



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

THIS IS A NEW PROJECT REFERRAL

DATE: 3/25/2019

TO: 1st District Legislative Assistant, Agricultural Commissioner, Air Pollution Control Board, Assessor, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, US Fish and Wildlife, RWQCB, City of Paso Robles, Upper Salinas/Las Tablas Resource Conservation District, AB52

FROM: Cory Hanh (chahn@co.slo.ca.us or 805-781-5710)

PROJECT NUMBER & NAME: DRC2019-00034 COLLINS_SHOEMAKER

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 acres outdoor cannabis cultivation, 22,000 square feet of indoor cannabis cultivation, and a 22,000 square foot ancillary greenhouse nursery to be located at 5425 Martingale Cr. Paso Robles, CA.

APN(s): 015-023-006

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 George Shoemaker Daytime Phone 805 215 6439
 Mailing Address _____ Zip Code _____
 Email Address: gshor61@gmail.com

☒ Applicant Name Reggie Collins Daytime Phone 805-440-4466
 Mailing Address 1885 whispering trails, Paso Robles Zip Code 93446
 Email Address: reggie.collins@att.net

☒ Agent Name Applicant above Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 25 AC Assessor Parcel Number(s): 015-023-006

Legal Description: _____

Address of the project (if known): 5425 MARTINGALE CIRCLE Paso Robles, 93446

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 46-Estrella rd - MARTINGALE

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

Vineyard

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 3 Acre outdoor 1/2 acre green hse
1/2 Acre nursery

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 Myra M. Mader Date 2-23-19

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 Agriculture

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): 800' setback to East Lot Line Discretionary request
75'

Describe existing and future access to the proposed project site: Martingale Circle

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: Vineyard AB South: Vineyard AB
East: Vineyard AB West: Vineyard AC

For all projects, answer the following:

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

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front 300 Right 500 Left 300 Back 300 →

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

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

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

Proposed sewage disposal: ☐ Individual on-site system ☐ Other Portable Toilet →

☐ 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: N/A ☒ sq. feet ☐ acres 125,000 FT²

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

For residential projects, answer the following:

Number of residential units: N/A 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



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

Agriculture

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): 80' setback TO EAST LOT LINE DISCRETIONARY request
75'

Describe existing and future access to the proposed project site: MARTINGALE Circle

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: Vineyard AG South: Vineyard AG
East: Vineyard AG West: Vineyard AC

For all projects, answer the following:

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

Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%

Paving: _____ sq. feet _____% Other (specify) _____

Total area of all paving and structures: _____ sq. feet _____ acres

Total area of grading or removal of ground cover: _____ sq. feet _____ acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front 300 Right 500 Left 300 Back 300

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

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

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

Proposed sewage disposal: ☐ Individual on-site system ☐ Other Portable Toilet

☐ 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: N/A ☒ sq. feet ☐ acres 125,000 FT²

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

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: _____

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

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



File No _____

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain Cultivation: cannabis, grapes
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 500-2500 gallons, depending on season
4. How many service connections will be required? Water and electric EXISTING
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: 1 8" cased 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 Expected at the beginning of January 2019
- * 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 / 10 & 18 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? 855 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: N/A

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

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 Cultivation cannabis, Grapes
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 500-2500 gallons, depending on season
4. How many service connections will be required? Water and electric EXISTING
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: 1 - 8" cased 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
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☐ 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? 865 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: N/A

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? biological waste will be
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? composted on site
2. Name of Solid Waste Disposal Company: West Coast Construction & Clean Up
3. Where is the waste disposal storage in relation to buildings? Disposal storage is located 615' from bldgs
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: Paso Robles Unified School District
2. Location of nearest police station: Paso Robles Police Department, 5505 El Camino Real, Atascadero
3. Location of nearest fire station: SLO County Fire Station #1, Hwy 46/ Branch rd.
4. Location of nearest public transit stop: None
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: Vacant land Vineyard
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☒ No
If yes, please describe: Post Civil-War burial site, roughly 50 sq. ft. will not be disturbed by project
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.

- 5 NO ZONE change
1. Days of Operation: 5 days per week Hours of Operation: 6am to 8pm
2. How many people will this project employ? 3 year round, 14 for 2 weeks/year
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift Shifts timed to avoid rush hour traffic identified by CAL FIRE. 6am-2:30pm and 2-8pm. Number per shift depends on time of year.
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)? ☒ Yes ☒ No
If yes, please explain: Odors from cultivation
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☒ No only 2 wks/yr
If yes, please explain: The noise will not exceed that of lawn mower for 2 wk/yr, and should not disturb neighbors (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: None, all grow materials are organic and are not categorized as industrial waste.
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☒ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0
(due to shifts being scheduled outside of these hours)

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: car pooling, some employees living on-site during harvest season
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

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

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

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): Not applicable
2. Will the development occur in phases? ☒ Yes ☒ No
If yes describe: Dust mitigation measures will be implemented after the rainy season
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: Expansion is desired given the acreage of the property, but is contingent on laws and performance within the first few years. No plans in immediate future.
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 *: Energy use is expected to be minimal. To be explored further for expansion.

*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:
None of the materials used will be hazardous, but containment fall safes and absorbent materials will be used to absorb any nutrients and neem oil. Biological waste will be composted on site. Propagation will use hydroponics and the cultivation site will take advantage of drip irrigation, drip tape, spaghetti spigots and rain catchments.
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: _____

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: car pooling, some employees living on-site during harvest season
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

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

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

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): Not applicable
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: Dust mitigation measures will be implemented after the rainy season
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: Expansion is desired given the acreage of the property, but is contingent on laws and performance within the first few years. No plans in immediate future.
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Energy Conservation Information

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Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
None of the materials used will be hazardous, but containment fail safes and absorbent materials will be used to absorb any nutrients and neem oil. Biological waste will be composted on site. Propagation will use hydroponics and the cultivation site will take advantage of drip irrigation, drip tape, spaghetti spigots and rain catchments.
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 ~~and~~ use permit for cultivation, state cannabis cultivation license 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

☒ Cultivation
☐ Testing Facility

☒ Nursery
☐ Dispensary

☐ Manufacturing Facility
☒ Distribution Facility

Transportation to permit holder

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: CCM2016-00077

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: Reggie Collins

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

☐ Yes ☒ No

What type of State cultivation license are you seeking?

