



THIS IS A NEW PROJECT REFERRAL

DATE: 4/15/2019

TO: 1st District Legislative Assistant, Agricultural Commissioner, Air Pollution Control Board, Assessor, Building Division, Templeton CSD (including Fire). Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, Templeton Area Advisory Group, AB52

FROM: Jan DiLeo (jdileo@co.slo.ca.us or 805-781-5625)

PROJECT NUMBER & NAME: DRC2019-00040 HUNTER_GRAHAM

PROJECT DESCRIPTION: Proposed Conditional Use Permit for (1) 1.95 acres outdoor cannabis cultivation, (2) 8,460 sf indoor cannabis cultivation (within existing greenhouse), (3) a new 5,513 sf building for cannabis processing and manufacture, (4) 3,600 sf cannabis nursery within an existing greenhouse, (5) cannabis transport, and (6) cannabis dispensary (non-store front). Located at 720 Marquita Avenue, Templeton, CA.

APN(s): 040-154-001

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



APPLICANT INFORMATION Check box for contact

person assigned to this project

☒ Landowner Name Jordan Graham Daytime Phone 805.550.1301
Mailing Address PO Box 6493, Los Osos, CA Zip Code 93412
Email Address: rustedgraham@yahoo.com

☐ Applicant Name Hunter J's Reserve Daytime Phone 805.550.1301
Mailing Address 785 Quintana Rd, #183, Morro Bay, CA Zip Code 93442
Email Address: _____

☐ Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 10.72 acres Assessor Parcel Number(s): 040-154-001
Legal Description: YSBEL SUB, ADJ ST, LT 22 & PTN ABN RR
Address of the project (if known): 720 Marquita Ave, Templeton, CA 93412
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Project accessed via Marquita Ave from Ramada Dr through gate
Describe current uses, existing structures, and other improvements and vegetation on the property:
Residence, (2) Permitted Greenhouses & Several Ag Accessory buildings

PROPOSED PROJECT

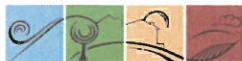
Describe the proposed project (inc. sq. ft. of all buildings): See project description

LEGAL DECLARATION

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

Property owner signature [Signature] Date 3/18/17

FOR STAFF USE ONLY



CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
720 Marquita Ave, Templeton, CA 93465, identified as Assessor Parcel Number 040-154-001,
for which a construction permit, land use permit, land division, general plan or ordinance amendment, or
LAFCo application referral is being filed with the county requesting an approval for: CUP proposed in project description
(specify type of project, for example: addition to a single family residence; or general plan amendment),
do hereby certify that:

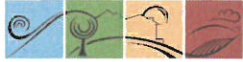
1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
4. Print Name: Jordan Graham
Daytime Telephone Number: 805.550.1301
5. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Jordan Graham
Print Address: PO Box 6493, Los Osos, CA 93412
Daytime Telephone Number: 805.550.1301
Signature of landowner: _____ Date: 3/10/19

AUTHORIZED AGENT:

Print Name: _____
Print Address: _____
Daytime Telephone Number: _____
Signature of landowner: _____ Date: _____



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): Outdoor cultivation modification setback - see modification to land use permit application form

Describe existing and future access to the proposed project site: Existing/Primary access to remain off Marquita Ave

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

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

North: Agriculture South: Agriculture
East: Agriculture West: Railroad

For all projects, answer the following:

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

Buildings: 17,753 sq. feet 0 % Landscaping: 0 sq. feet _____ %
Paving: 4,000 sq. feet 0 % Other (specify) Outdoor Canopy Area 1.95 acres
Total area of all paving and structures: 21,753 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 0 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 15 Height of tallest structure: 25 feet
Number of trees to be removed: 1 Type: Quercus Lobata (Valley Oak)
Setbacks: Front 30' Right 30' Left 30' Back 30'

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 Proposed Septic
☐ 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)

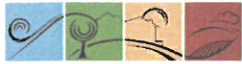
Fire Agency: List the agency responsible for fire protection: Templeton Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 1.95 ☐ sq. feet ☒ acres
Total floor area of all structures including upper stories: 17,753 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____ sf
Total of area of the lot(s) minus building footprint and parking spaces: _____ sf



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 10.72 acres
Moderate slopes - 10-20%: 0 acres
20-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: Existing Greenhouse Foundation for Greenhouse #1
- Has a grading plan been prepared? ☒ Yes ☐ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☒ Yes ☐ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain Cannabis Cultivation
☒ Commercial/Office - Explain Bathroom and Building water use
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 6,049 gallons per day
4. How many service connections will be required? n/a
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Commercial Groundwater Well
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No Water Quality Report in progress w/ Abalone Analytical
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☒ Other Well Completion Reports

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 1,200 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☒ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☒ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

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

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: Paso Robles Waste & Recycle
3. Where is the waste disposal storage in relation to buildings? see waste management plan
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No On Site Organic Composting within secured cultivation areas

Community Service Information

1. Name of School District: Templeton Unified School District
2. Location of nearest police station: 356 N Main St. Templeton, CA 93465
3. Location of nearest fire station: 206 5th St. Templeton, CA 93465
4. Location of nearest public transit stop: Theater Drive at Rancho Pass Rd.
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: Outdoor Decorative Flower Company ("Nature's Harvest")
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: 7 days a week Normal Hours: 8am - 8pm Hours of Operation: Seasonal Farm Hours: 6am - 6pm
2. How many people will this project employ? 4-6 Farm Operations, 14 Drying, Processing, Manufacturing, Transport & Delivery
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift _____
Farm: Shift #1 (6am - 12pm), Shift #2 (12pm - 6pm), Non-Farm: Shift #1 (8am - 2pm), Shift #2 (2pm - 8pm)
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: n/a
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☒ Yes ☐ No If yes, please attach a copy. (in progress)
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. _____ Between 4:00 to 6:00 p.m. _____
see traffic statement letter from Rick Engineering (in progress)

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☒ Yes ☐ No
If yes, please specify what you are proposing: Carpooling for seasonal labor contractors, employee carpool incentive
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): n/a
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: All existing and proposed buildings on site will be equipped with rooftop solar panels.

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

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Efficient Irrigation Techniques and Scheduling, monitored hand/drip system for outdoor cultivation
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

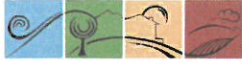
3. Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes ☒ No

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

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): CDFA & BCC State Cannabis Licenses, County Business License, CA Water Board General Order enrollment, CDFW General Order enrollment & LSA Self Certification, Weighmaster License , CA Seller's Permit
(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)



INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE -

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), please complete the attached form that verifies you have consulted with the applicable websites and determined whether or not the subject property is listed on any of these sites:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database;
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database;
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF);
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials;
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

In addition, please answer the following question: "This project is within ½ mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills) ☐ Yes ☐ No

PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing, (2) Public Notice Distribution requirements, (3) the Right to Farm Disclosure, and (4) Proximity to Landfills.

