



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/10/2019

TO: 5th 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, Creston Advisory Board, AB52

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

PROJECT NUMBER & NAME: DRC2019-00060 KEPHART_MEDINA

PROJECT DESCRIPTION: Proposed Minor Use Permit cannabis cultivation to be located at 8730 Carrisa Highway, Santa Margarita, CA

APN(s): 072-301-003

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

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

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

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

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Rosendo Medina Daytime Phone 805-705-2279
 Mailing Address 8730 Carrisa HWY Santa Margarita, CA Zip Code 93453
 Email Address: _____

☐ Applicant Name Timothy Kephart Daytime Phone 831-331-3880
 Mailing Address 211 Blackburn Street, Santa Cruz ,CA Zip Code 95060
 Email Address: _____

☒ Agent Name Mandi Pickens ANGLE Land Use Entitlement Daytime Phone 805-459-5334
 Mailing Address 3268 Via Ensenada San Luis Obispo CA Zip Code 93401
 Email Address: angle.planning@gmail.com

PROPERTY INFORMATION

Total Size of Site: 110.94 acres Assessor Parcel Number(s): 072-301-003
 Legal Description: PM 23/87 LT 14
 Address of the project (if known): 8730 Carrisa Highway, Carrizo Plains, CA 93453
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 N Exit 211, CA- 58 Destination on left
 Describe current uses, existing structures, and other improvements and vegetation on the property:
SFR and accessory buildings

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation-row crops (3 Acres) Indoor (22,000sf)

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 4/1/19

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Parking- refer to project description

Describe existing and future access to the proposed project site: Ex. shared access rd/driveway, see site plan

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: Solar Farm South: Solar Farm
East: Solar Farm West: Agriculture/Residential

For all projects, answer the following:

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

Buildings: 22,000 sq. feet 0 % Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) 3 acres (0.03%) 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: 10-15 Height of tallest structure: n/a

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

Setbacks: Front 1520' Right 300' Left 1320' Back 1,220'

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 Restrooms

☐ 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: 22,000 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 27

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? +/-3.80ac ft/yr
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: ex. well
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☒ Water Quality Analysis (☒ OK or ☐ Problems)
☐ Will Serve Letter ☒ Pump Test 4 Hours / 27 GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

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

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? southeast of greenhouse
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: Atascadero Unified
2. Location of nearest police station: SLO sheriff
3. Location of nearest fire station: Cal Fire main headquarters HWY 1
4. Location of nearest public transit stop: Santa Margarita
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: agriculture, rural residence
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: 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: Mon-Sun (mainly Mon-Fri with occasional weekends) Hours of Operation: 6:00am-2:00pm
2. How many people will this project employ? 5
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift N/A
Same days and hours of operation during harvest and another 4 employees added during harvest
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 slight odor may be detected.
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: None
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: N/A- non corrosive and non flammable and non volatile materials stored in a corrosive resistant cabinet compliant with NFPA 1 Fire Code- Cabinet also meets OSHA and FM standards. Also will have a non-flammable pesticide cabinet- list included
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 for harvest
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 *: _____

*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: use of existing access road, cultivation areas sited closer to ex, development to leave remainder for other ag opportunities _____
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: Bio report forthcoming to evaluate for San Joaquin Kit Fox

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): California Cultivation Permits, 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 checked="" type="checkbox"/> Nursery | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input type="checkbox"/> Dispensary | <input type="checkbox"/> Distribution Facility |

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016- 00199.

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: Timothy Kephart

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 checked="" type="checkbox"/> Indoor | <input checked="" type="checkbox"/> Outdoor |
| <input checked="" type="checkbox"/> Mixed-light | | | |

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

130,680

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
n/a	0
Total Annual kWh:	0

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 (AF use)		
Month and Year			
1	October	0	
2	November	0	
3	December	0	
4	January	0	
5	February	0	
6	March	0	
7	April	0.26	
8	May	0.31	
9	June	0.33	
10	July	0.33	
11	August	0.31	
12	September	0.26	
Totals		1.80	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: CAEPA, DPR ingredients (list included in project description)
that are exempt from tolerance requirements or have labels broad enough to include use on cannabis.

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



**KEPHART
MINOR USE PERMIT- CANNABIS CULTIVATION
PROJECT DESCRIPTION**

PROPOSAL

- ❖ Minor Use Permit:
 - Outdoor Cultivation (3ac)
 - Indoor Cultivation (22,000sf greenhouse)
- ❖ Landowner: Rosendo Medina
- ❖ Applicant (Lessee): Timothy Kephart, DBA Studies Observation Group LLC
- ❖ Agent: ANGLE Land Use Entitlement

The following application is for a Minor Use Permit to establish an outdoor and indoor cannabis cultivation operation. The outdoor cultivation involves three acres within hoop house structures and indoor cultivation within a 22,000sf (+/-) greenhouse.