☐ Type 1
☐ Type 5
☐ Mixed-light

☐ Type 2
☐ Microbusiness

☒ Type 3
☐ Indoor

☐ Type 4
☐ Outdoor

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

(125,000 FT²)

125,000 FT²

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):

Yes

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	
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	AF4	Well		
Month and Year	2019			
1	.32			
2	.32			
3	.32			
4	.32			
5	.32			
6	.32			
7	.32			
8	.32			
9	.32			
10	.32			
11	.32			
12	.32			
Totals	3.84			

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Neem oil, garlic oil, sulfur
predatory insects and approved state larges ntc
low pour nts

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

OPERATIONS PLAN

1. Odor Management

specified in Section 22.40.050.D.8-Nuisance Odors. As such, the project meets requirements for mitigating nuisance odors arising from the project. Should verified complaints be received by the applicant or through the County Monitoring Program, the applicant would address immediately.

1. Cultivation Operations

The Applicant is leasing 25 acres in north San Luis Obispo County where the business operation will be permitted via a Minor Use Permit through San Luis Obispo County. The subject property is properly zoned for the intended use.

Outdoor cultivation will be encircled by a 6-foot-tall fence. Locking gates will allow personnel and equipment to enter/exit the enclosed cannabis growing area and to maintain a secure perimeter at all times. Each premise shall be demarked and identified in compliance with State law. The total size of cultivation on this site shall not exceed 3-acres of cannabis canopy.

Water management plan

Drip fertigation system shall deliver water and nutrients to each plant within the 3-acre area. Electrical connections with weatherproof GFI protected plugs will be permitted outside of hoop-houses for supplemental power tools/equipment as may be necessary. Pesticide plan

Pesticide plan

Cannabis will be cultivated using only permitted pesticides, fertilizers, and rodenticides authorized for use on consumable plant products. Strict compliance with the County Ag Commissioners Office and the Regional

1. Parking Plan

Sufficient on-site parking will be provided to accommodate up to 4 employees and 8 seasonal employees.

Modification of parking standards is requested under this Minor Use Permit and is consistent with Chapter 22.18. The project will require limited staff (4 daily and up to 8 seasonally), because of the limited staffing required for the operations of the site, parking standards as per Nursery Specialties are inappropriate for the proposed use. The project meets the required findings of fact that and have been provided for staff use in this request for modification of parking standards of Chapter 22.18, Nursery Specialties:

- The project consists of 3 acres outdoor cultivation requiring limited staff and limited seasonal staff which do not require the number of parking spaces indicated in this chapter.
- Existing parking areas appropriate to the staffing identified exist.
- No traffic safety issue would result from granting this request for reduction of parking. There is

adequate parking provided to serve the limited staffing of the project. The location of the project is located a significant distance from the public right of way.

Equipment parking for tractors, fork lifts, and other farm equipment shall be maintained to mitigate any oils, hydraulic fluids, coolants, or other solvents unintentional contamination of soil to meet San Luis County Environmental Health Department standards.

Harvest and Processing

Cannabis harvested from the subject property shall be collected by a licensed Processor and removed to an off-site location for further processing.

Cannabis Waste Material

Cannabis waste material consisting of organic material discarded from the harvesting of the plant (i.e. twigs, stems, trim waste, stalks, roots, and soil containing roots, shall be ground/chipped into compostable sized material and stockpiled in a locking dumpster. The waste material shall be removed from the site by a licensed waste hauler and deposited at an approved landfill.

Security Plan - Site

The security plan for this cannabis cultivation site is designed to reduce potential for security breaches and activate an immediate response in the event of a breach. Further,

it is intentionally designed to control access to the cannabis site by restricting access to authorized personnel with proper identification.

This security plan is intended to describe the general methods and procedures to be implemented to meet the minimum security required for this facility. Upon implementation the applicant shall contract with a licensed and bonded security company to provide the hardware, personnel, and monitoring of equipment and procedures necessary to meet State and local requirements for security. Upon executing the security contract, the selected security company shall provide an updated plan to San Luis Obispo County for review and approval; specifically addressing the procedures, hardware, monitoring, and personnel required to provide the described security measures below.

Perimeter Security – Comprised of three (3) layers, perimeter security shall alert security personnel of any approach by persons or vehicles onto the property.

- Layer 1 - Motion detector or other adequate device shall activate an audible alert, notifying the location and approach of persons or vehicles. The zone of alert is from the exterior property lines extending 25' into the property.
- Layer 2 – Video surveillance shall record all approaching vehicles entering the property. Entry request by two-way-intercom will be located at the primary entries to the property (2 total). Engaging the intercom will connect to person requesting entry to security personnel. Proper identification/authorization would be presented to security personnel for vetting and log entry recording of information.
- Layer 3 – Security personnel would activate automatic gate entry to open and allow authorized personnel, such as employees with proper identification to enter upon the property. Authorized vendors, distributors, delivery services, agency personnel, fire, police, or other individuals may require escort from security personnel to authorized locations within the facility.

Security Lighting & Video Surveillance – Cannabis Cultivation Areas

Outdoor Cannabis Cultivation Security – Will be achieved by encircling the Hoop-house cultivation site with a 6' fence and locking gates. Additionally, motion control lights will be mounted along the perimeter with wireless digital video cameras transmitting signal to the secure DVR storage area located on-site. Camera placement shall be such that concealed areas are viewable and line of sight along fence lines field of view are clearly visible and attempted breach of security is recorded. Security lights attached to 12' poles at locations around the site and around the cultivation area shall be photo-cell on, timer off, and shall be motion sensor activated for after hours.

Digital Video Recording

The Applicant has incorporated a Digital Video Recording (DVR) secure cabinet (in storage container) and remote cameras for the specific needs of this facility. The DVR equipment is intended for use by security personnel in their daily patrol. Additionally, this equipment shall be capable of secure storage of up to 90 days of DVR files from all cameras located onsite. DVR's are available on demand by authorized personnel.

Signage

Signage inside and outside the facility shall indicate the facility is under surveillance 24/7. Signage must also indicate that consumption of cannabis on the premises on in the immediate vicinity of the premise is prohibited. Further, any business name, sign copy, or sign graphics shall not depict cannabis plants, or leaf images.