AND

I acknowledge that I have consulted the websites that Identify Hazardous Waste and Substances Sites on the attached form and find the following: The site is not shown on any of these websites.



Signature

3/18/19

Date

Print Name: Jordan Graham



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Land Use Permit Application Fees

PLN-2032
03/29/2018

HOW MUCH WILL IT COST TO PROCESS MY LAND USE PERMIT APPLICATION?

The following are **estimated** filing fees for land use permits that are set by the county fee ordinance each year. They are based on what it costs to process your application. Fees vary depending on the complexity of the permit. The following worksheet is a summary of possible estimated application fees.

<input type="checkbox"/> MINOR USE PERMIT			FEE CODE
Minor Use Permit, Tier I* with Categorical Exemption (CE)	<input type="checkbox"/>	\$1,936	L30B
Minor Use Permit, Tier I* with General Rule Exemption (GRE)	<input type="checkbox"/>	\$1,936	L30B
Minor Use Permit, Tier I* with previously issued environmental document	<input type="checkbox"/>	\$1,936	L30B
Minor Use Permit, Tier II* with Categorical Exemption (CE)	<input type="checkbox"/>	\$4,129	L30A
Minor Use Permit, Tier II* with General Rule Exemption (GRE)	<input type="checkbox"/>	\$4,129	L30A
Minor Use Permit, Tier II* with previously issued environmental document	<input type="checkbox"/>	\$4,129	L30A
Minor Use Permit, Tier II* with Initial Study	<input type="checkbox"/>	\$5,932	L31
Minor Use Permit, Tier III* with Categorical Exemption (CE)	<input type="checkbox"/>	\$4,823	L32A
Minor Use Permit, Tier III* with General Rule Exemption (GRE)	<input type="checkbox"/>	\$4,823	L32A
Minor Use Permit, Tier III* with previously issued environmental document	<input type="checkbox"/>	\$4,823	L32A
Minor Use Permit, Tier III* with Initial Study	<input type="checkbox"/>	\$10,773	L33
Public Works Review	<input type="checkbox"/>	\$289	X20A,B
CAL FIRE Review (\$726.00 + \$0.08 per sq. ft. over 4,999 sq. ft.)	<input type="checkbox"/>	\$726	X34A,B
Health Dept. Review	<input type="checkbox"/>	\$681	X60A,B
Ag Commissioner Referral	<input type="checkbox"/>	\$526	X36A,B
Airport Land Use Commission Review	<input type="checkbox"/>	\$1,594	X32
Coastal Add-on for Major project	<input type="checkbox"/>	\$1,808	C70
Coastal Add-on for Minor project	<input type="checkbox"/>	\$456	C50
Geological Review (GSA designation) (<i>minor review</i>)	<input type="checkbox"/>	\$2,671	X07
Geological Review (GSA designation) (<i>major review</i>)	<input type="checkbox"/>	\$4,038	X10
Resource Conservation District Review (<i>plus Real Time Billing Agreement</i>)	<input type="checkbox"/>	\$278	X08/9A,B
Environmental Document Filing Fee (Clerk-Recorder)	<input type="checkbox"/>	\$50	Z17
Urban Reserve Line (URL) – Application Fee Credit	<input type="checkbox"/>	\$575	None
Airport Fee – General Services	<input type="checkbox"/>	\$88	A99A,B
Total			

* Minor Use Permit – **Tier I** are small residential and commercial projects including residential decks, tree removal, well permit (private), small residential and commercial additions, and small residential accessory structures.

Minor Use Permit – **Tier II** are residential single family projects including larger residential additions, day care centers, and accessory buildings.

Minor Use Permit – **Tier III** are residential single family projects including new residences, minor use permit for adjustment of ordinance standards, agricultural exempt buildings, and site disturbance or impervious surface of one acre or more. This also includes multi-family projects, commercial and industrial projects, including interim management plans for surface mining operations.

LAND USE PERMIT APPLICATION PACKAGE

976 OSOS STREET, ROOM 300 | SAN LUIS OBISPO, CA 93408 | (805) 781-5600 | TTY/TRS 7-1-1
www.sloplanning.org | planning@co.slo.ca.us

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Land Use Permit Application Fees

<input type="checkbox"/> DEVELOPMENT PLAN/CUP			FEE CODE
Development Plan/CUP; Categorical Exemption (CE)	<input type="checkbox"/>	\$8,838	L40A
Development Plan/CUP; General Rule Exemption (GRE)	<input type="checkbox"/>	\$8,838	L40A
Development Plan/CUP; previously issued environmental document	<input type="checkbox"/>	\$8,838	L40A
Development Plan/CUP; Initial Study	<input type="checkbox"/>	\$17,292	L45
Development Plan/CUP to modify LUO; CE, GRE or previously issued environmental document	<input type="checkbox"/>	\$4,183.00	L42
Public Works Review	<input type="checkbox"/>	\$2,260	X73A,B
CAL FIRE Review (\$726.00 + \$0.08 per sq. ft. over 4,999 sq. ft.)	<input type="checkbox"/>	\$726	X34A,B
CAL FIRE Review for oil wells/mines (all projects will be cost accounted)	<input type="checkbox"/>	\$726	X34A,B
Health Dept. Review	<input type="checkbox"/>	\$758	X57A,B
Ag Commissioner Referral	<input type="checkbox"/>	\$753	X36C,D
Airport Land Use Commission Review	<input type="checkbox"/>	\$1,594	X32
Coastal Add-on for Development Plan/CUP	<input type="checkbox"/>	\$1,808	C70
Geological Review (GSA designation) (<i>minor review</i>)	<input type="checkbox"/>	\$2,671	X07
Geological Review (GSA designation) (<i>major review</i>)	<input type="checkbox"/>	\$4,038	X10
Resource Conservation District Review (<i>plus Real Time Billing Agreement</i>)	<input type="checkbox"/>	\$378	X18/19A,B
Environmental Document Filing Fee (Clerk-Recorder)	<input type="checkbox"/>	\$50	Z17
Urban Reserve Line (URL) – Application Fee Credit	<input type="checkbox"/>	\$575	None
Airport Fee – General Services	<input type="checkbox"/>	\$88	A99A,B
Total			

