



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/9/2019

TO: 1st District Legislative Assistant, Agricultural Commissioner, Assessor, Air Pollution Control Board (APCD), Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Caltrans, U.S. Fish and Wildlife, Upper Salinas/Las Tablas Resource Conservation District, CA Fish and Wildlife, RWQCB, Shandon Advisory Committee, Williamson Act, AB52

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

PROJECT NUMBER & NAME: DRC2019-00052 SRT Agriculture_Kuhnle

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 acres outdoor cannabis cultivation to be located at 2225 Shandon Hwy Shandon, CA 93461.

APN(s): 037-301-002

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 Kuhnle Trust Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: jkuhnle1@gmail.com

☐ Applicant Name Noel Grotewald / SRT Agriculture LLC Daytime Phone 805-462-1632
 Mailing Address _____ Zip Code _____
 Email Address: _____

☒ Agent Name Scott McKenzie, AGZONE Services, LLC; Mandi Pickens ANGLE Land Use Entitlement Daytime Phone (805) 591-4404; 805-459-5334
 Mailing Address P.O. Box 3002, Paso Robles, CA 93447 Zip Code 93447
 Email Address: scott@agzone.services@gmail.com; angle.planning@gmail.com

PROPERTY INFORMATION

Total Size of Site: 642 acres Assessor Parcel Number(s): 037-301-002

Legal Description: _____

Address of the project (if known): 2235 Shandon HWY Shandon CA 93461

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

Describe current uses, existing structures, and other improvements and vegetation on the property:
Private Residences, barn, Farming

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation (3 Acres)

LEGAL DECLARATION

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

Property owner signature _____ Date _____

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Setback modification-sdies (100' and 200' provided) 300' required. Refer to project description for explanation.

Describe existing and future access to the proposed project site: New access off of HWY 41

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? N/A

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

North: Ag, residence NE +3,900' South: Ag
East: Ag West: Ag

For all projects, answer the following:

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

Buildings: 0 sq. feet 0 % Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) 3 acres (7%) cannabis cultivation

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: 5 Height of tallest structure: _____

Number of trees to be removed: 0 Type: N/A

Setbacks: Front +300' Right 100' Left +1000' Back 200'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other N/A

☐ Community System - List the agency or company responsible for provision: N/A

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: N/A

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: 3 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 0 sq. feet

For residential projects, answer the following:

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

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

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



File No _____

Referral -- Page 4 of 26

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 N/A
☐ Industrial - Explain N/A
3. What is the expected daily water demand associated with the project? 1.80 af/yr refer to water report
4. How many service connections will be required? one (1)
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Residential home connections and various outdoor hose bibbs.
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☒ Water Quality Analysis (☒ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

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

Solid Waste Information

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: West Coast Construction and Clean-up
3. Where is the waste disposal storage in relation to buildings? near parking area.
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: Shandon Unified School District
2. Location of nearest police station: San Luis Obispo
3. Location of nearest fire station: Shandon Cal Fire
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: Farming, rural residential
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: N/A
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 Hours of Operation: 6:00am-3:00pm
2. How many people will this project employ? 3 FTE
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift N/A
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: 4 weeks during flowering, an odor may be detected.
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: One day of tractor noise and one day of destemming machine noise per season.
(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
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: N/A
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

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
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: N/A

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: N/A

Energy Conservation Information

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

*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:
Minimum-touch cannabis agriculture. Cannabis produced will be quickly harvested, machine de-stemmed, weighed, and flash frozen. It will be transported off-site for storage and extraction/distillation.
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: Kit Fox mitigation.

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): 3 x Medium, CA State Sellers Permit, SLO County Business License

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



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

PLN-2018

12/8/2017

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

Cannabis Activities Proposed

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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016- 00409

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: Noel Grotewald

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

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

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

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

130,680

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

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

CANNABIS APPLICATION SUPPLEMENT

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

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

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

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

Source or utility name	Expected kWh drawn annually
PG&E	2278
Total Annual kWh:	2278

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	AG Well, On-Site		
Month and Year			
1 2018-2023			
2 2018-2023			
3 2018-2023			
4 2018-2023	0.17		
5 2018-2023	0.31		
6 2018-2023	0.31		
7 2018-2023	0.41		
8 2018-2023	0.31		
9 2018-2023	0.28		
10 2018-2023			
11 2018-2023			
12 2018-2023			
Totals	1.79		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: _____

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide
☐ Ethanol ☐ Mechanical ☐ None
☐ Other _____

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☐ Type 9 – non-storefront dispensary ☐ Type 10 ☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes ☐ No

How many vehicles do you anticipate delivering product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10 ☐ 11-50 ☐ 51-100 ☐ >100 ☐ N/A Storage Only/Other



MINOR USE PERMIT- CANNABIS CULTIVATION PROJECT DESCRIPTION

PROPOSAL

- ❖ Minor Use Permit:
 - Outdoor Cultivation (3ac)
- ❖ Landowner: Kuhnle Trust
- ❖ Applicant (Leasee): Noel Grotewald
- ❖ Agents; AGZONE Services, LLC and ANGLE Land Use Entitlement

The following application is for a Minor Use Permit to establish an outdoor cannabis cultivation operation. The outdoor cultivation involves three acres of row crops.

