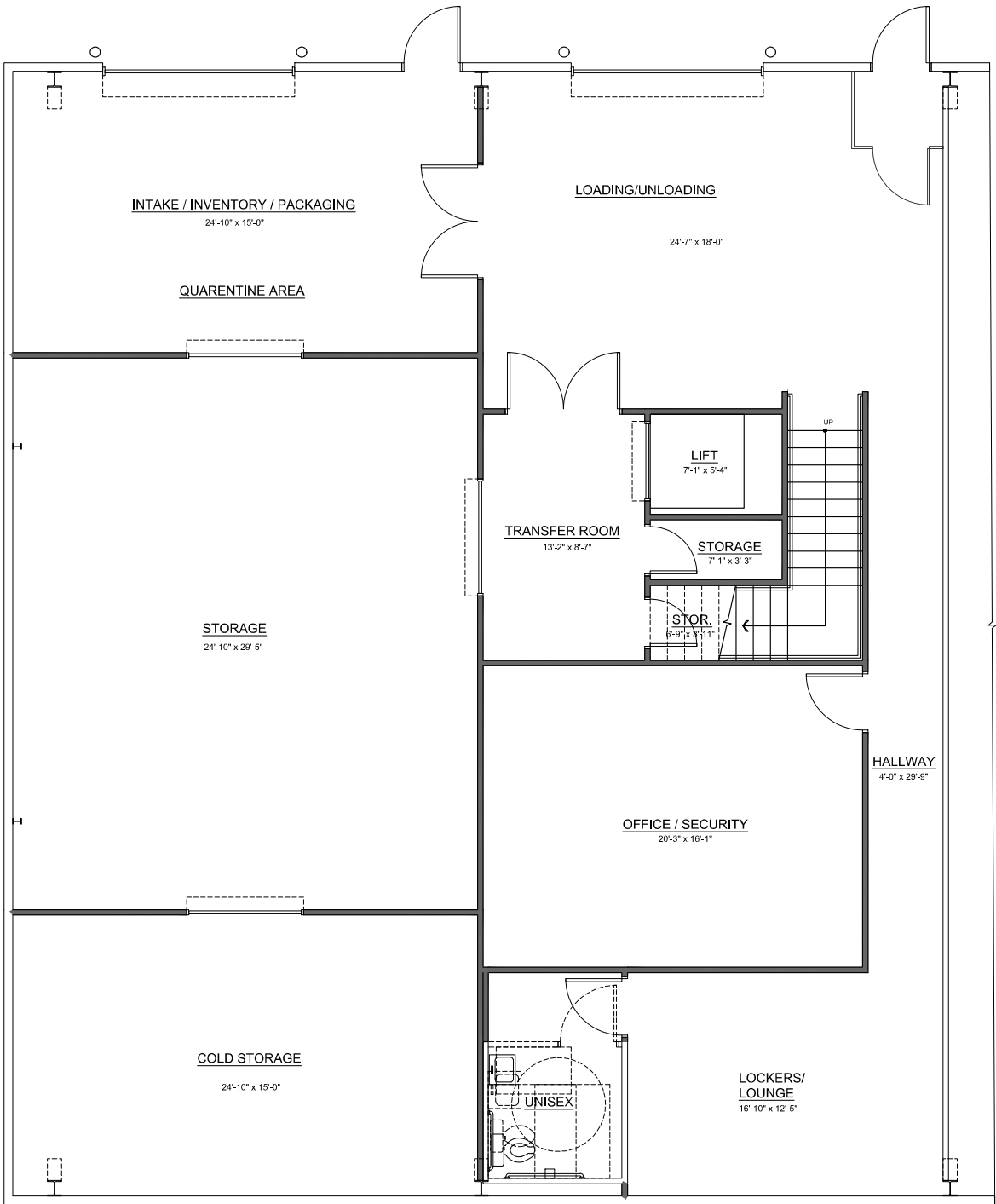


	JOB NUMBER	SHEET NUMBER
	18612	
	DATE	CUP3
	01.08.2019	
	APPL. NO:	