SITE

- ❖ Address: 8730 Carrisa Highway Santa Margarita, CA 93453
- ❖ APN: 072-301-003
- ❖ Acreage: +/-118 acres
- ❖ Land Use Designation: Agriculture

EXISTING USES

One residence and a few small accessory structures occupy the property. Existing access is from a shared, private road 25' wide and is gravel based. The remainder of the site flat and dry farmed. The exiting residence is heavily vegetated and screen by trees as shown in the picture below.

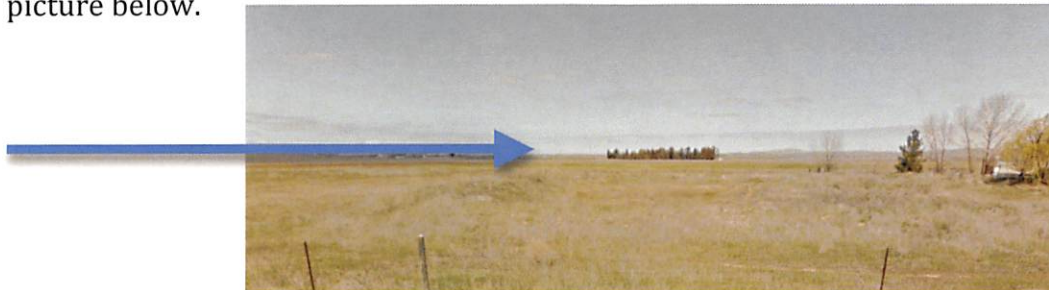
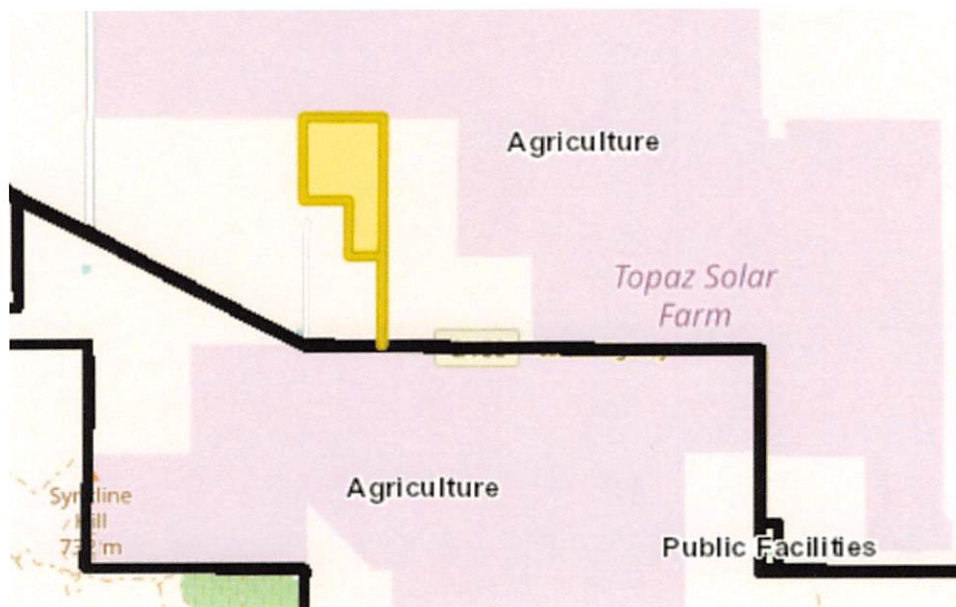