SITE

- ❖ Address: 2235 Shandon HWY Shandon, CA 93461
- ❖ APN: 037-301-002
- ❖ Acreage: 642 acres
- ❖ Land Use Designation: Agriculture

EXISTING USES

Two residences, caretaker residence and an ag exempt barn occupy the property. The remainder of the site is dry farmed. The topography is flat.

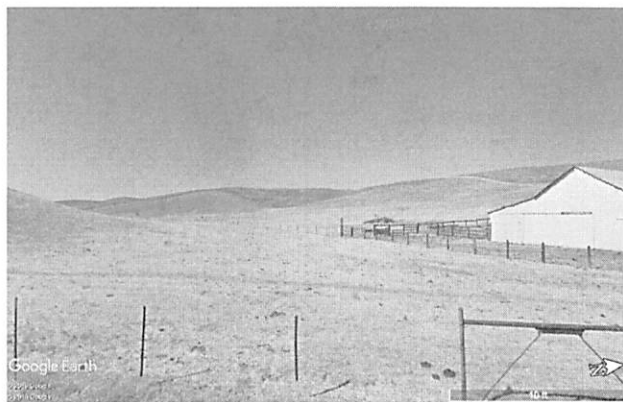


Photo: View of cultivation site from HWY 41



Photo: View of existing structures from HWY 41

BACKGROUND

The applicant is Noel Grotewald. The landowner, Kuhnle Family Trust, has leased the subject property to AGZONE Services, LLC and applicant. The applicant has an existing medical cannabis outdoor cultivation operations (totaling 1,250sf) in San Luis Obispo County, information listed below.

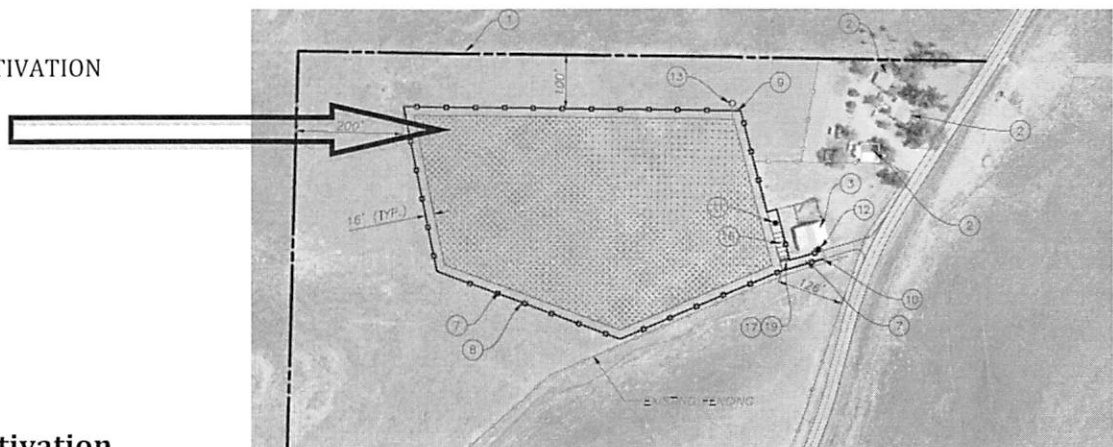
Name	County Reg No.	Previous Grow Site Address	Plant Count	Area (sf)
noelNoel NNoel Noel Noel Grotewald	CCM2016-000409	4445 Parkhill Rd. Santa Margarita, CA 93453	60	1,250

The proposal will relocate these operations to the subject property discussed in this project description.

PROJECT DETAILS

According to County of SLO LUO Section 22.40, both outdoor/indoor cannabis cultivation activities are allowed on AG land subject to a Minor Use Permit and additional requirements set forth in that section. A minimum of 25 acres within the Agriculture land use category is required to host a maximum 3-acre outdoor cannabis cultivation. This site totals 642 acres which far exceeds the minimum acreage for a 3-acre cultivation. The outdoor cannabis cultivation will occur onsite within a distinguished canopy and protected by fencing.

OUTDOOR CULTIVATION



Outdoor Cultivation

The applicant has a combined 3-acre canopy for their outdoor cultivation operation under the CCM noted above. They are proposing to relocate this operation to the subject site in order to operate under the recent medical and adult cannabis use state and county regulations.

The site for cultivation is vacant and tilled. Outdoor cultivation will occur in hoop houses. A 3-acre site is identified on the site plan. This area will be enclosed with a 6' high chain link

fence (slatted and gated for security purposes). A new, 16' wide gravel road will be installed on the inside and outside of the perimeter fence line. This access will be gated.