<input type="checkbox"/> SITE PLAN			FEE CODE
Site Plan with Categorical Exemption (CE)	<input type="checkbox"/>	\$2,156	L20A
Site Plan with General Rule Exemption (GRE)	<input type="checkbox"/>	\$2,156	L20A
Site Plan with previously issued environmental document	<input type="checkbox"/>	\$2,156	L20A
Site Plan with Initial Study	<input type="checkbox"/>	\$3,839	L21
Coastal Add-on for Site Plans	<input type="checkbox"/>	\$456	C50
Ag Commissioner Referral	<input type="checkbox"/>	\$520	X37A,B
Environmental Document Filing Fee (Clerk-Recorder)	<input type="checkbox"/>	\$50	Z17
Urban Reserve Line (URL) – Application Fee Credit	<input type="checkbox"/>	\$575	None
Airport Fee – General Services	<input type="checkbox"/>	\$88	A99A,B
Total			

<input type="checkbox"/> VARIANCE			FEE CODE
Variance with Categorical Exemption (CE)	<input type="checkbox"/>	\$4,368	L70A
Variance with General Rule Exemption (GRE)	<input type="checkbox"/>	\$4,368	L70A
Variance with previously issued environmental document	<input type="checkbox"/>	\$4,368	L70A
Variance with Initial Study	<input type="checkbox"/>	\$9,287	L71
Health Dept Review	<input type="checkbox"/>	\$551	X58A,B
Coastal Add-on for Variances	<input type="checkbox"/>	\$1,808	C70
Environmental Document Filing Fee (Clerk-Recorder)	<input type="checkbox"/>	\$50	Z17
Urban Reserve Line (URL) – Application Fee Credit	<input type="checkbox"/>	\$575	None
Airport Fee – General Services	<input type="checkbox"/>	\$88	A99A,B
Total			

LAND USE PERMIT APPLICATION PACKAGE

976 OSOS STREET, ROOM 300 | SAN LUIS OBISPO, CA 93408 | (805) 781-5600 | TTY/TRS 7-1-1
planning@co.slo.ca.us | www.sloplanning.org



HAZARDOUS WASTE AND SUBSTANCES STATEMENT DISCLOSURE

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Project Title: Hunter J's Reserve Commercial Facility **Project APN(s):** 040-154-001

HAZARDOUS WASTE AND SUBSTANCES

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), I have consulted the following websites/lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/>)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (<http://geotracker.waterboards.ca.gov/>)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable) (Check box):

- ☒ **Is not** included on any of lists found on the above-referenced websites.
- ☐ **Is** included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code, the following information is provided related to this site/application:

Name of applicant: Hunter J's Reserve

Address: 785 Quintana Rd, Morro Bay, CA 93442

Address of site (street name & number if available, City, State and ZIP Code):

720 Marquita Ave, Templeton, CA 93465

Local agency (city/county): _____

Assessor's book, page, and parcel number: Book 040, Page 154, 01

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory identification number: _____

Date of list: _____

Jordan Graham
Signature of Applicant

Jordan Graham (principal, Hunter Js Reserve)

Name of Applicant (Print)

3/18/19
Date

805-550-1301
Telephone



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

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

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- 00367, CCM2016 - 00369

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: Hunter J's Reserve

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

- ☒ Yes ☐ No

What type of State cultivation license are you seeking?

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

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

97,142 sf

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
Pacific Gas & Electric	777,000
Solar Panels on Proposed Building	TBD
Total Annual kWh:	777,000

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

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

Source	Well (1 existing)	(1.95 acres outdoor cultivation	+ 8,600 sf canopy greenhouse	+ 3,600 sf canopy nursery)
Month and Year				
1	2018	42,360		
2	-	33,888		
3	-	145,888		
4	-	192,360		
5	-	161,888		
6	-	287,444		
7	-	359,305		
8	-	287,444		
9	-	287,444		
10	-	342,360		
11	-	33,888		
12	-	33,888		
Totals		2,208,157		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Plant Therapy (Organic), Botaniguard, Green Cleaner, Cease
Venerate, Regalia, Grandevo, Micronized Sulphur, Green Cure, GC Mite

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



MODIFICATION TO LAND USE PERMIT APPLICATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

This form must be completed by the applicant or authorized agent to request proposed modifications to project applications.

Please include the following items with this application:

- ✓ A new completed application form
- ✓ One set of modified plans
- ✓ A new completed plot plan
- ✓ 8-1/2" x 11" reductions of all modified plans

Check the box to show whether you are the property owner or authorized agent and provide the requested information:

☒ Owner(s) Name: Jordan Graham Phone Number: 8055501301
☐ Agent(s) Name: _____ Fax Number: _____
Phone Number: _____
Fax Number: _____

Mailing Address: PO Box 6493

City: Los Osos State: CA Zip: 93412

Project/Case Number: _____

What type of project are you applying for? Commercial Cannabis Cultivation, Processing,
Manufacturing, Transport Only Distribution, Non-Storefront Mobile Delivery

Briefly describe the proposed modification: Reduce Outdoor Cultivation Setback to 30ft

Please replace the plans previously submitted with the modified plans attached to this application.

[Signature] Date 3/18/19

Office Use Only

_____Revise Plan Prior to Final Hearing Action

_____Change to Approved Plans

Amount: \$ _____

Receipt # _____



Parcel Information

APN: 040-154-001

Assessee: GRAHAM JORDAN

Care Of:

Address: PO BOX 6493 LOS OSOS
CA 93412

Description: YSBEL SUB, ADJ ST, LT 22 & PTN ABN RR

Site Address:
00720 MARQUITA AV

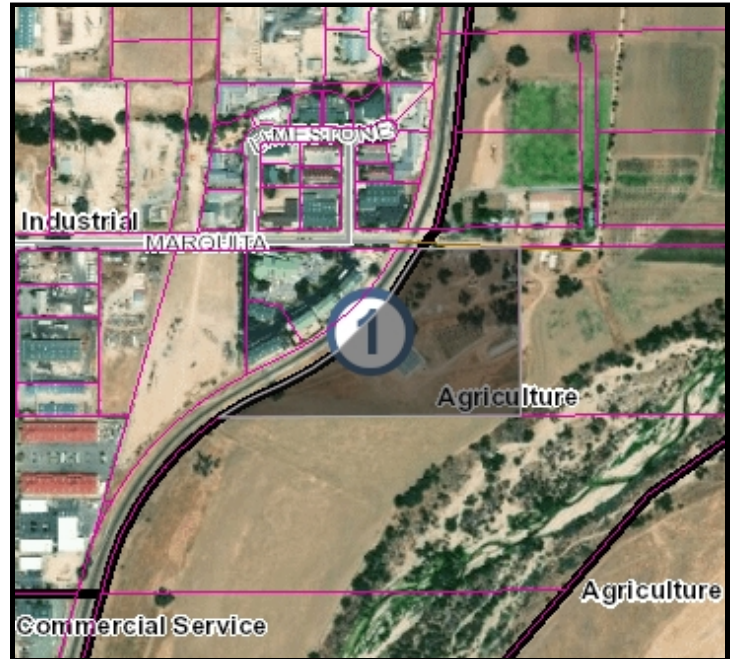
Tax Rate Area Code: 126004

Estimated Acres: 10.72

Community Code: NCSAL

Supervisor District: Supdist 1

Avg Percent Slope: 5



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	Flood Hazard Area
	Extractive Area