Photo: View of existing vegetation (residence behind) HWY 58

Site Context

Land Use

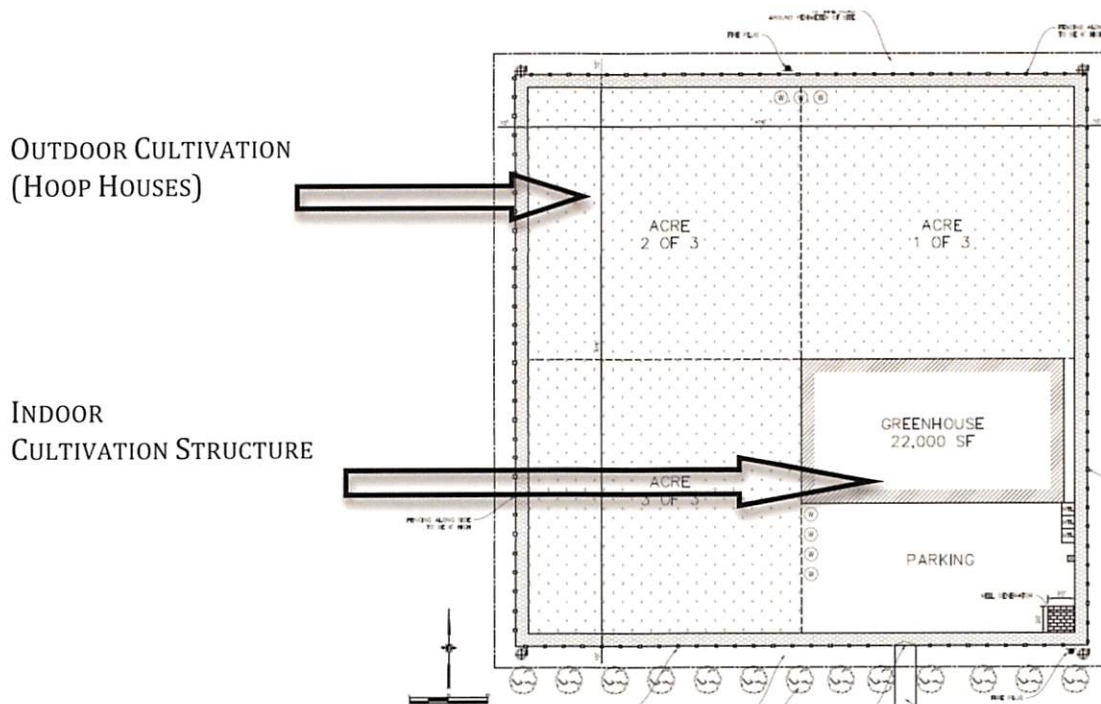
The site is zoned agriculture. The Topaz Solar Farm as well as rural residences and other agriculture surround this +/-118 acre parcel. Properties surrounding the site have also filed applications to cultivate cannabis. There aren't any schools; alcohol or drug facilities within 1,000 of this subject property or anywhere remotely close within vicinity. The nearest source is around 15,000 feet away and is the Carrisa Plains Elementary School (shown below as public facility).



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 and up to a 22,000sf indoor cultivation structure. The site is +/-118 acres which allows a 3-acre outdoor cultivation area and a 22,000sf greenhouse. Both indoor and outdoor cannabis cultivation will occur onsite within a 4-acre section distinguished and protected by fencing. No grading is necessary for this project since the site is flat and both the hoop house structure and greenhouse will not require over 50cy of earthwork.

All nursery, processing (curing and trimming) and manufacturing operations will occur off-site under separate, which will store materials and compost.



Outdoor Cultivation

The applicant has a combined 3-acre canopy for their outdoor cultivation operation. They originally had a CCM registered with the county and 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. This area will be enclosed with a 6' fence suited for security purposes.

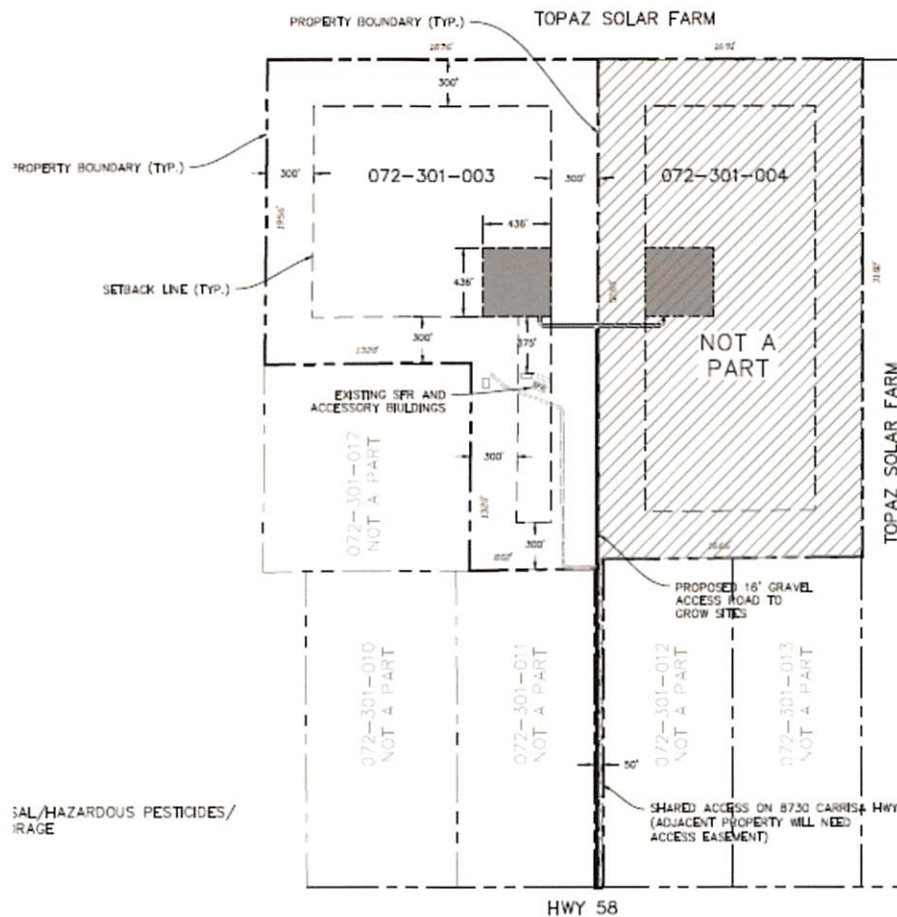


Photo: Hoop house example

A 16' wide gravel road will be installed as an extension to the existing access road that will lead to the main cultivation area. This access will lead to a 20' security gate that will serve as only ingress/egress. The entrance will have an electric gate monitored by a 24/7 video surveillance system that will be required to be approved by the local sheriff's office and state license board during their review process. Once inside the facility, the employees will be directed to the parking area and greenhouse. A 10' wide gravel perimeter road will also be installed within the fenced area to access grow site and satisfy Cal Fire standards.