One sign approximately 4'x4" noting the following will be posted at the site entry:

Business Name Business Address

"Anyone entering this site must register upon entry"

Access Control for Staff and Non-Staff Business Associates

Points of entry, both ingress and egress shall be clearly marked and monitored by cameras covering a full field of view. Security personnel shall enhance the electronic security system to observe, report, and facilitate ingress and egress of staff, approved vendors, law enforcement, and County staff.

Private vehicle parking at the cannabis cultivation facility shall be in the existing designated parking areas. All employees shall be required to wear their personal identification cards always when onsite. All employees shall use primary entrance to the facility as they enter and exit the facility.

Access to restricted areas of at the cannabis cultivation facility by non-staff business personnel shall only be permitted when accompanied by approved staff members.

Electronic Security System

The Applicant shall install a multi-function electronic security system capable of:

- Digital video surveillance
- Digital video recording
- Third-party monitoring

Neighborhood Compatibility

The Applicant has selected the site to conduct cannabis-related operations because it is remote and does not interfere with any existing non-agricultural uses within immediate proximity to the site chosen. All cannabis-related operations have been located on the property in full compliance with San Luis Obispo County Land Use Ordinance 22.40.040, and future construction of any new structures shall comply with San Luis Obispo County Title 19 and the California Building Code.



Parcel Information

APN: 015-023-006

Assessee: SHOEMAKER GEORGE R & KELLY P

Care Of:

Address: 9174 SANTA BARBARA RD ATASCADERO
CA 93422

Description: TR 1280 LT 6

Site Address:
05425 MARTINGALE CR

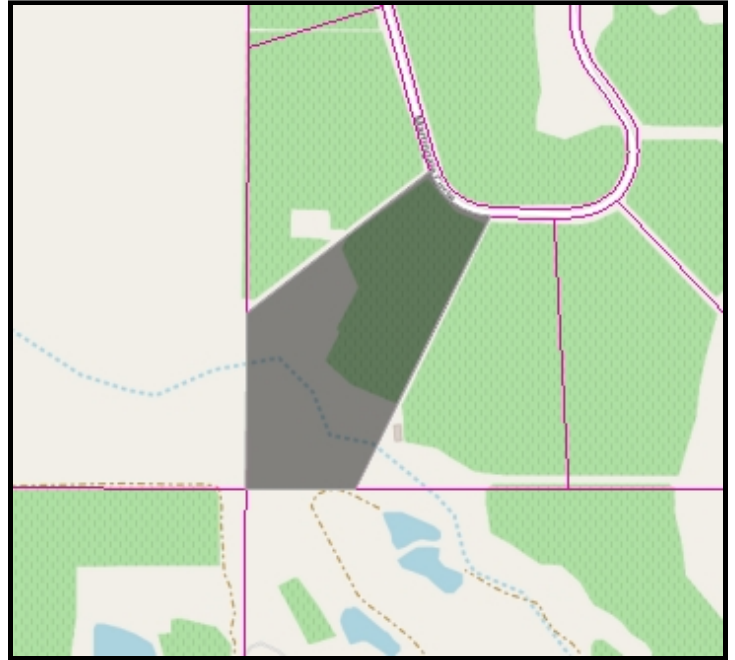
Tax Rate Area Code: 104014

Estimated Acres: 24.04

Community Code: NCELPO

Supervisor District: Supdist 1

Avg Percent Slope: 6



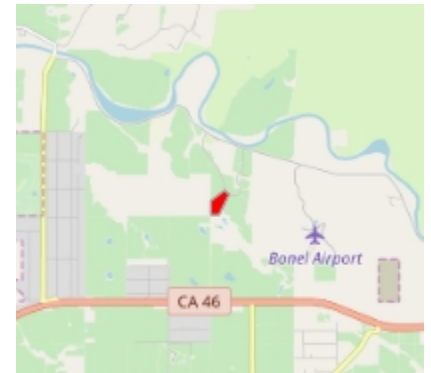
Selected Parcel

Land Use Information

Land Uses

Combining Designations

AG	Flood Hazard Area
----	-------------------



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2019-00034	Land Use	3/15/2019 1:56:15 PM
C9412	PMTG - Grading Permit	12/18/2002 12:00:00 AM
C6311	PMTR - Residential Permit	4/23/2002 12:00:00 AM
G850030T	Long Range Planning	5/31/1996 12:00:00 AM



Clerk Recorder Documents

2007-R-041693

2001-R-028421

2000-R-075874

2000-R-075873

1994-R-019325

1992-R-023573


1991-I-008227



Interactive Data Viewer



Legend

 SLO County Parcels

-752.33 0 376.17 752.33 Feet 1: 4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of San Luis Obispo Planning and Building Department

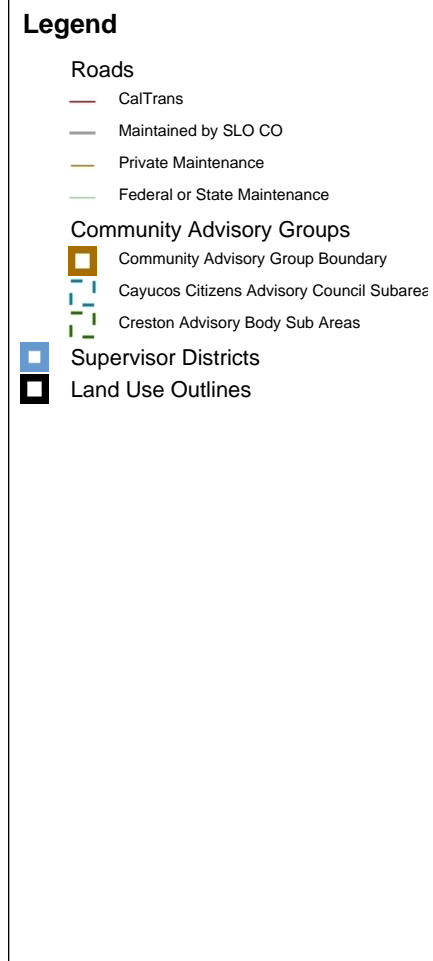


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Map for Reference Purposes Only



Referral -- Page 23 of 29



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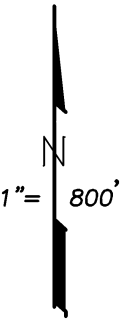
Map for Reference Purposes Only