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
COD2016-00291	Code Enforcement	11/30/2016 4:08:56 PM
CCM2016-00369	CCM - Condition Compliance Monitoring	11/18/2016 11:49:57 AM
CCM2016-00367	CCM - Condition Compliance Monitoring	11/18/2016 11:44:35 AM
PMT2016-01520	PMTC - Commercial Permit	8/25/2016 1:50:32 PM
PMT2015-02774	PMTR - Residential Permit	3/28/2016 10:39:50 AM



Parcel Summary Report

APN: 040-154-001


PMT2015-01706	PMTR - Residential Permit	12/15/2015 1:06:28 PM
PMT2014-02075	PMTR - Residential Permit	2/6/2015 3:57:07 PM
S020399V	Subdivision	5/21/2003 12:00:00 AM




Interactive Data Viewer




Legend


 SLO County Parcels

Roads

 CalTrans

 Maintained by SLO CO

 Private Maintenance

 Federal or State Maintenance

-376.17 0 188.08 376.17 Feet 1: 2,257

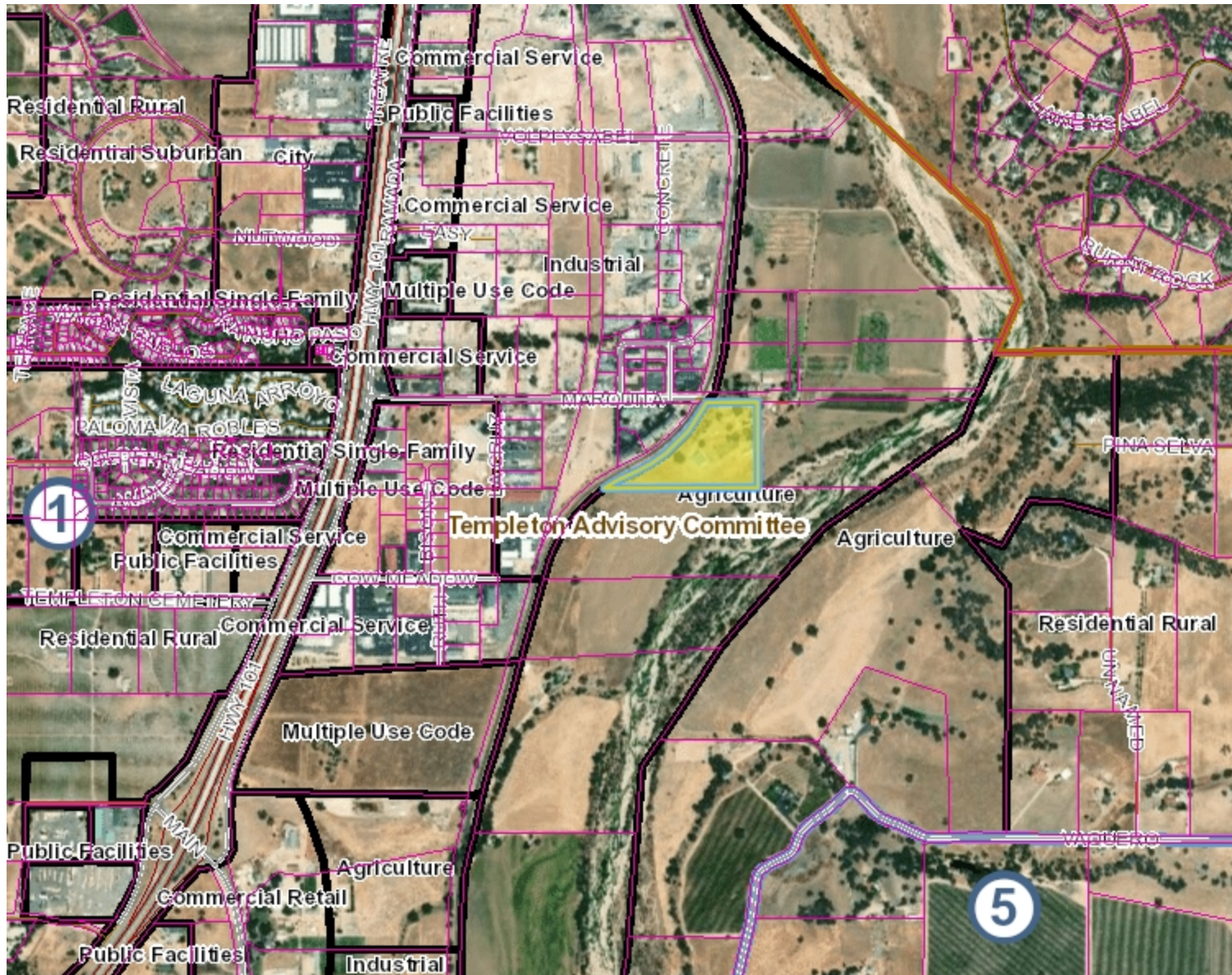


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Map for Reference Purposes Only