Land Preparation

The ground is prepared by first disking three times, chiseling (ripping) (3 feet deep) four times and disking again three times. Six tons of well-composted organic green-waste (manure) is applied and incorporated into the soil coincident with the disking operations. Planting beds are then listed and shaped.

Plant Stock

Several cannabis strains are selected for high yields and high oil production quality. A mix of stains for each specific site is selected and planted.

Planting

Cannabis is planted by hand in early June (they can be planted later, but later plantings produce lower yields). Two plants are spaced 3-feet apart on 5-foot-wide raised beds (which are spaced 3-feet apart, edge-to-edge). Every 5 feet, two more plants are similarly placed. This results in a total of plant density of 2,178 plants per acre. Labor required for planting is estimated at 24 man-hours per acre.

Trellising

Each acre of cannabis production operation will have 22 rows per acre on 8-foot rows (square acre basis is 200 ft x 218 ft). A trellis system is installed each year.

Training/Pruning

Plants are trained and pruned on a limited basis during the growing season.

Plant Nutrition

Applications of N-P-K fertilizers are based on soil ad tissue tests, which quantify fertility needs and determine a fertilizer program. Normally, in addition to the soils samples and composted organic green-waste (manure) discussed above, a 15-15-15 fertilizer is applied at 400 pounds per acre and incorporated into the beds when shaped prior to planting. Gypsum may be incorporated into the soil at the rate of 2 tons-per-acre.

Irrigation

A drip irrigation system is installed prior to planting, with drip lines placed beneath the bed covering. Irrigation water is sourced from groundwater aquifers through agricultural wells. Well water is pumped using electrical power. All irrigation is applied through the drip system to match crop evapotranspiration and to account for 85% irrigation efficiency. The drip system requires chemical flushing to retard calcium build up and emitter clogging. Chemical flushing is performed after harvest with N-phuric acid applied through the drip system with 0.5 acre-inch of water.

Two drip irrigation tape lines are installed per row. Beds are covered with plastic mulch using a mulch laying implement.

Plant Establishment

Prior to planting, a slotting implement is used to open the plastic mulch at appropriate intervals to prepare for transplanting. Uniquely identified ('Track-and-Trace' tagged) cannabis plants are delivered to the field edge and then transplanted into two rows, 36-inch rows, 36 inches apart. Fields are irrigated with roughly 1.5 acre-inches of water immediately after planting. Maxi Crop Seaweed Extract may be applied at 2.5 pounds-per-acre to ensure that a balance of nitrogen, phosphorus, and potassium (NPK) and micronutrients are supplied to the plants.

Pest Control Adviser/Certified Crop Advisor (PCA/CCA)

Written recommendations are required for many pesticides and are available from licensed pest control adviser. In addition, the PCA/CCA or independent consulting will monitor the field for agronomic pest problems including irrigation and nutrition, which would include a nitrogen management plan. During the vegetative growth period weekly applications of organic fungicides, e.g. *Bacillus thuringiensis* [Bt] and pesticides are applied per the PCA/CCA recommendation. Cannabis cultivators who are licensed by the CDFA are required to be comply with pesticide laws and regulations as enforced by the Department of Pesticide Regulation (DPR) and the County Agricultural Commissioners (CAC). Vertebrates are controlled with physical barriers, traps, and repellents castor oil and geraniol.

Yields

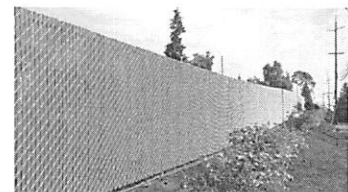
An estimated season yield of 5,445 pounds-per-acre is used to reflect yields under sub-surface drip irrigation. The yield will vary based on strain selection and planting date. An average of 2.5 pound-per-plant is estimated for the above density. June 1, 2018 is the targeted planting date, but this is dependent upon the issuance of county and state permits and licenses.

Harvest

The crop is harvested in late October within a 24-hour period. Crew size is 10 to 12 people with time to cut each plant calculated at 2 minutes. The flows of the plant are removed from the stalks with destemming machines (www.munchmachine.com). Fresh plant material is then vacuum-packed and frozen in portable 40-foot blast freezer units, which may be stored or immediately transported to an oil extract facility.

Fencing

An 6' high slatted chain linked fence will encompass the outdoor cultivation. The fencing will provide both a visual barrier and security. Refer to the site plan for location.



Lighting

No lighting proposed aside from minimal necessary for security.

Site Context

Neighborhood Compatibility

This 642-acre parcel (+/-) is surrounded by rural residences and other agriculture. There aren't any schools; alcohol or drug facilities within 1,000 of this subject property or anywhere remotely close within vicinity. The nearest source is over 14,000 feet away and is the Shandon Elementary School.