015-013,021

015-023

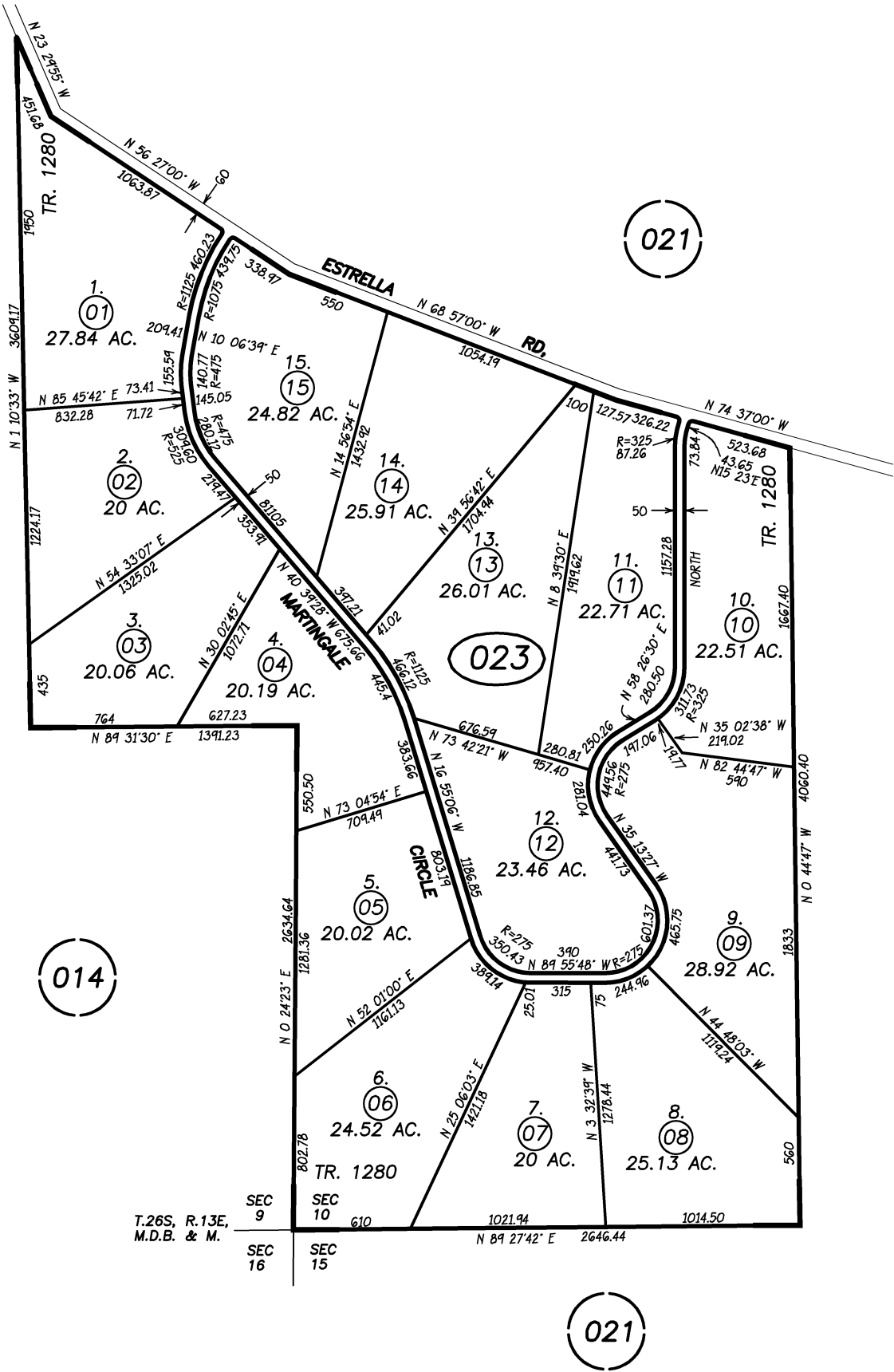


REVISIONS	
I.S.	DATE
NA	10-16-15

40008001600

GB03/26/91

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



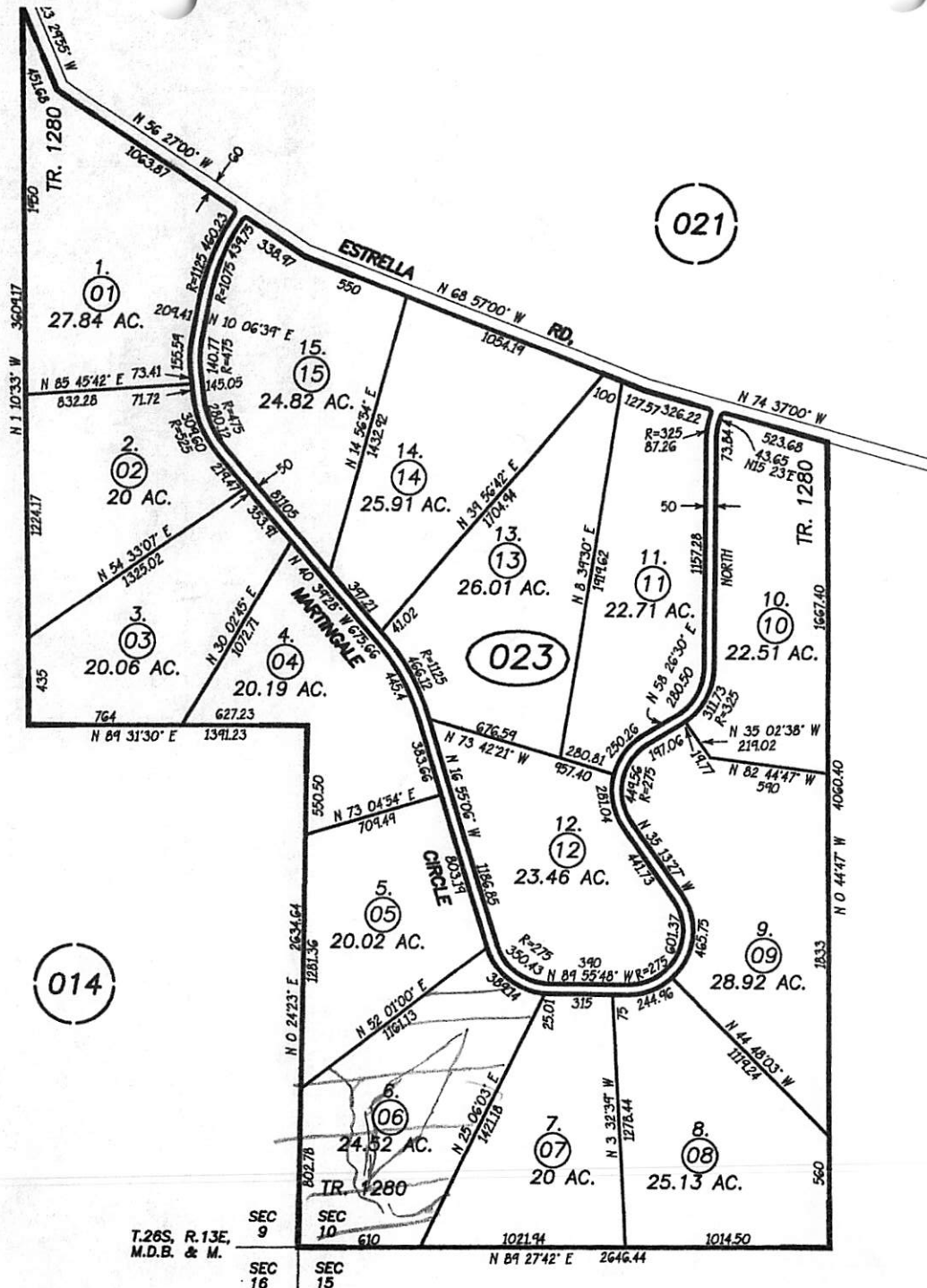
TRACT 1280 ; R.M. Bk. 16, Pg. 09.

ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 015 PAGE 023



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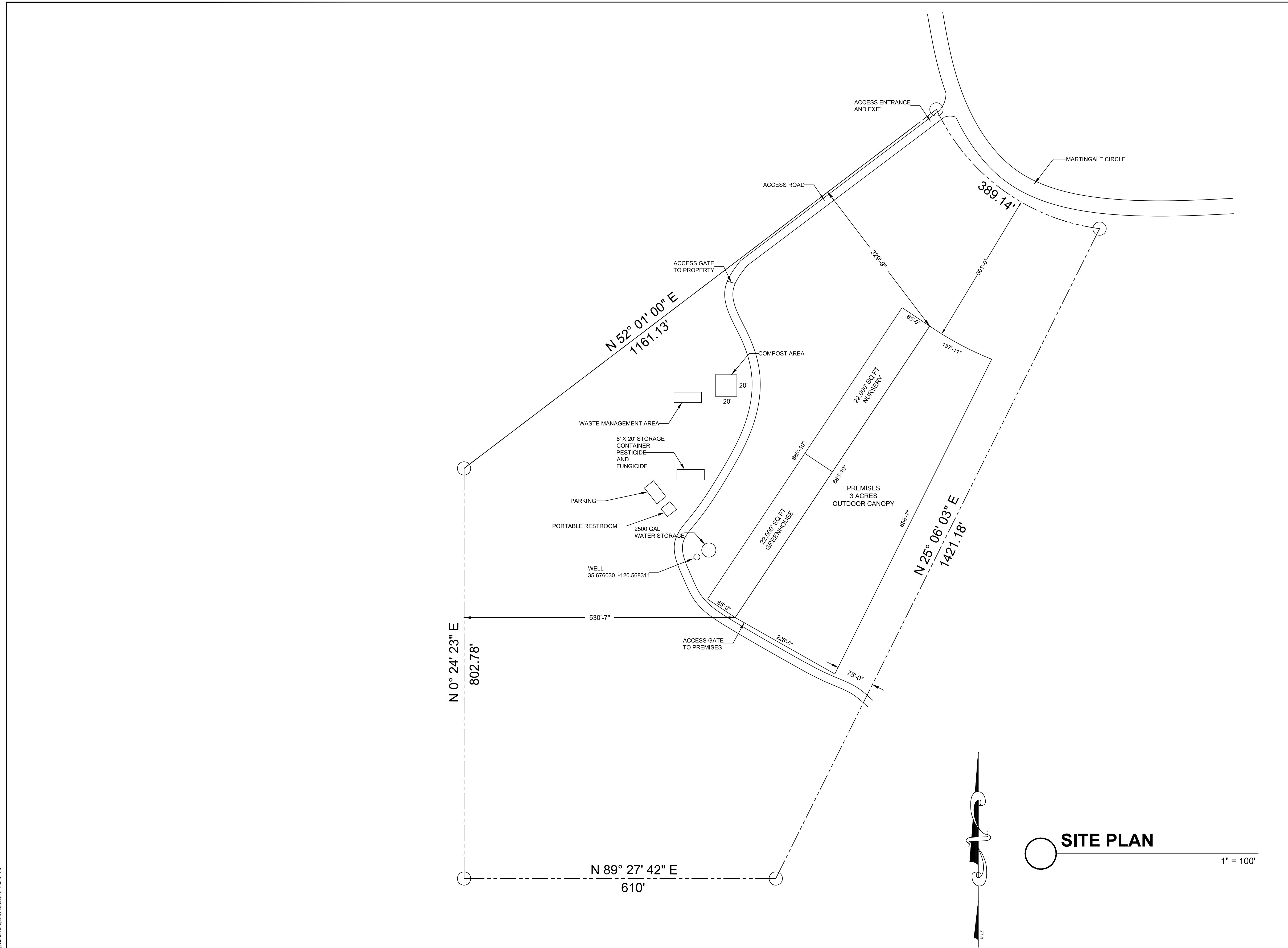
021



021

021

Pathline - Reggiedollarsch Project Sheet 1 - TITLE SHEET PROJECT INFORMATION FOR SITE PLAN.dwg Date: Thursday, 2/26/2019 10:57 PM



GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM WITH THE:
2016 CBC (2015 IBC AND CALIFORNIA AMENDMENTS)
2016 CEC (2014 NEC AND CALIFORNIA AMENDMENTS)
2016 CMC (2015 IAPMO UMC AND CALIFORNIA AMENDMENTS)
2016 CPC (2015 IAPMO UPC AND CALIFORNIA AMENDMENTS)
2016 CENC AND T-24
2016 CALIFORNIA GREEN BUILDING CODE
2016 CFC (2015 IFC AND CALIFORNIA AMENDMENTS)
- THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION SITE. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR AND/OR MATERIALS TO BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE

- CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- CONTRACTOR HEREBY GUARANTEES TO THE OWNER AND THE ARCHITECT/ENGINEER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
- ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT

- SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
- REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DEPRESSED SLABS CURB, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.
- ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
- MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE

- ANY EXCESS MATERIAL FROM PROJECT SITE.
- THIS SET OF PLANS TO BE ON JOB SITE AT ALL TIMES DURING CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS. NO CHANGES OR REVISIONS TO THE APPROVED PLANS OR SPECIFICATIONS SHALL BE PERMITTED UNLESS SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS FROM THE APPROVED PLANS AND SPECIFICATIONS. [CBC 108]
- ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE ON FILE WITH THE BUILDING DEPARTMENT, A LIST OF ALL SUCH CONTRACTORS AND SUB-CONTRACTORS WITH APPROPRIATE CURRENT BUSINESS LICENSE NUMBERS.
- UNLESS NOTED OTHERWISE, ALL VESTIBULES, CLOSETS, COLUMNS, PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREA SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR.
- CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, CONTOURS,

- AND BUILDING PAD PRIOR TO CONSTRUCTION.
- TRUSS CALCULATIONS FOR APPROVED PROJECTS ARE REQUIRED TO BE ON THE JOB SITE AT TIME OF FRAMING INSPECTION WITH THE APPROPRIATE REQUIRED SIGNATURES AND STATEMENT AS FOLLOWS: TRUSS CALCULATIONS SHALL INCLUDE THE WET-STAMP AND SIGNATURE OF THE TRUSS DESIGN ENGINEER. IN ADDITION, THEY SHALL INCLUDE ON THE COVER SHEET A WET-SIGNED STATEMENT FROM THE PROJECT'S DESIGN ENGINEER THAT TRUSS CALCULATIONS AND LAYOUTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE STRUCTURAL DESIGN AND INTENT OF THE STRUCTURE. FAILURE TO PROVIDE THEM AS STATED WILL RESULT IN A CORRECTION AND A FAILURE TO PASS FRAMING INSPECTION. [BSP]
- VERIFY LOCATION OF ALL UTILITY TIE-INS AT STREET AND POINT OF CONNECTIONS AT BUILDING PRIOR TO CONSTRUCTION.
- A COPY OF SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
- ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED SURVEYOR.

SHEET INDEX

- T-1 TITLE SHEET PROJECT INFORMATION SITE PLAN
A-1 FLOOR PLAN (EMERALD GREENHOUSE)
A-2 ELEVATIONS (EMERALD GREENHOUSE)

PROJECT INFORMATION

OWNER REGGIE COLLINS
PROJECT ADDRESS 5345 MARTINGALE CIRCLE
PASO ROBLES, CA 93446
APN 015-023-007

PROJECT STATISTICS

LOT SIZE 20 ACRES
OCCUPANCY U
CONSTRUCTION TYPE VB
AS-BUILT GREENHOUSE 1,250 SQ FT

PROJECT DESCRIPTION

OBTAIN A PERMIT FOR AN AS-BUILT 25' X 50' EMERALD KINGDOM GREENHOUSE WITH ELECTRICAL

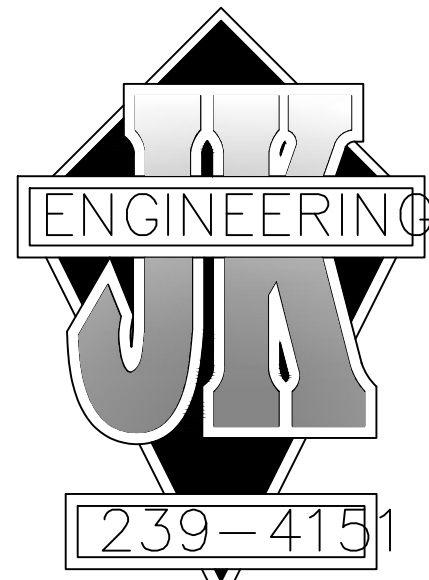
VICINITY MAP



FENCING DETAIL



6'-0" TALL WOODEN FENCE



John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

PLAN PREPARED FOR:

REGGIE COLLINS
5345 MARTINGALE CIRCLE
PASO ROBLES, CA 93446

REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. ---

FILE NAME T-1 TITLE SHEET PROJECT INFORMATION SITE PLAN.DWG
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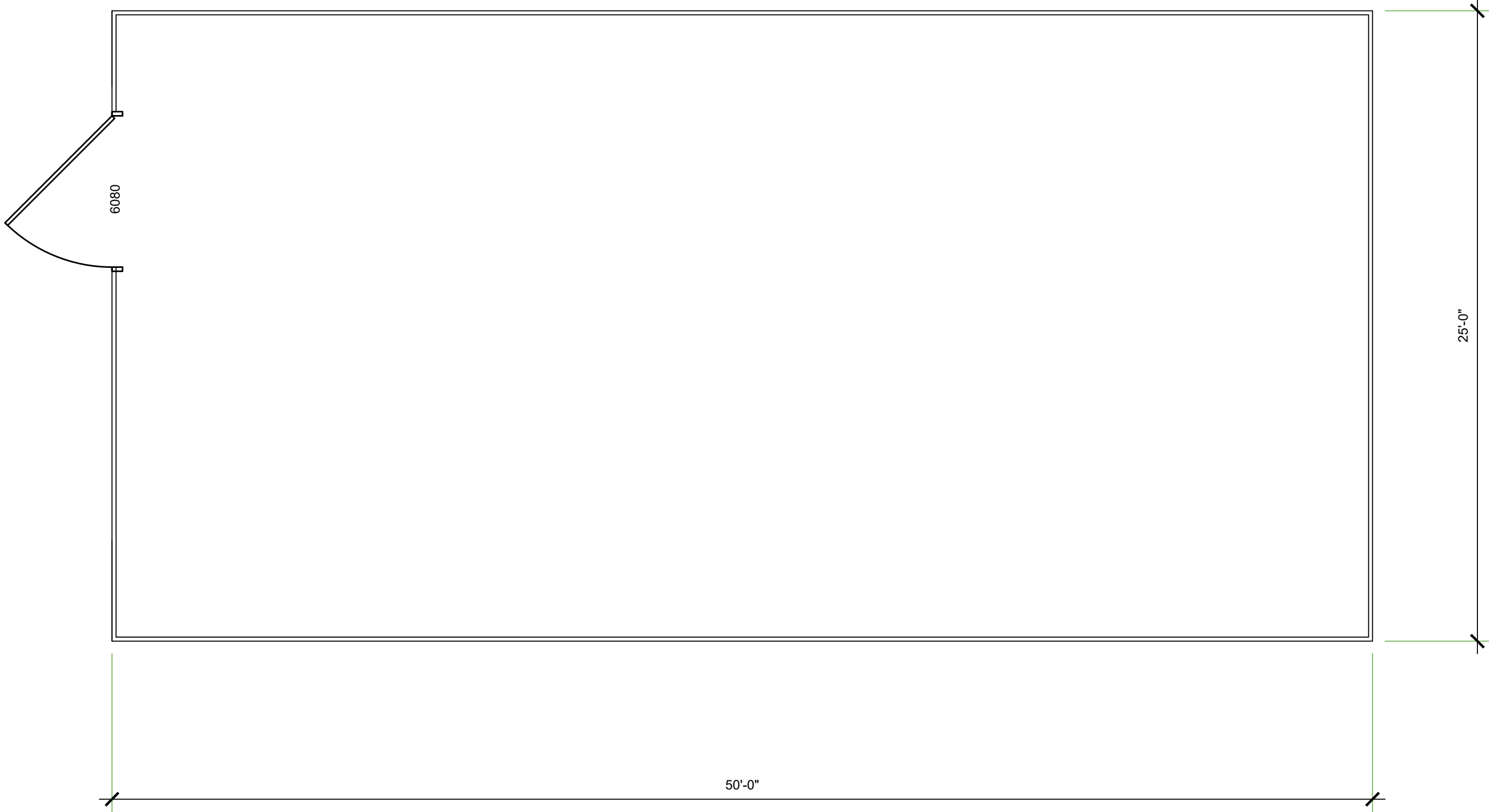
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TITLE SHEET
PROJECT
INFORMATION
SITE PLAN