Indoor Cultivation

A greenhouse structure proposed setting is adjacent to the outdoor cultivation area. The greenhouse proposed at this time is approximately 22,000sf. Greenhouse operations are similar to outdoor except that all plants will be grown in pots and there will be five or six 'seasons' per calendar year.



Access

Existing access is taken off of HWY 58 onto a private and shared access road. The road is gravel based and is approximately 20' -25' wide. A road maintenance and dust mitigation agreement will be provided prior to occupancy.

A 16' wide gravel based extension of the private road will continue on the subject site in order to access both the indoor/outdoor cultivation locations. This road will have an automated locked gate for security. The road will loop around the perimeter site for Cal Fire. An internal 10' wide road, within the fence line and around the hoop houses, is designed to ensure access for emergency personal and employees.



Parking

A designated parking area with 10-15 spaces will be located adjacent to the outdoor cultivation site, outside of the fenced boundary, refer to the site plan.

Signage

No signage is proposed at this time.

Fencing

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

Lighting

Only motion lighting is proposed around greenhouse and at security lighting location around the perimeter fence.

Setbacks

All setbacks meet and exceed required setbacks for both indoor and outdoor cultivation areas. The front (1,620'), rear (1,220') and right side (300') and left is (1,320'). The greenhouse structure is over 1,000' away from the nearest residence outside ownership, which exceeds the 100' required distance.

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 leasee will run the operations. 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 one main security gate, which include a keypad and intercom. Both camera and gate locations are identified on the site plan.

Fire Safety

Cal Fire generally recommends a 10,000 gallon galvanized storage tank for this cultivation type. Several water tanks are proposed within the fence line and will defer to Cal Fire for further recommendation. The tanks will also be used as a source of irrigation water for the grow sites. Accordingly, the tank will have a booster pump and a nutrient injection system.

Odor Management

The proposed operation is not anticipating any odor nuisance since the cultivation area meets and exceeds the required setbacks. The greenhouse will most likely have built in odor control. Furthermore some of the adjacent properties are proposing operation of the same use. Additionally, this site is an extremely remote area and adjacent to the Topaz Solar Farm.

Pesticide and Fertilizer Application

A list of pesticides and fertilizer products are forthcoming. 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). A pest control advisor (PCA) or Certified Crop Advisor will be contracted to oversee all pesticide choices and applications.

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. Cannabis cultivators who are licensed by the CDFA are required to comply with pesticide laws and regulations as enforced by the Department of Pesticide Regulation (DPR) and the County Agricultural Commissioners (CAC).

Waste Management Plan

Waste will be minimal, and materials composted. Unused plant materials and soils will be reused within the site area. All other materials will be composted and stored in containers shown on the site plan.

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.

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 is 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 +/-3.56 AFY.

Biological

A biological assessment is forthcoming. The site is within the San Joaquin Kit Fox habitat and a kit fox evaluation is being prepared.



Parcel Information

APN: 072-301-003

Assessee: MEDINA ROSENDO & CARMEN ETAL

Care Of:

Address: 518 W DE LA GUERRA ST #A SANTA BARBARA
CA 93101

Description: PM 23/87 LT 14

Site Address:
08730 CARRISA HY

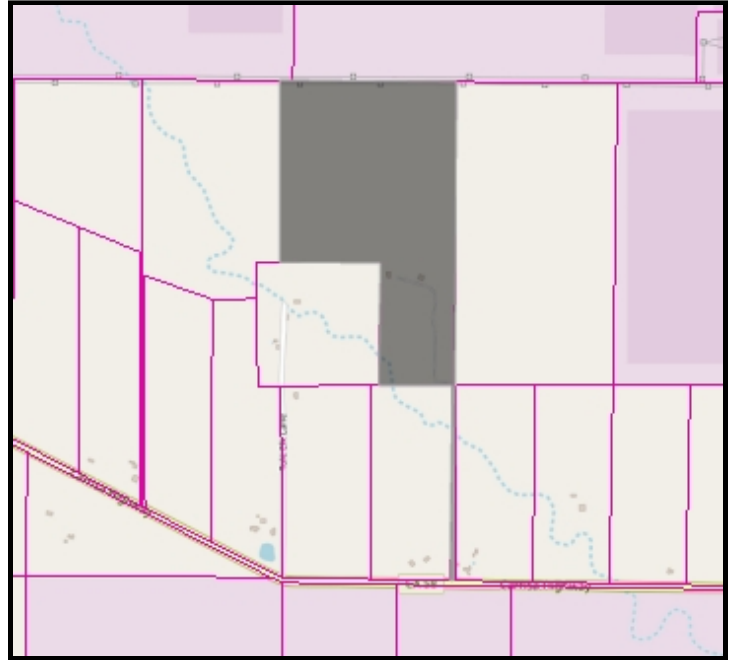
Tax Rate Area Code: 054060

Estimated Acres: 110.94

Community Code: CAR

Supervisor District: Supdist 5

Avg Percent Slope: 1



Selected Parcel

Land Use Information

Land Uses Combining Designations

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



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2019-00060	Land Use	4/1/2019 10:45:32 AM
COD2011-00786	Code Enforcement	5/10/2012 9:04:25 AM
PMT2002-11973	PMTR - Residential Permit	10/9/2001 12:00:00 AM