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

-3,009.33 0 1,504.66 3,009.33 Feet 1: 18,056



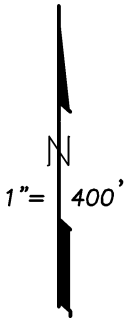
WGS_1984_Web_Mercator_Auxiliary_Sphere
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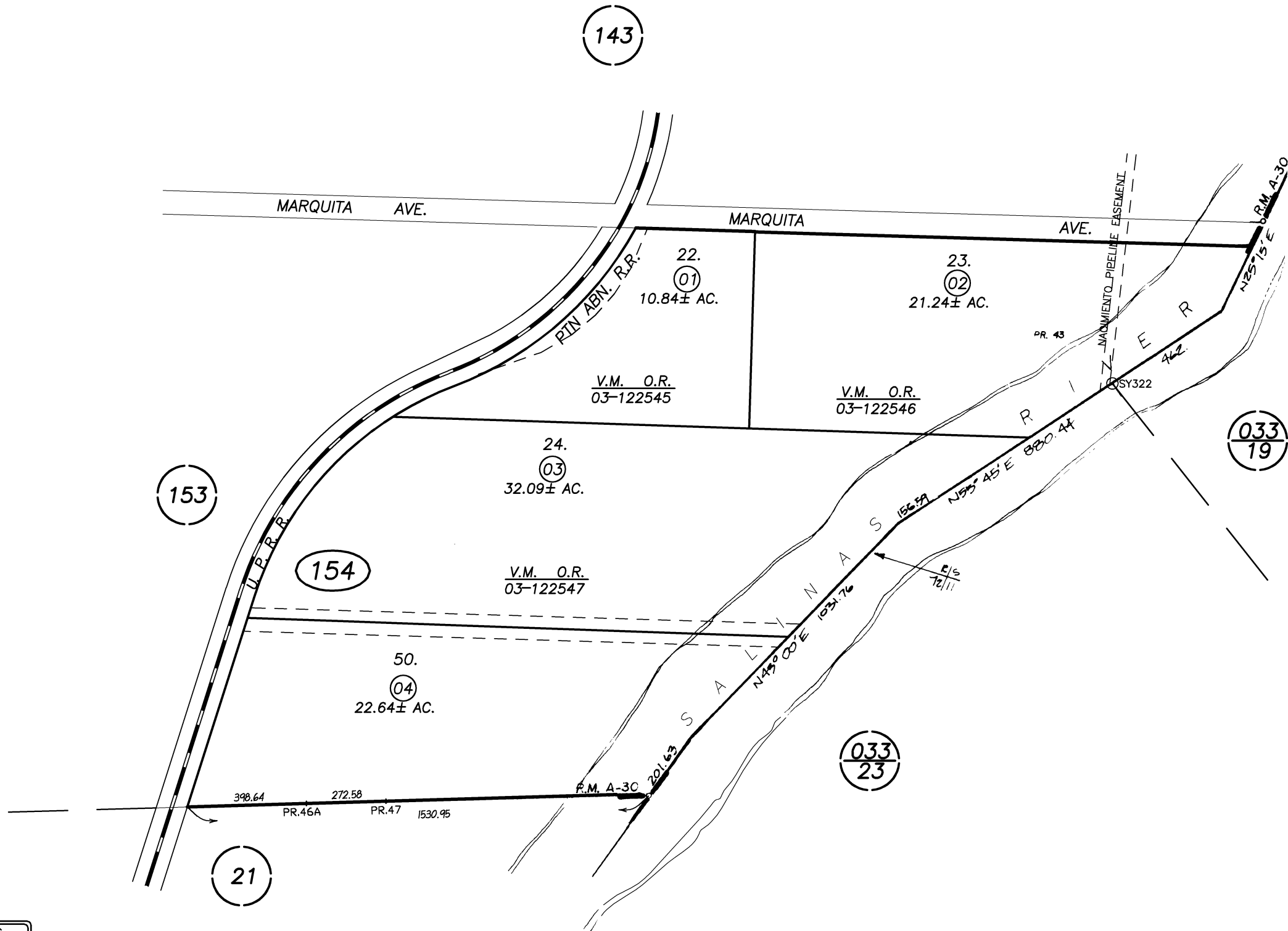
Map for Reference Purposes Only



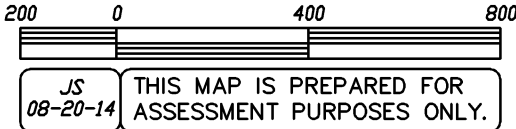
Referral -- Page 23 of 30



040-151



REVISIONS	
I.S.	DATE
15-071	08-20-14





Proposed Green Heart Cannabis Facility for Cannabis Processing and Outdoor Cannabis Cultivation
720 Marquita Avenue
Templeton, California

DIRECTORY

OWNER OR APPLICANT: JORDAN GRAHAM
P.O. BOX 6494
LOS OSOS, CA 93412
(C) 805 550-1301

DESIGNER: CALIFORNIA DESIGN ASSOCIATES
2560 WOODLAND HILLS ROAD
ARROYO GRANDE, CA 93420
(C) 805 441-6059

CIVIL ENGINEER OF RECORD: TO BE DETERMINED

TRIP GENERATION REPORT: RICK ENGINEERING CO
1180 MARSH ST. STE. 150
SAN LUIS OBISPO, CA 93401
(C) 805 544-0707

LANDSCAPE ARCHITECT: TO BE DETERMINED

SURVEY CONSULTANT: MBS SURVEYS
3559 S. HIGHERA
SAN LUIS OBISPO, CA 93401
(C) 805 554-1980

ARBORIST: GREENVALE TREE COMPANY
P.O. BOX 10234
SAN LUIS OBISPO, CA 93406
(C) 805 544-1124

BUILDING CODE DATA

Occupancies (per Chapter 3 of 2016 CBC)			
Use	Occupancy		
Existing Greenhouses	U		
Required Separation of Occupancies			
Occupancy	Required Separation	2016 CBC Sections	
U	1 Hour Rated	Table 508.4	
Required Separation Walls/Fire Partitions			
Occupancy	Required Separation	2016 CBC Sections	
U	1 Hour Rated	Section 406.1.4	
Allowable Area (per CBC 2016 Table 503)			
Occupancy	Construction Type	Actual Area	Allowable Area
U	V-B		Unlimited
Fire Sprinkler Requirements (per 2016 CRC Section R313.2)			
Occupancy	Required		
U	No		

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH:
2016 CALIFORNIA BUILDING CODE, VOLS 1 & 2
2016 CALIFORNIA RESIDENTIAL CODE
2018 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA REFERENCE STANDARDS CODE
2016 CALIFORNIA EXISTING BUILDING CODE
GRADING - 2013 CBC APPENDIX CHAPTER J
COUNTY OF SAN LUIS OBISPO BUILDING & CONSTRUCTION ORDINANCE
TITLE 19 (July 2016)
COUNTY OF SAN LUIS OBISPO LAND USE ORDINANCE TITLE 22 (July 2016)
COUNTY OF SAN LUIS OBISPO COASTAL ZONE LAND USE ORDINANCE TITLE 22

PROJECT DATA

A TENTATIVE PROPOSAL FOR A 5,513 SQUARE FOOT, ONE STORY, PROCESSING FACILITY. THE STRUCTURE WILL CONSIST OF OFFICE SPACES, STORAGE AND PROCESSING AREAS FOR CANNABIS.

ADDITIONALLY, THE APPLICANT IS REQUESTING THE ABILITY TO CULTIVATE 1.95 ACRES OF OUTDOOR CANNABIS.

THE PROJECT SITE IS 10.84 ACRES AND LOCATED AT 720 MARQUITA AVE., COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

GENERAL SITE INFORMATION

PROJECT ADDRESS: 720 Marquita Avenue
Paso Robles, CA

ASSESSOR'S PARCEL NUMBER: 040-151-074

LOT SIZE: 10.84 ACRES (473,234.8 SQ. FT.)