Access

A new, private, 16' wide gravel road will be constructed off of Highway 41 with a driveway designed to a B-1e standard. This road will have an automated locked gate for security. The road will loop around the hoop houses to ensure access for emergency personal and employees.

Parking Modification Request

A designated parking area with 5 spaces will be located adjacent to the outdoor cultivation site, outside of the fenced boundary, refer to the site plan.

Section 22.18.050 (B) requires 1 space per 1,000sf of outdoor cultivation area, which equates to 131 spaces (130,680sf cultivation area). In order to grant a parking modification, the following findings must be made according to Chapter 22.18.020H:

- a. The characteristics of use, the site, or its immediate vicinity do not necessitate the number of spaces, types of design, or improvements required by this Chapter; and
- b. Reduced parking or an alternative to the parking design standards of this Chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is necessary because of special features of the use, site, or site vicinity and
- c. No traffic safety problems will result from the proposed modification of parking standards.

The characteristics of use for the site do not necessitate the number of parking spaces required by Chapter 22.18. The plan is for strictly outdoor cultivation; one harvest per year is planned. The cultivation strategy is for minimal-touch growing, similar to a typical vegetable crop.

Here is the planned work schedule for one year:

Planting: 5 workers for 2 days

Growing: 5 workers one-eight-hour-day-per-week (Monday,) for 5 months

Pesticides: 1 worker three-hours-every-two-weeks for 5 months

Harvesting: 10-12 workers for 2 days

Maintenance: 5 workers for 5 days

Reduced parking of five spaces will be adequate to accommodate on the site all parking needs generated by the use. Excluding harvesting, a maximum of 5 workers will be onsite simultaneously. For harvesting, all workers will carpool. Total number of cars onsite will not exceed 5. No traffic safety problems will result from the proposed modification of parking standards. All parking is located adjacent to cultivation site.

Signage

No signage is proposed at this time.

Setbacks

The outdoor cultivation area exceeds the eastern (+3,000') and southern (+1,000') setback requirement of 300'. The northern and western setbacks are just short of 300' (100' to northern property line and 200' from the westerly property line). The nearest residence outside of ownership is over 1,000' away to the northeast (+3,900').

Modification Request

Per Section 22.40.050D.3.e setbacks can be modified through Minor Use Permit approval so long as the required finding can be made:

“(For setback modifications only.) Specific conditions of the site and/or vicinity make the required setback unnecessary or ineffective. Modification of the setback will not allow nuisance odor emissions from being detected offsite.”

The outdoor cultivation area is situated 100' from the northern property line (right side setback) and 200' from the western property line (back setback). The cultivation location is pushed towards the front setback to avoid impacts to the blue line creek onsite and to have the operation close to existing development in order to preserve the remainder site for agriculture. Odor nuisance will not be an issue as a result of the setback modification because the closest residence outside of ownership is +3,900' away and separated by a highway.

OPERATIONS

The following information discusses additional site's operational compliance with the requirements set forth in Section 22.40.040.

Employee Safety and Training Plan

The operation will be run by AGZONE Services. Part of their role is to properly ensure the safety of the site and their employees. The Employee Safety and Training Plan is enclosed.

Security

Site security will be provided by a state approved system. High definition cameras will be installed at high points overseeing gates, access and ingress and egress of the structure and hoop houses. Public access is restricted and will be achieved with the installation of two security gates, which include a keypad and intercom. Both camera and gate locations are

identified on the site plan. Fencing and lighting installation will occur and details are found above under the 'outdoor cultivation' section of this project description.

Fire Safety

The project has been designed to accommodate Cal Fire required fire safety measures, such as a 16' wide cultivation access road to, around and within the growing operation.

A 10,000 gallon galvanized steel water tank will be installed on compressed gravel pads and outside the fence line. The tanks will have a 2" fire hookup line that is accessible within 12' of the access road. The tank will also be used as a source of irrigation water for the grow sites. Accordingly, the tanks will have a booster pump and a nutrient injection system.

Odor Management

The proposed operation is not anticipating any odor nuisance since this site is an extremely remote area.

Pesticide and Fertilizer Application

A list of pesticides and fertilizer products are included as an attachment to this project description. All products are non-hazardous and in compliance with the Department of Pesticide Regulation (DPR) and the County of San Luis Obispo Agricultural Commissioner (CAC).