Clerk Recorder Documents



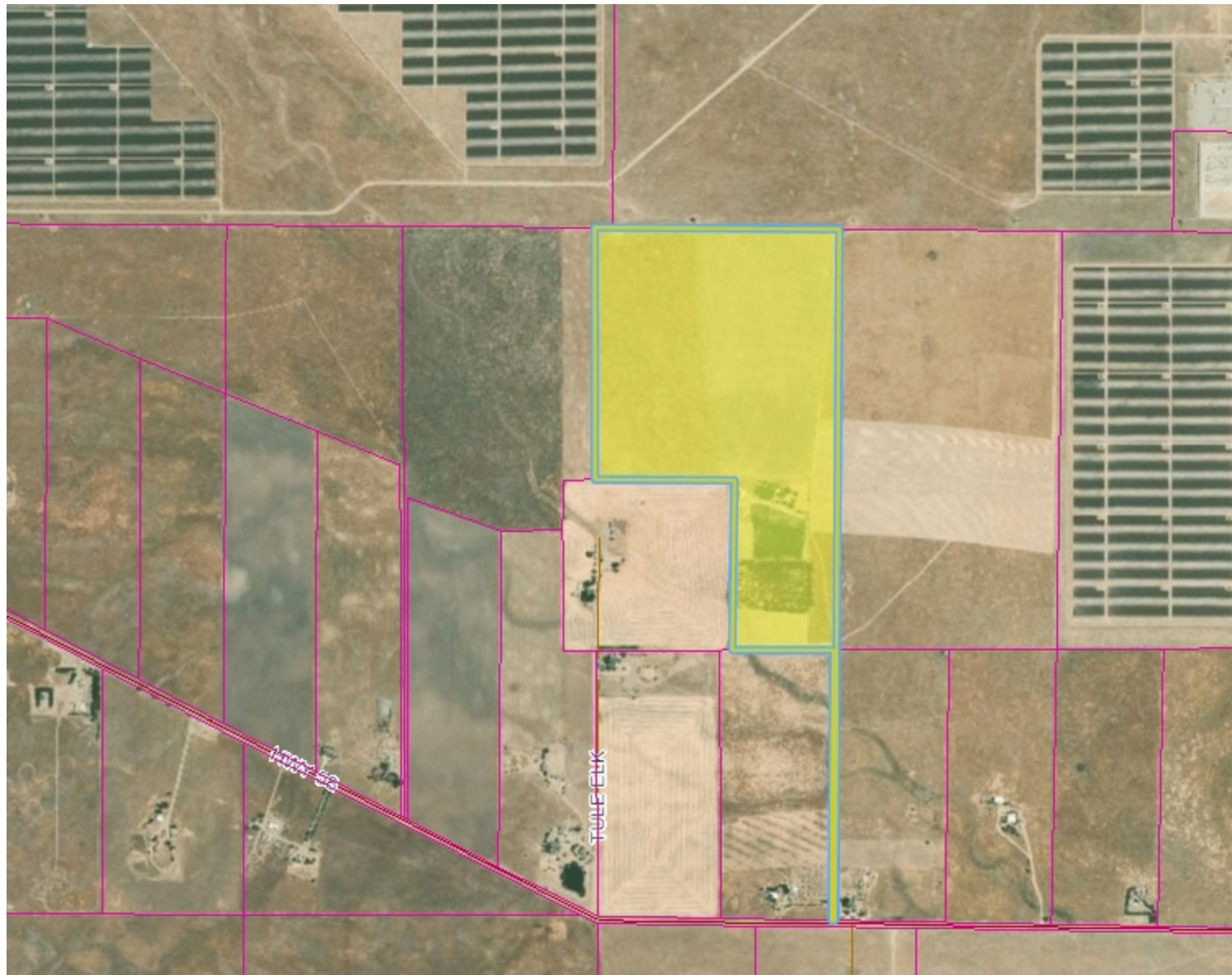
1999-R-069792

1999-R-069791


1995-R-016490

1981-R-C20610


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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
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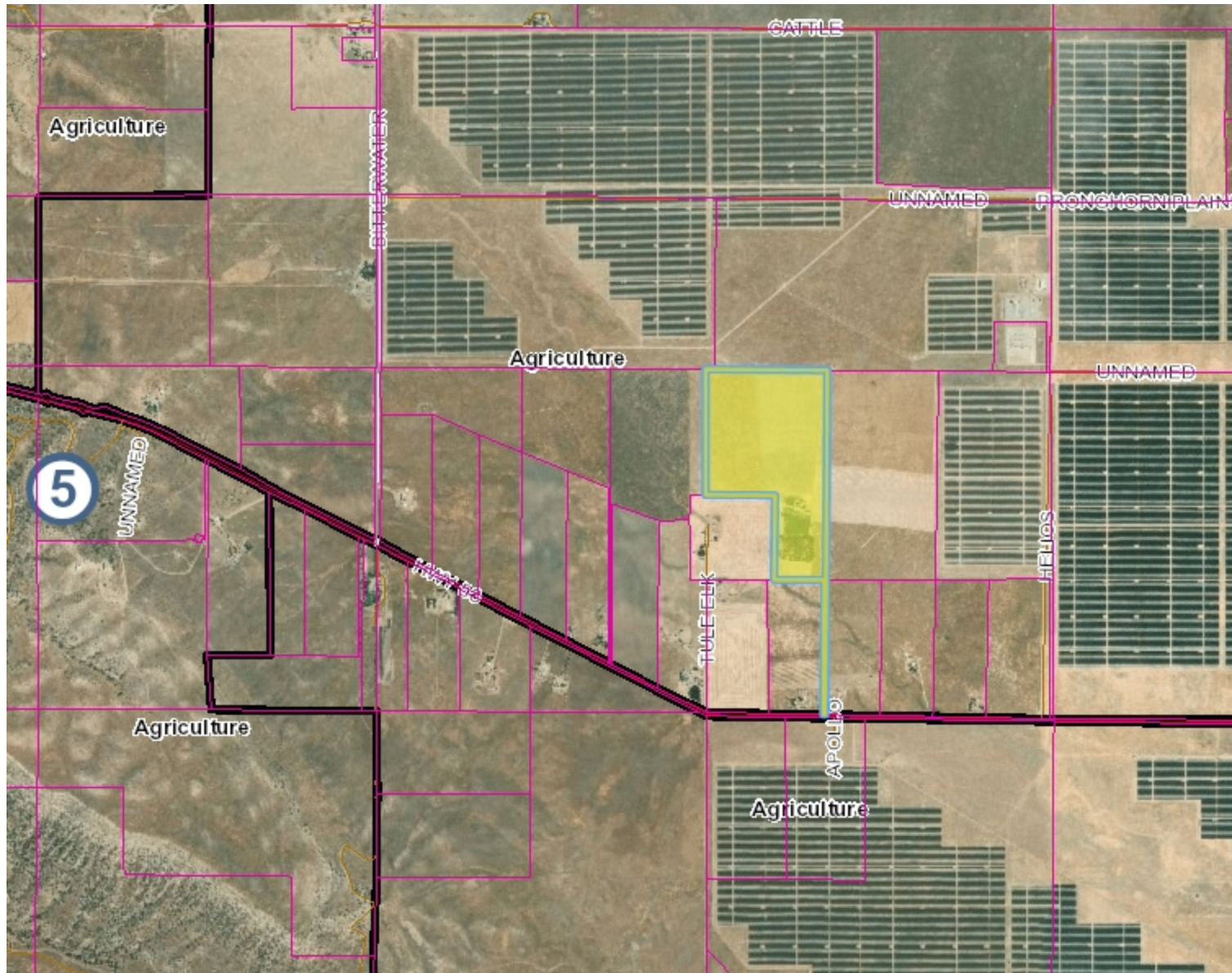
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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 22 of 27

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

-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112

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Map for Reference Purposes Only