COMMUNITY & PLANNING AREA: PLANNING SUB-AREA

ZONING & LAND USE: AGRICULTURE

UTILITY INFORMATION:
ELECTRICAL: PACIFIC GAS & ELECTRIC
NATURAL GAS: PRIVATE
TELEPHONE: PACIFIC BELL
TELEVISION: CHARTER COMMUNICATIONS
WATER SERVICE: PRIVATE WELL
SEWER SERVICE: PRIVATE SEPTIC SYSTEM

PROPOSED NEW SITE INFORMATION

(N) STRUCTURE AREA: 5,513 SQ. FT.
(N) ASPHALT AREA: 7,343 SQ. FT.
(N) CONCRETE FLATWORK: 3,561 SQ. FT.
(N) LANDSCAPE AREA (WITHIN FENCED STRUCTURE): 4,624 SQ. FT.
(N) OUTDOOR CULTIVATION AREA: 1.95 ACRES

SHEET DIRECTORY

P1.0 TITLE SHEET
P2.0 EXISTING OVERALL SITE PLAN AND PROPOSED OUTDOOR CULTIVATION AREA
P3.0 PROPOSED PARTIAL SITE PLAN
P4.0 PROPOSED STRUCTURE FLOOR PLAN
P5.0 PROPOSED EXTERIOR ELEVATIONS
P5.1 PROPOSED EXTERIOR ELEVATIONS
TOTAL: 6 SHEETS

EXISTING SITE STRUCTURE INFORMATION

EXISTING GREENHOUSE 1: 8,640 SQ. FT.
EXISTING GREENHOUSE 2: 3,600 SQ. FT.
STORAGE SPACES: 943 SQ. FT.

PROPOSED STRUCTURE INFORMATION

DRYING AREA: 2,036 SQ. FT.
EXTRACTION SCALE: 1,734 SQ. FT.
CIRCULATION AREA: 475 SQ. FT.
DRY STORAGE AREA: 353 SQ. FT.
FREEZER AREA: 333 SQ. FT.
LOUNGE AREA: 183 SQ. FT.
RESTROOMS: 148 SQ. FT.
OFFICE AREA: 137 SQ. FT.
ENTRY AREA: 114 SQ. FT.
TOTAL: 5,513 SQ. FT.

RECEIVED

27 MAR 2019

PLANNING & BUILDING

VICINITY MAP



CALIFORNIA DESIGN ASSOCIATES

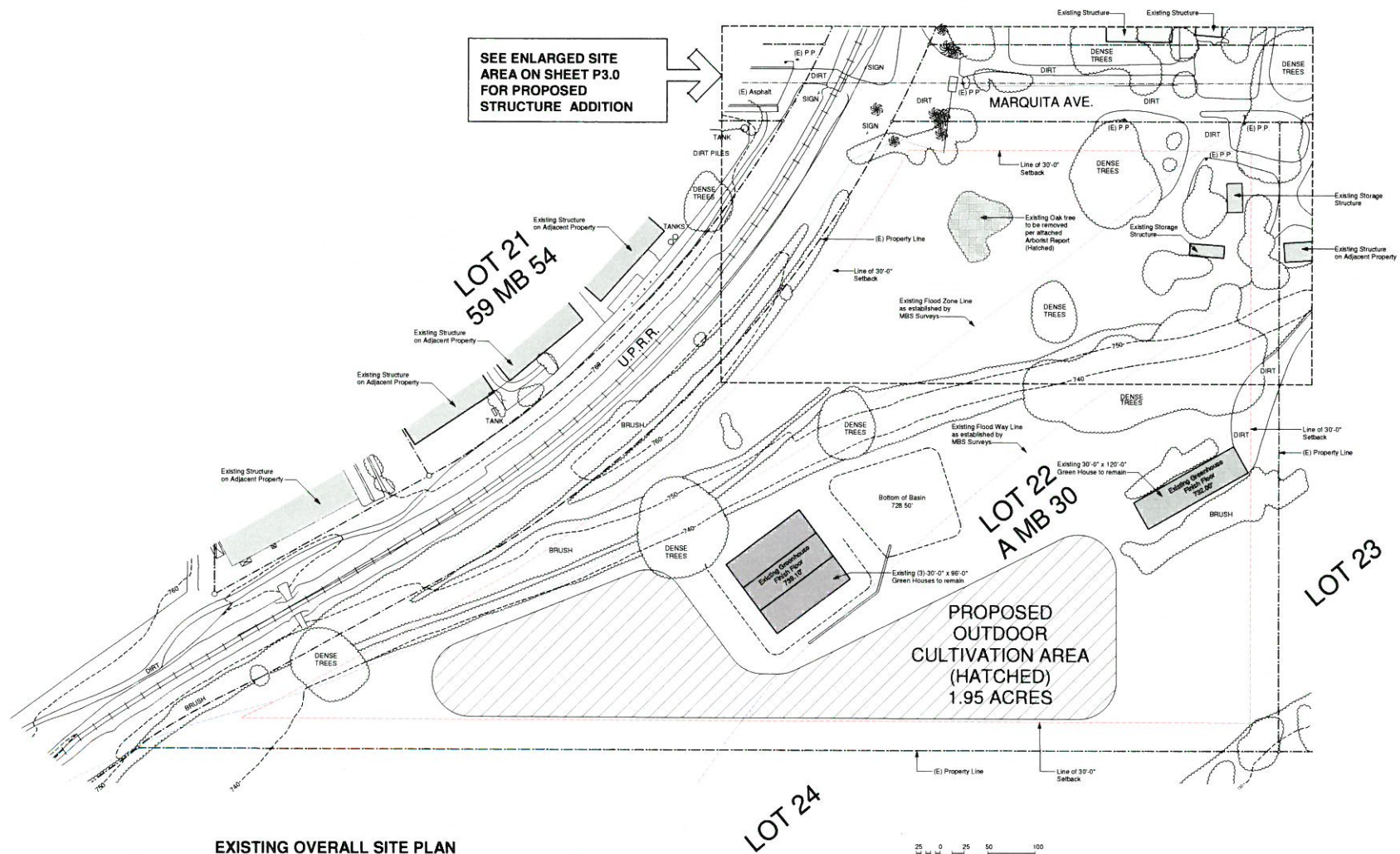
2560 WOODLAND HILLS ROAD, ARROYO GRANDE CA. 93420