Pesticide plan will evolve and change depending on pests we encounter on site and will be varied to avoid pest adaptation. Planned pesticides will be selected from the following list:

Insecticides and Miticides

Azadirachtin • *Bacillus thuringiensis* sub. kurstaki • *Bacillus thuringiensis* sub. israelensis • *Beauveria bassiana* • *Burkholderia* spp. strain A396 • Capsaicin • Cinnamon and cinnamon oil • Citric acid • Garlic and garlic oil • Geraniol • Horticultural oils (petroleum oil) • Insecticidal soaps (potassium salts of fatty acids) • Iron phosphate • *Isaria fumosorosea* • Neem oil • Potassium bicarbonate • Potassium sorbate • Rosemary oil • Sesame and sesame oil • Sodium bicarbonate • Soybean oil • Sulfur • Thyme oil

Fungicides and Antimicrobials

Bacillus amyloliquefaciens strain D747 • Cloves and clove oil • Corn oil • Cottonseed oil • *Gliocladium virens* • Neem oil • Peppermint and peppermint oil • Potassium bicarbonate • Potassium silicate • *Reynoutria sachalinensis* extract • Rosemary and rosemary oil • Sodium bicarbonate • *Trichoderma harzianum*

Vertebrate Repellants •

Castor oil

All pest management activity will be contracted out. No storage of pesticides will occur onsite.

Waste Management Plan

Waste will be minimal, and materials composted and disked into the land. There is a solid waste storage area near the parking area and identified on the site plan. Unused plant materials and soils will be reused within the site area.

Environmental

Traffic

The proposed operation is indicative of other agricultural operations in the county. Working hours have been designed for the safety of the employees, and the avoidance of peak traffic hours.

Working hours are 4am to Noon. During sustained operations, a team of two field workers and one supervisor will be employed on-site. A cultivation director will visit once per week. Other contract labor for nutrition and pest control will occur on a bi-weekly basis. Planting and harvesting will take 2-3 days each, with a team of 5 people. A traffic report is provided with the revised project description submittal, which resulted in no peak hour trips.

Air Quality

Dust Control

Dust suppression measures will be applied to this access road for operation mitigation. Additionally, the cultivation area will be ripped, disked just after the rainy season to strategize for cultivation. Onsite roads will also implement dust control measures in compliance with the Air Pollution Control District's CEQA Handbook Section 3.6.3.

Water

Water Management Plan

Proposed water supply, use and conservation measures are based on the Central Coast Regional Water Quality Control Board's cannabis development teams estimates of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gal/sf of canopy for indoor purposes. The project is estimated to yield 1.80 AFY.

Biological

A biological assessment and San Joaquin Kit Fox habitat evaluation form are forthcoming. Kit Fox mitigation will be provided as a condition of approval based on grading quantities.



Parcel Information

APN: 037-301-002

Assessee: KUHNLE JOSEPH D TRE ETAL

Care Of:

Address: PO BOX 23 SHANDON
CA 93461

Description: T27S R15E SEC 6

Site Address:
02225 SHANDON HY

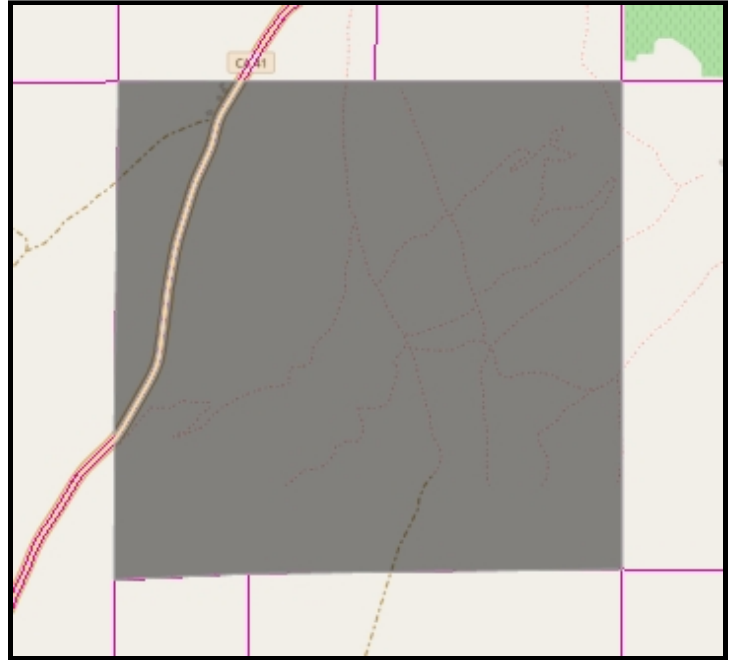
Tax Rate Area Code: 119001

Estimated Acres: 640.33

Community Code: NCSHCA

Supervisor District: Supdist 1

Avg Percent Slope: 18



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2019-00052	Land Use	3/29/2019 2:17:11 PM
D000294D	Land Use	2/28/2001 12:00:00 AM
S940044C	Subdivision	1/22/1996 12:00:00 AM