SHEET NUMBER:

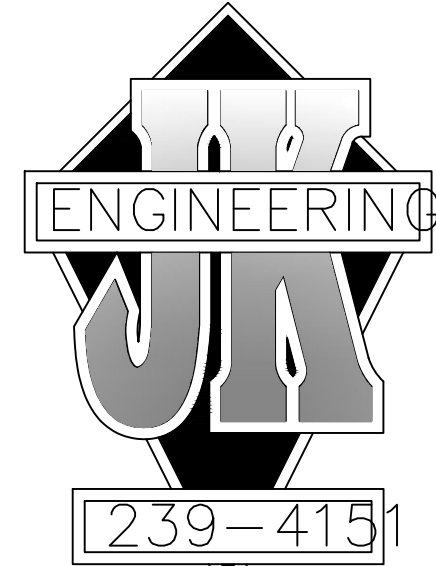
T-1

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 **FLOOR PLANS**

1/4" = 1'



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610 10th ST. UNIT 'A' PASO
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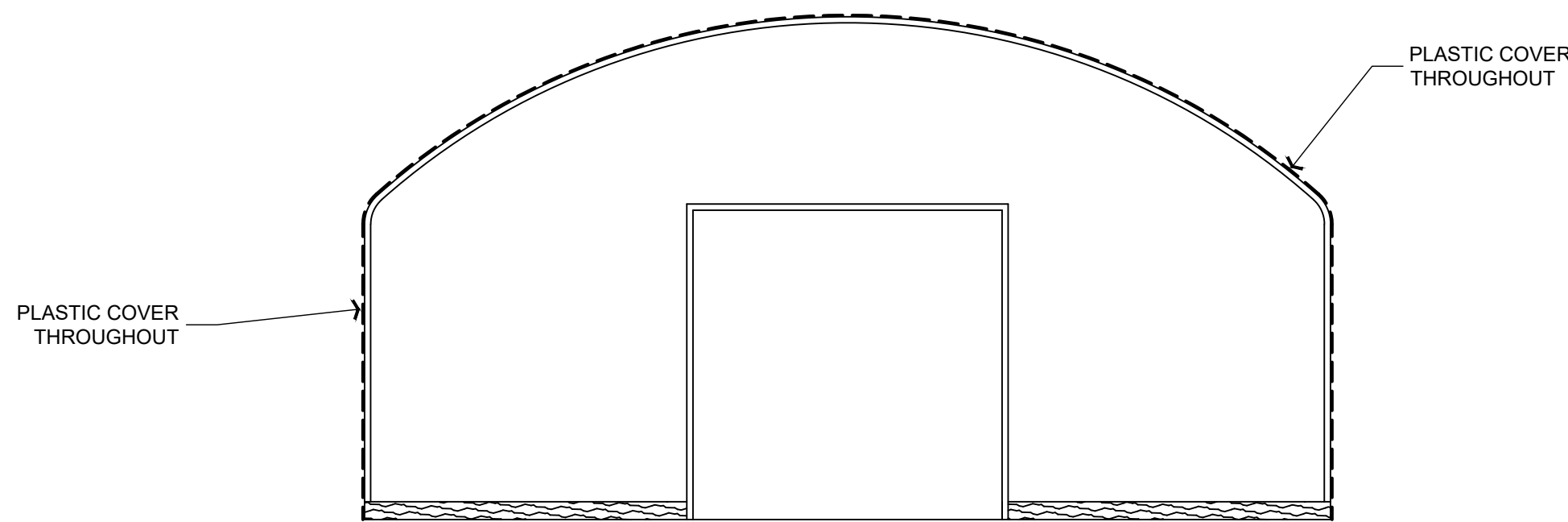
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FLOOR PLAN
(EMERALD
GREENHOUSE)