Referral -- Page 23 of 27

05

31

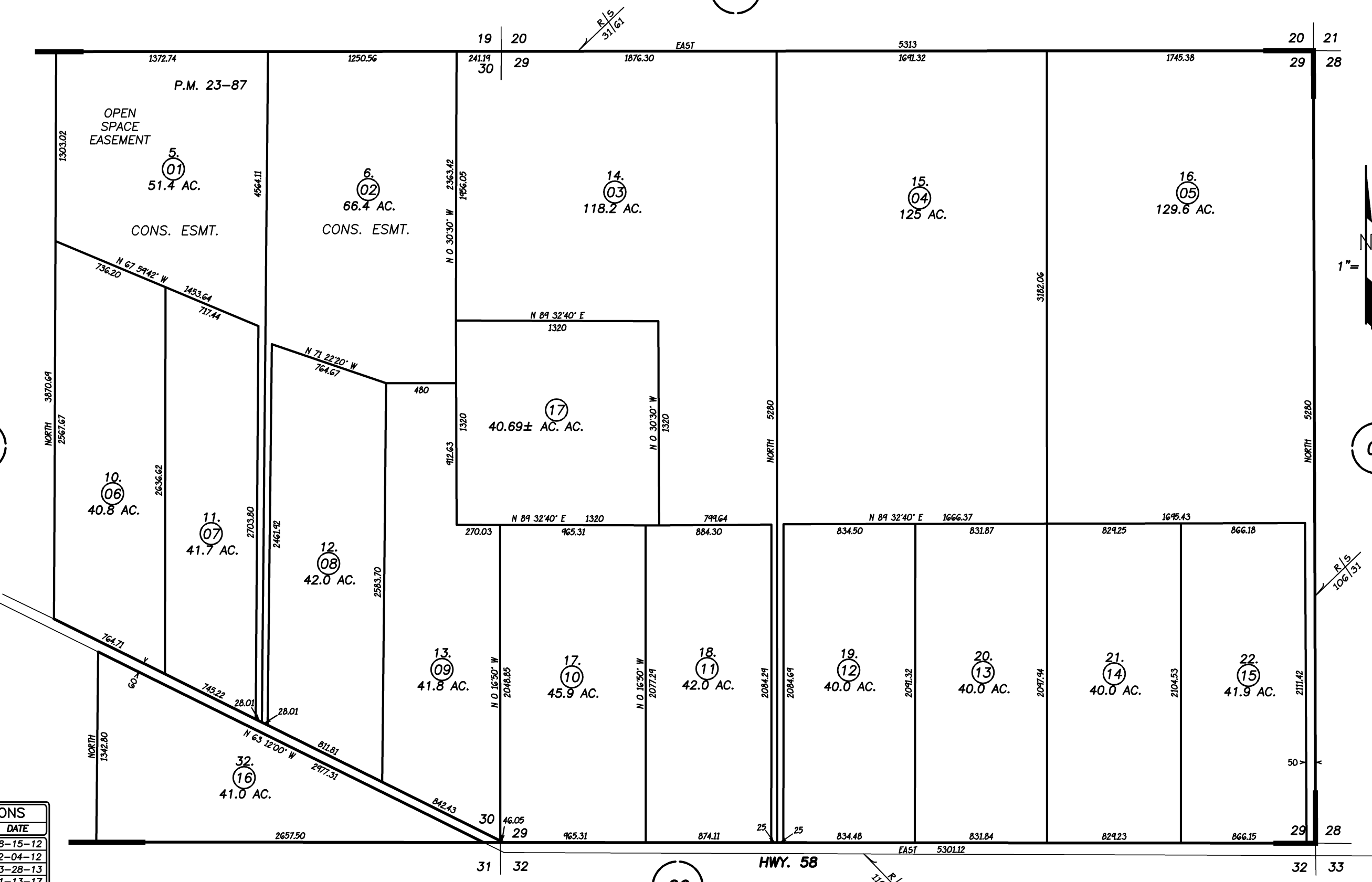
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REVISIONS	
I.S.	DATE
NA	08-15-12
NA	12-04-12
NA	03-28-13
NA	01-13-17