Referral - Page 33 of 35



UPPER FLOOR PLAN



LOWER FLOOR PLAN



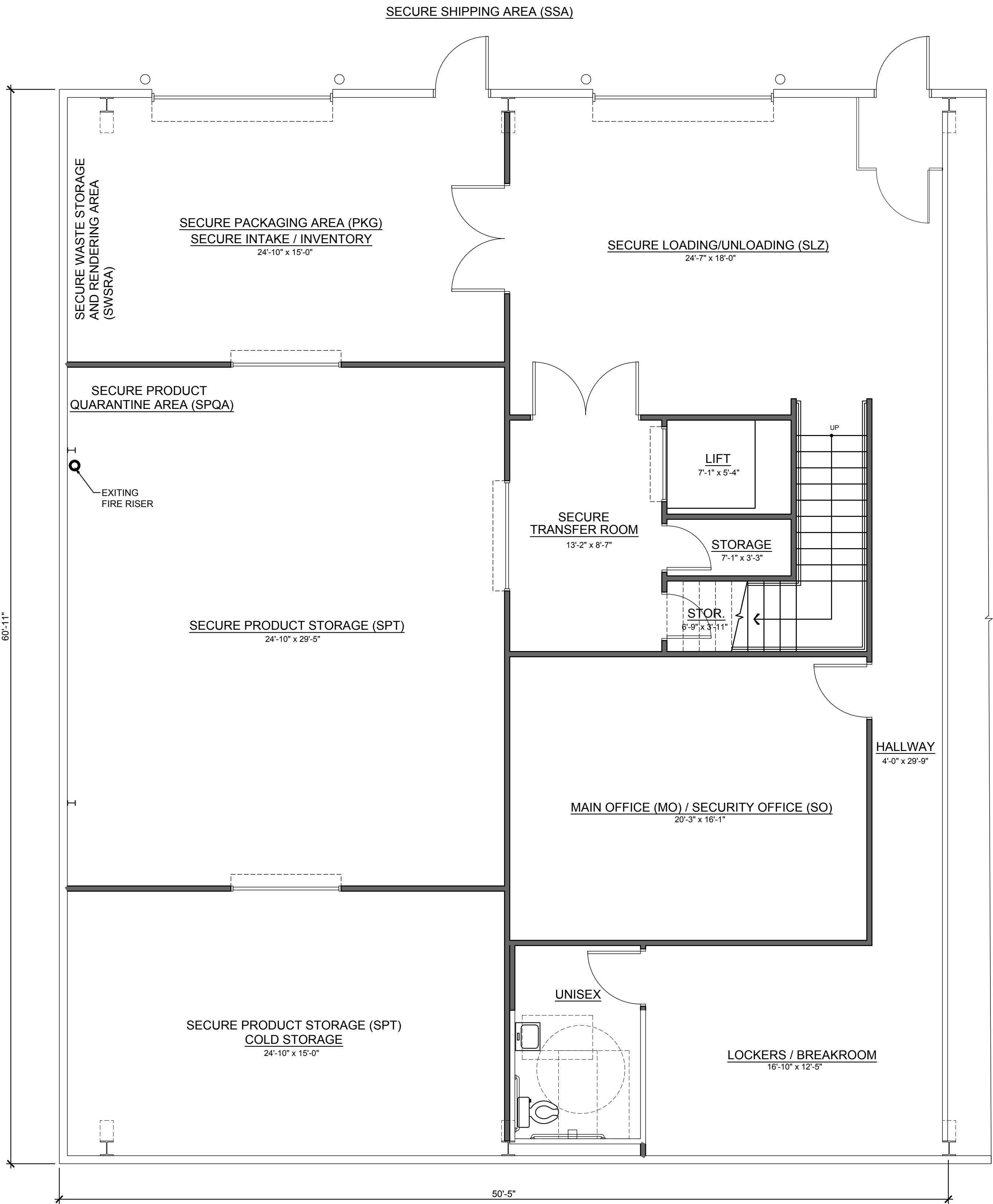
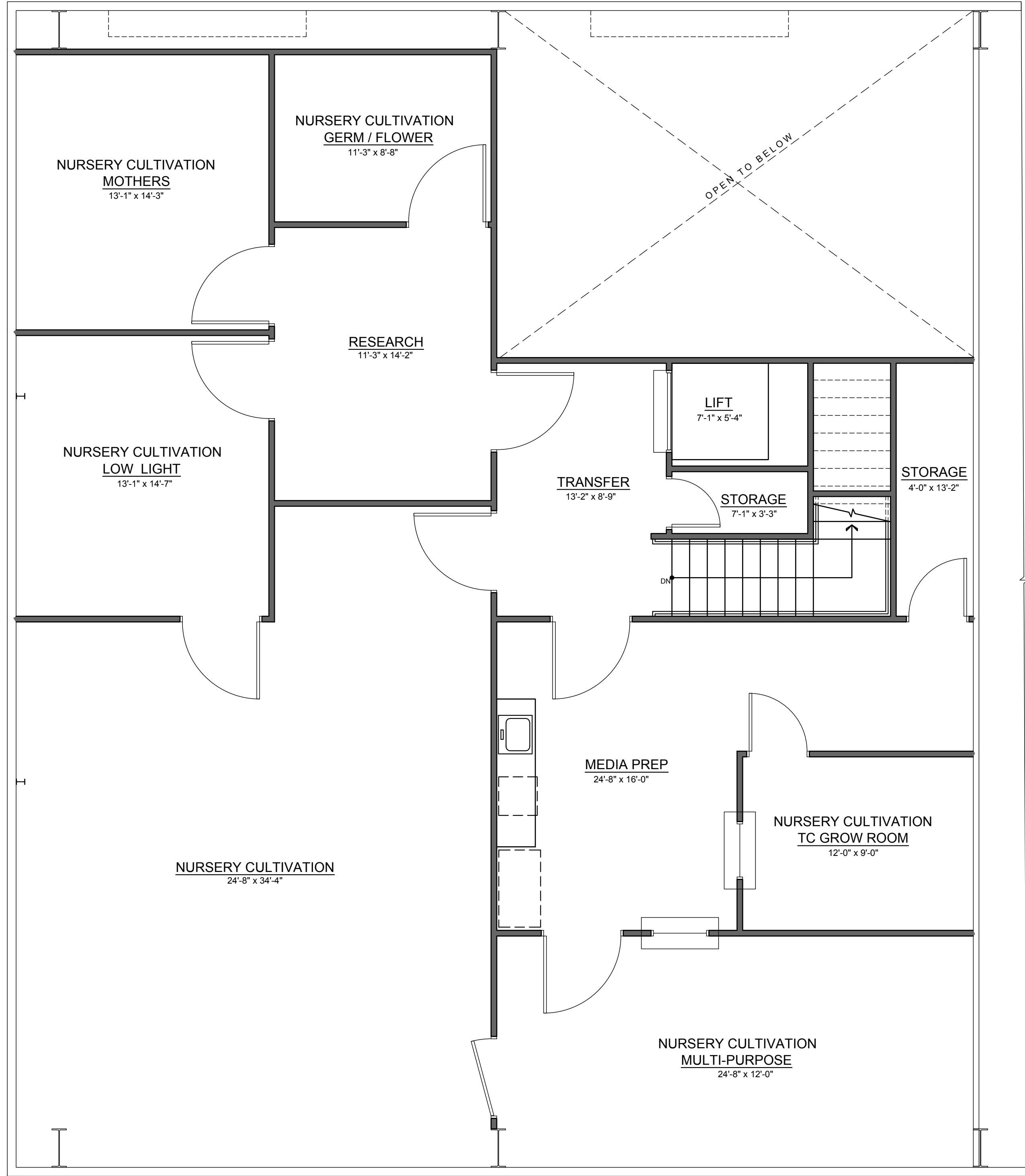
PRELIMINARY FLOOR PLANS

ATTACHMENT "A"

JOB NUMBER	SHEET NUMBER
DATE	DP2
APPL. NO.	



A CHANGE OF USE / TENANT IMPROVEMENT FOR:
WILLOW ROAD CANNABIS
DISTRIBUTION AND NURSERY
REROC INC.
2115 WILLOW ROAD, SUITE E
ARROYO GRANDE, CA 93420



WALL LEGEND

- EXISTING WALLS TO REMAIN.
- (N) PARTITION WALL 2x4 DF#2 @ 16" OC

JOB NUMBER 18612	SHEET NUMBER CUP4
DATE 01.16.2019	
APPL., NO: --	