Clerk Recorder Documents



2004-R-049990

2003-R-079626

2003-R-079625

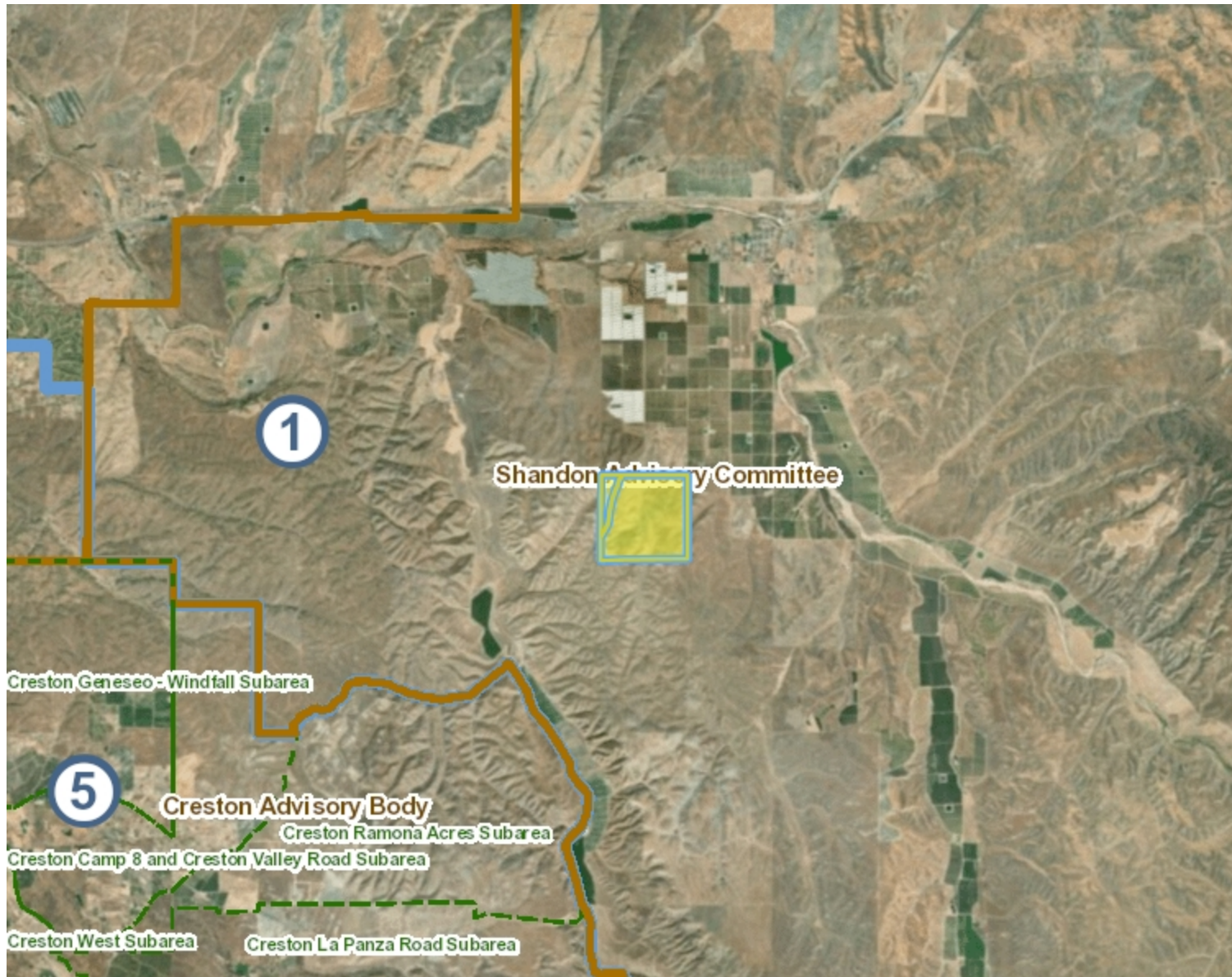
2003-R-006907

2003-R-006906





1996-R-010838

1971-R-C17858

Interactive Data Viewer



Legend

- Community Advisory Groups**
-  Community Advisory Group Boundary
 -  Cayucos Citizens Advisory Council Subarea
 -  Creston Advisory Body Sub Areas
 -  Supervisor Districts