COVER SHEET

PROJECT FOR:
GREEN HEART CANNABIS FACILITY
720 MARQUITA AVENUE
PASO ROBLES, CA 93446
(805) 550-1301

DATE: MARCH 2019
DRAWN BY: TT
SCALE: AS SHOWN
SHEET:
P1.0

OF: 6



**CALIFORNIA
DESIGN
ASSOCIATES**

2560 WOODLAND HILLS ROAD, ARROYO GRANDE CA. 93420

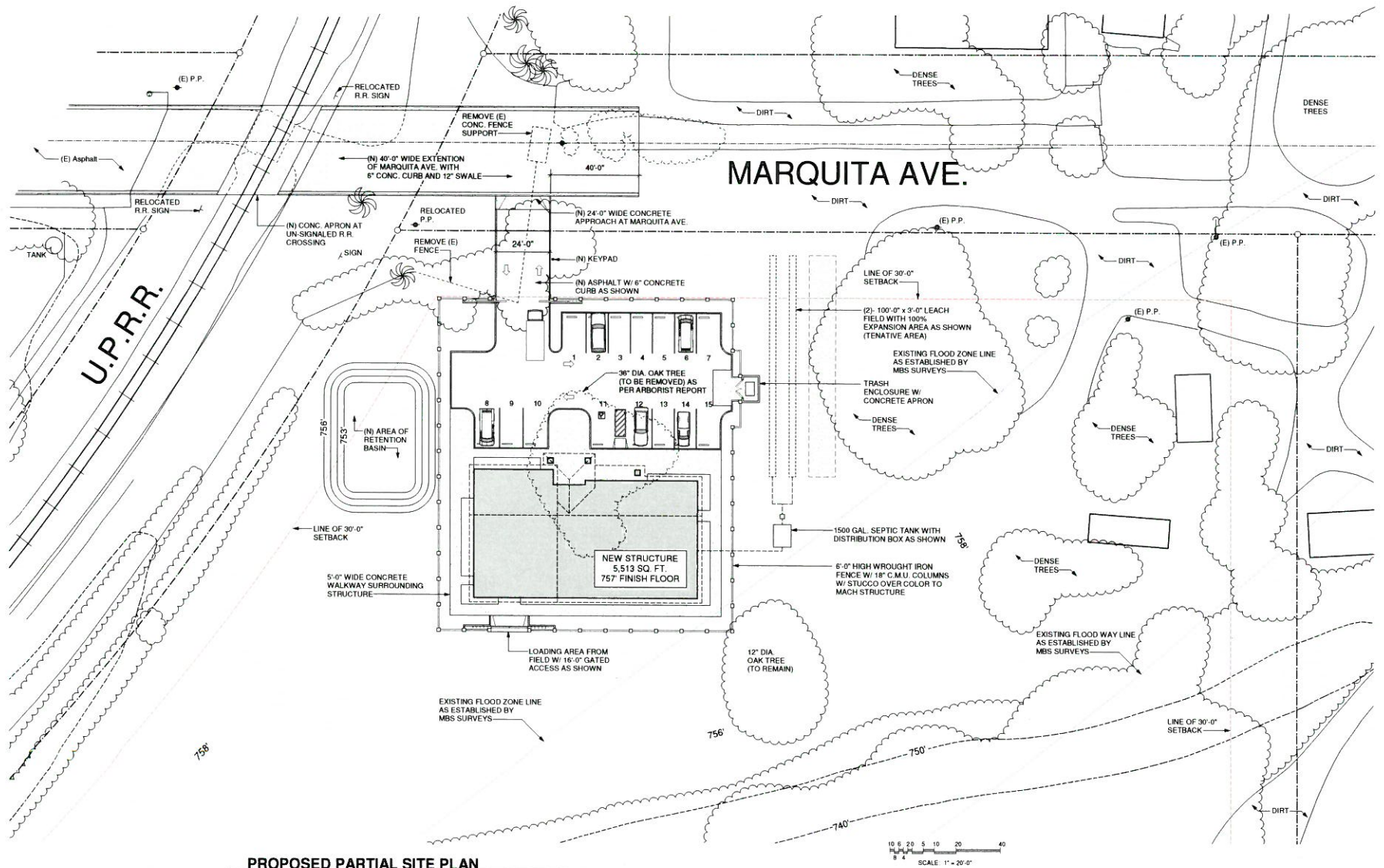
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**EXISTING OVERALL SITE PLAN
AND
PROPOSED NEW OUTDOOR
CULTIVATION AREA**

PROJECT FOR:
GREEN HEART CANNABIS FACILITY
720 MARQUITA AVENUE
PASO ROBLES, CA 93446
(805) 550-1301

DATE: MARCH 2018
DRAWN BY: TT
SCALE: AS SHOWN
SHEET:
P2.0

OF: 6



**CALIFORNIA
DESIGN
ASSOCIATES**

2580 WOODLAND HILLS ROAD, ARROYO GRANDE CA. 93420

PROPOSED PARTIAL SITE PLAN

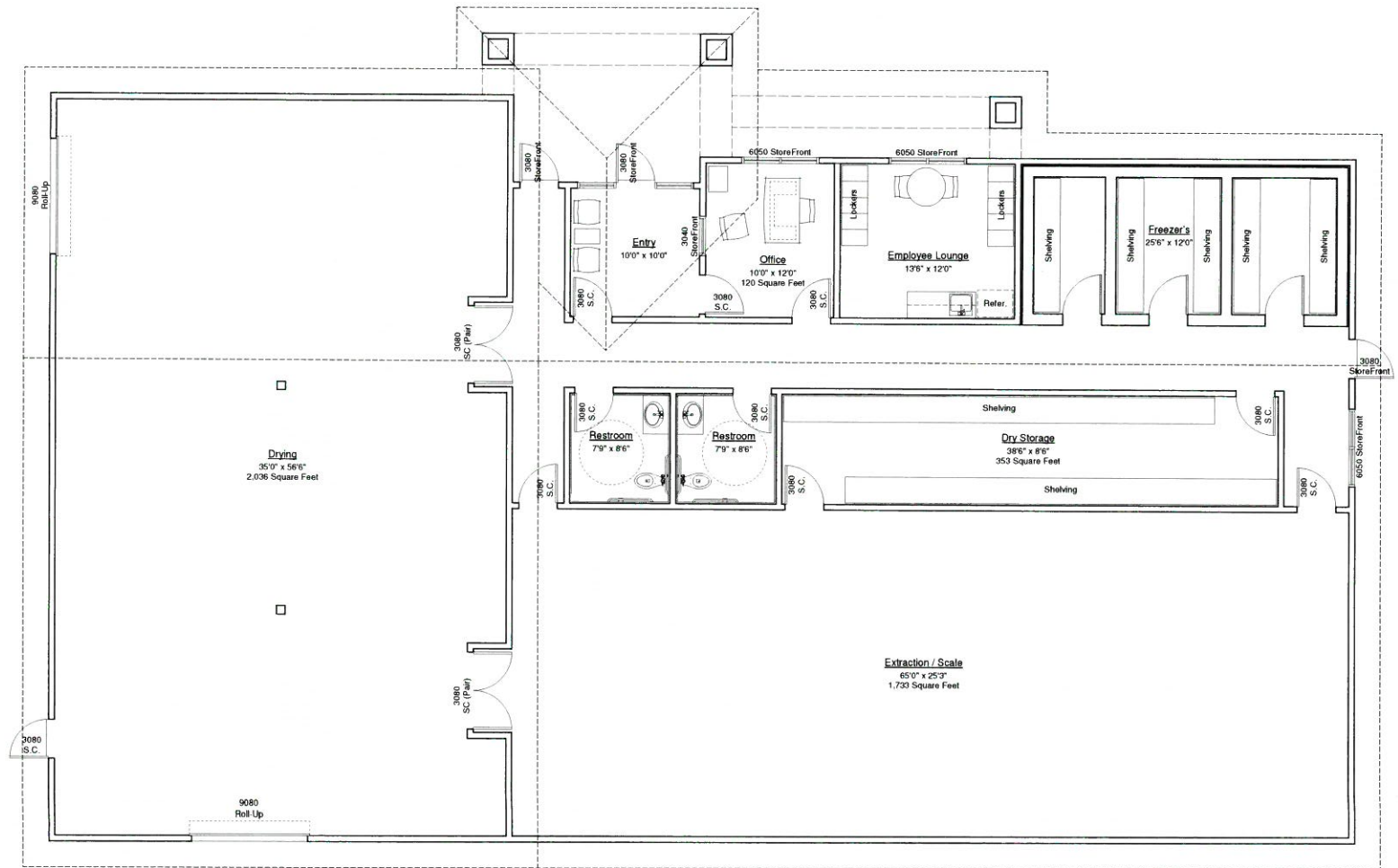
PROJECT FOR:

GREEN HEART CANNABIS FACILITY
720 MARQUITA AVENUE
PASO ROBLES, CA 93446
(805) 550-1301

DATE: MARCH 2019
DRAWN BY: TT
SCALE: AS SHOWN
SHEET:

P3.0

OF: 6



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



5,513 SQ. FT. TOTAL



**CALIFORNIA
DESIGN
ASSOCIATES**

2580 WOODLAND HILLS ROAD, ARROYO GRANDE CA. 93420

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PROPOSED FLOOR PLAN

PROJECT FOR:

GREEN HEART CANNABIS FACILITY
720 MARQUITA AVENUE
PASO ROBLES, CA 93446
(805) 550-1301

DATE: MARCH 2019

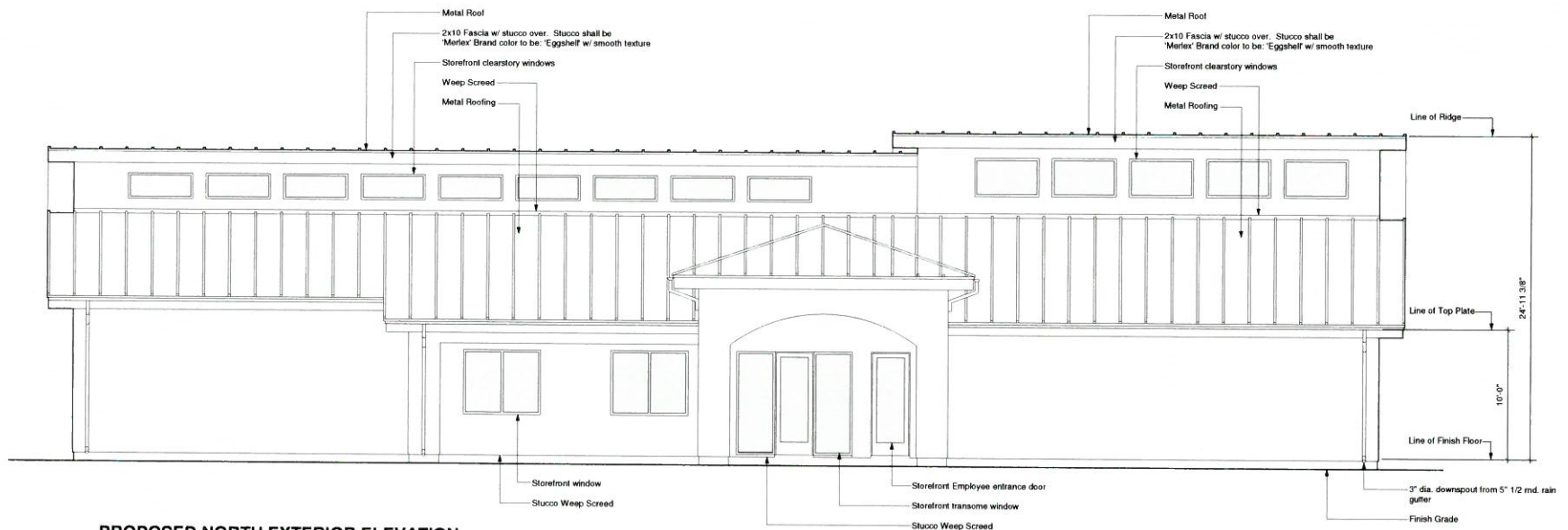
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SCALE: AS SHOWN

SHEET:

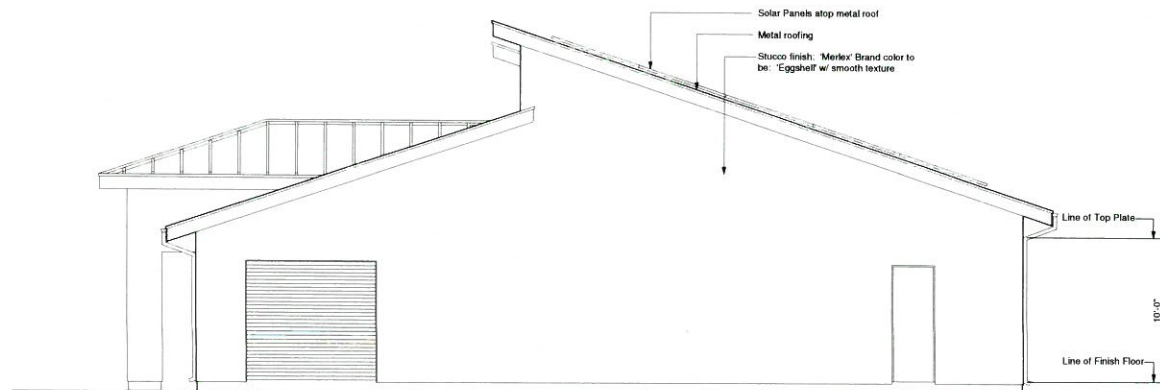
P4.0

OF: 8



PROPOSED NORTH EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED WEST EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



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DESIGN
ASSOCIATES**

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EXTERIOR ELEVATIONS

PROJECT FOR:

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DATE: MARCH 2019

DRAWN BY: TT

SCALE: AS SHOWN

SHEET:

P5.0

OF: 8