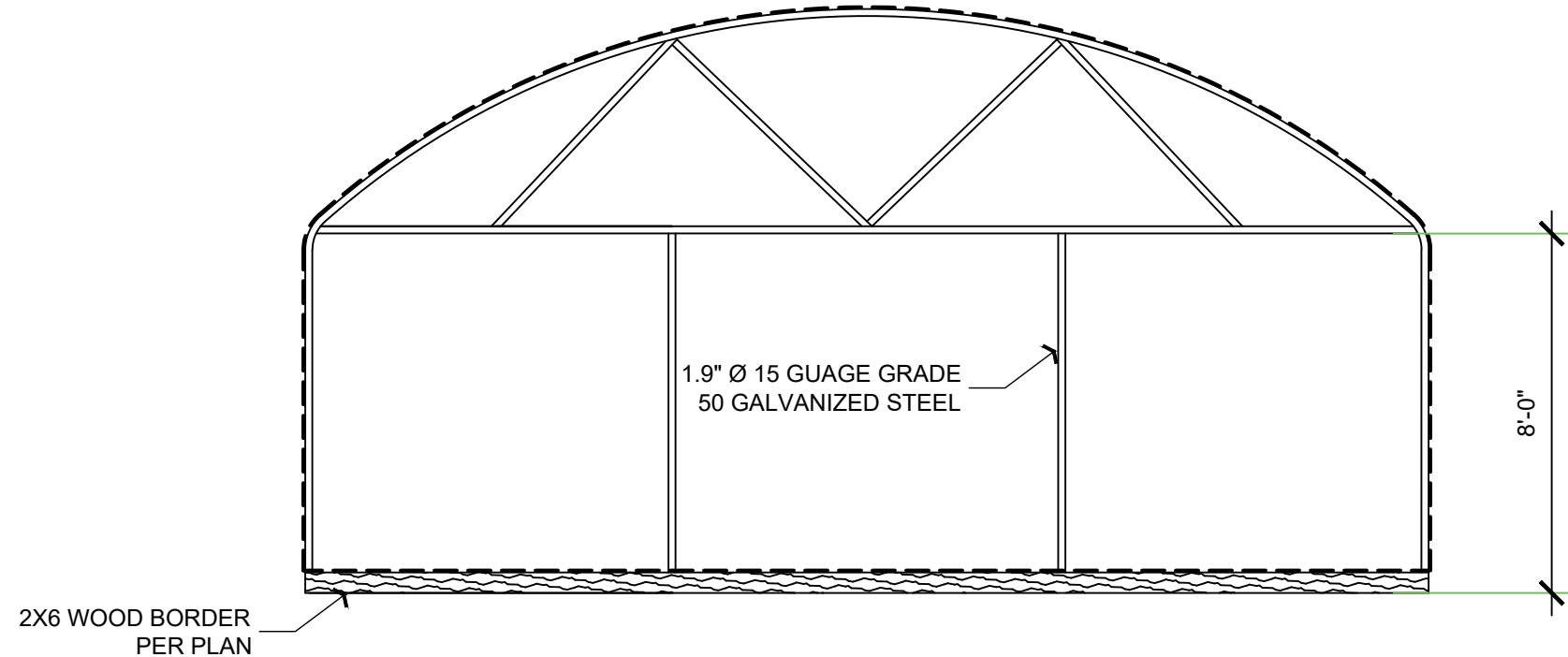
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A-1

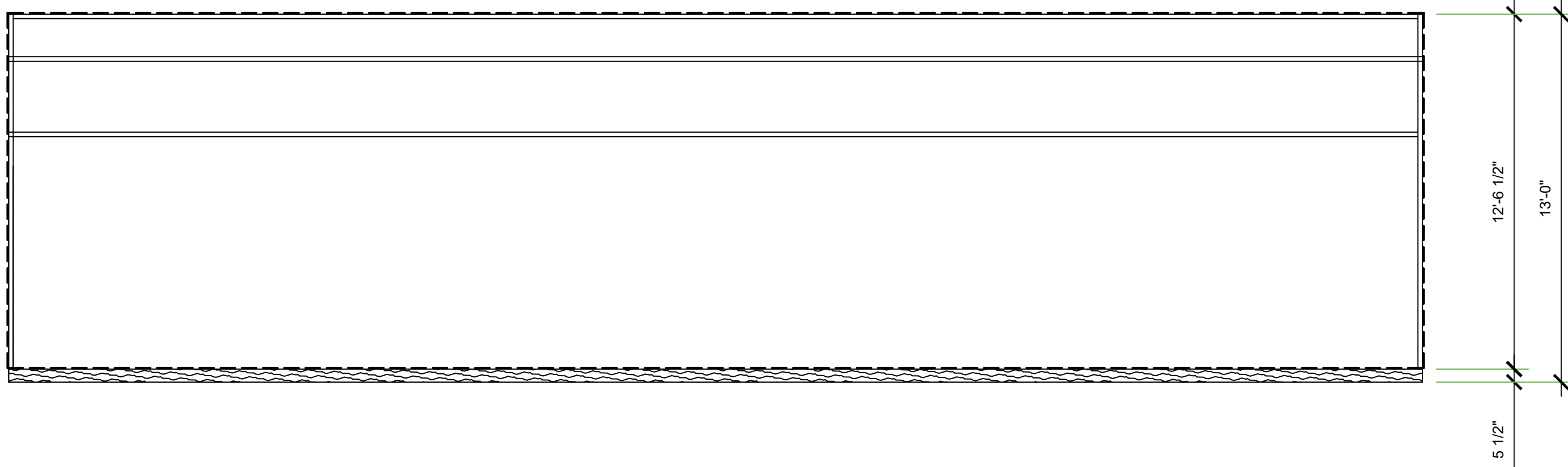
P:\Jk\Jk\Projects\A-2 ELEVATIONS (EMERALD GREENHOUSE).dwg Date: Thursday, 2/26/2019 1:52:30 PM



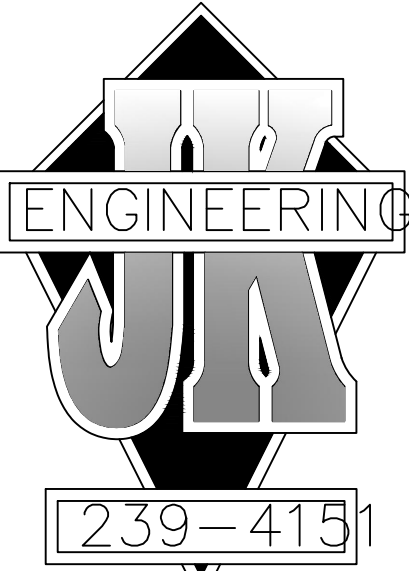
○ FRONT ELEVATION
1/4" = 1'



○ BACK ELEVATION
1/4" = 1'



○ SIDE ELEVATION
1/4" = 1'



John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
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ROBLES, CA.

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PROJECT NO. ---
FILE NAME A-2 ELEVATIONS (EMERALD GREENHOUSE).DWG
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DATE 2/26/2019 2:57 PM

SHEET TITLE:
ELEVATIONS
(EMERALD GREENHOUSE)

SHEET NUMBER:

A-2