-24,074.61 0 12,037.30 24,074.61 Feet 1: 144,448

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only



Referral -- Page 23 of 26

Interactive Data Viewer



Legend

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

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

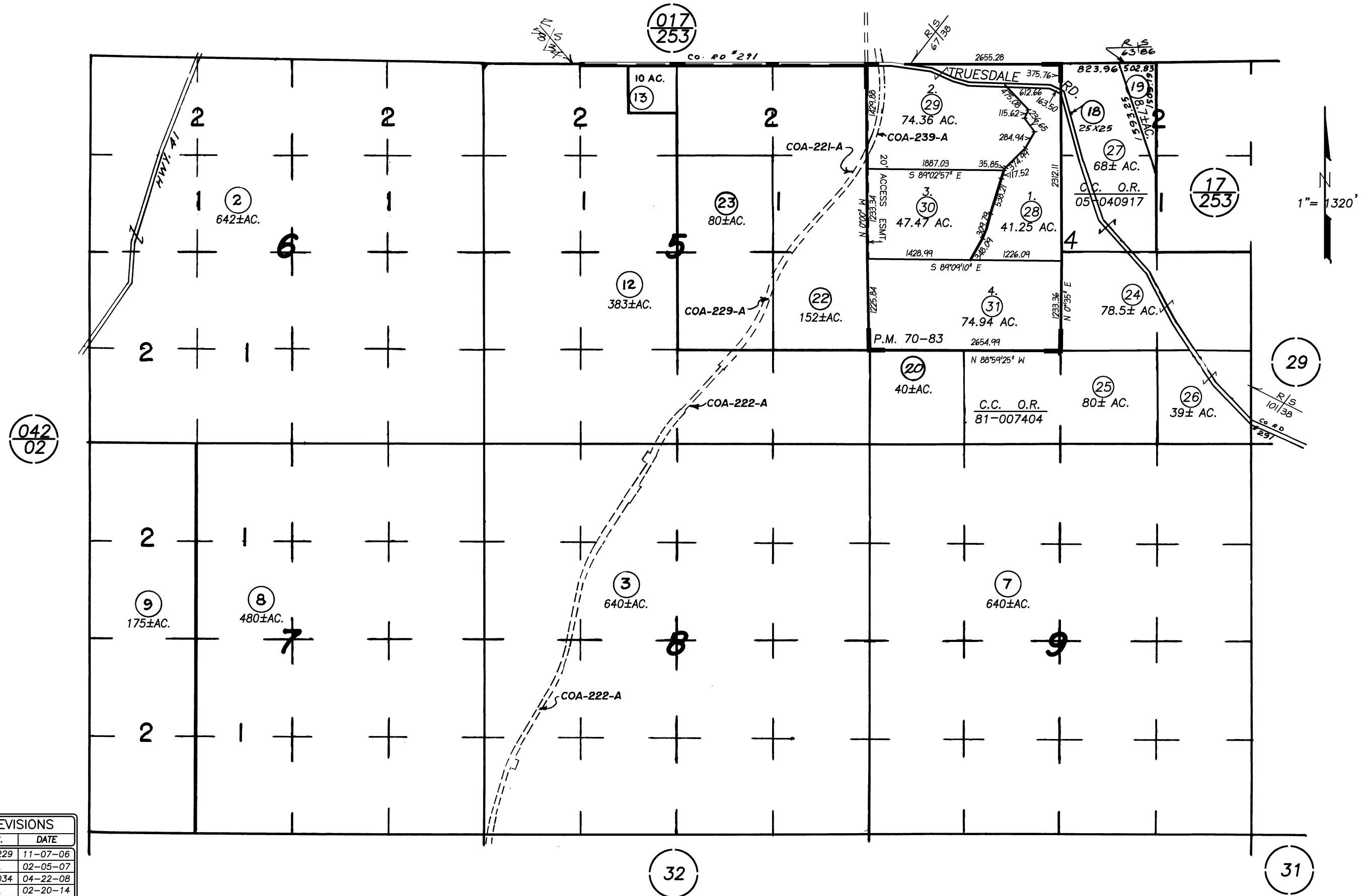
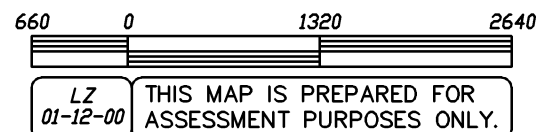
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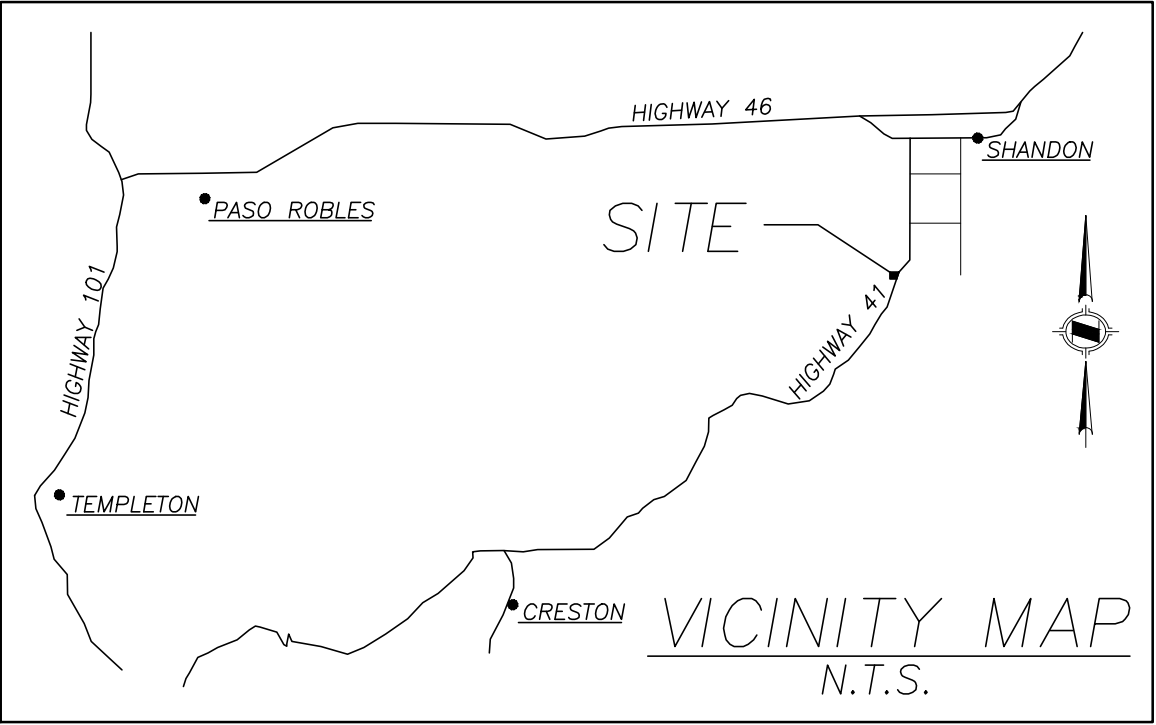
Map for Reference Purposes Only