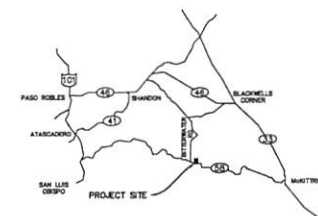
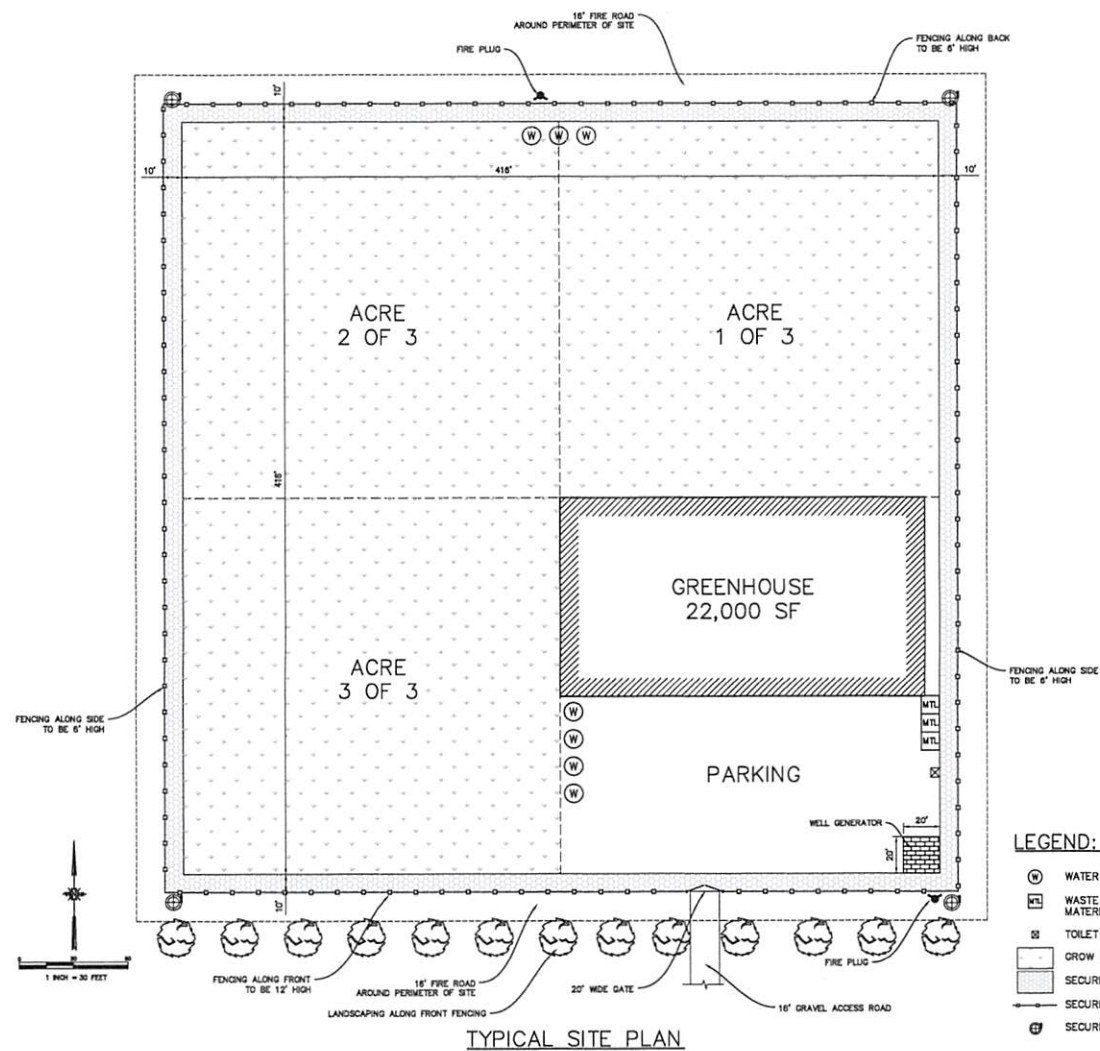
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JRA
08-15-12

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.



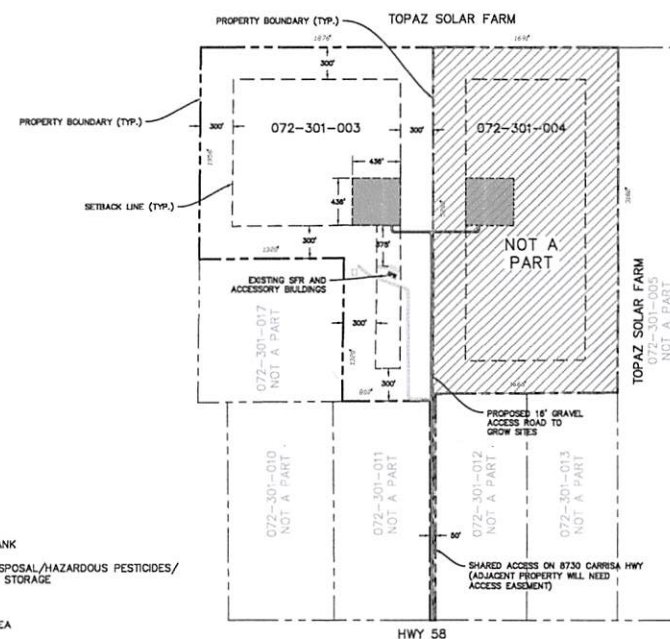
PARCEL MAP; P.M. Bk. 23 Pg. 87
T. 29S.; R. 18E.; SECTION 29, PTN 30 M.D.B.M.



VICINITY MAP
NOT TO SCALE

PROPERTY INFO:

ADDRESS: 8730 CARRISA HIGHWAY
CARRIZO PLAINS, CA 93453
APN: 072-301-003
ZONING: AGRICULTURE
ACREAGE: 110.94 AC



LEGEND:

- ⊙ WATER TANK
- MTL WASTE DISPOSAL/HAZARDOUS PESTICIDES/MATERIAL STORAGE
- ☒ TOILET
- GROW AREA
- ▨ SECURITY ROAD (10' MIN. WIDTH)
- SECURITY FENCING (6' HIGH MIN. CHAIN-LINK)
- CC SECURITY CAMERA

#18-002 DATE: DECEMBER 20, 2018

KEPHART GROW FARM

8730 HIGHWAY 58, CARRIZO PLAINS 93453

SITE PLAN

C1

Kenneth Chacon
9140 Palomar Ave
Atascadero, CA 93422
(805) 610-1714

FROM CONCEPT TO DESIGN

These are examples of some concept drawings. Let RGS work with you to design your next greenhouse project. Our knowledge and experience will bring you excellent service and great results!