[illegible]

COASTAL AQUEDUCT, REACH II, DRAWING NO'S S-9A-50,50-1,51
T.27S.; R. 15E.; SECTIONS 4,5,6,7,8,9 M.D.B.M.

Referral -- Page 25 of 26
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 301 PAGE 037



PROPERTY OWNERSHIP & ACCESS
INDEX MAP
SCALE 1"=2500'

PROJECT NOTES

1. PROJECT APNS: 037-301-002
2. PROJECT ADDRESS: 2235 SHANDON HIGHWAY,
SHANDON, CA 93461
3. PROJECT DESCRIPTION: OUTDOOR CANNABIS
CULTIVATION- _____ ACRE SITES
(ROW CROPS)
4. TOTAL PROPERTY ACREAGE: 642
5. ZONING: AGRICULTURE

SITE PLAN NOTES

- | | |
|--|--|
| 1 SITE BOUNDARY | 11 TEMPORARY ORGANIC WASTE STORAGE/COMPOST PILE |
| 2 EXISTING RESIDENCE | 12 PROPOSED REMOTE, PORTABLE, SOLAR POWERED
SECURITY STATION WITH MOTION DETECTED
LED LIGHTING(~15' HIGH), CAMERA SYSTEMS, WIRELESS
DATA TRANSCIVERS, AND LOCKED DATA STORAGE DEVICES |
| 3 EXISTING BARN | 13 PROPOSED 10,000 GALLON WATER TANK
WITH 2" WATER LINE TO CULTIVATION AREA
(FED FROM EXISTING WELL) |
| 4 EXISTING ACCESSORY STRUCTURES | 14 PROPOSED WATER PUMP WITH NUTRIENT
INJECTION SYSTEM & 2" WATER LINE TO FEED
CULTIVATION SITE IRRIGATION SYSTEM |
| 5 EXISTING WELL | 15 PROPOSED ELECTRICAL LINE CONNECTION
TO EXISTING POWER POLE |
| 6 PROPOSED CULTIVATION SITES, 3 1-ACRE SITES,
(ROW CROPS) | 16 5 PROPOSED 9'X18' GRAVEL PARKING SPACES |
| 7 PROPOSED 16' WIDE GRAVEL ACCESS ROAD | 17 PROPOSED PORTABLE TOILET |
| 8 PROPOSED 6' HIGH FENCE (CHAIN-LINK WITH SLATS
AROUND CULTIVATION AREA FOR VISUAL BARRIER) | 18 EXISTING ACCESS NOT TO BE USED FOR
CANNABIS ACTIVITIES |
| 9 PROPOSED 8' WIDE GATE | 19 SOLID WASTE STORAGE |
| 10 PROPOSED 16' WIDE LOCKED ELECTRIC ACCESS GATE,
CONNECTION TO HIGHWAY 41 (PRIMARY ACCESS) | |

PLANNER CONTACT:
AGZONE Services, LLC
Scott McKenzie
scott@agzone.services
805-591-4404

SHANDON HIGHWAY
CANNABIS CULTIVATION
2235 SHANDON HIGHWAY
SHANDON, CA 93461

APPLICANT:
SRT AGRICULTURE, LLC
198 COW MEADOW PLACE
PASO ROBLES, CA 93446
richpropertiescentralcoast@gmail.com
805-460-6326

DRAWN BY: KJC

DATE: 3/21/19

SHEET: 1 of 1