



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**MARVIN A. ROSE, INTERIM DIRECTOR**

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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 3/15/2018  
**TO:** 4<sup>th</sup> District Legislative Assistant, County Fire/Cal Fire, Public Works, Nipomo CSD, South County Advisory Council  
**FROM:** Brandi Cummings ([bcummings@co.slo.ca.us](mailto:bcummings@co.slo.ca.us) or 805-781-1006)  
**PROJECT NUMBER & NAME:** DRC2018-00019, CFAM Management  
**PROJECT DESCRIPTION:** Proposed Conditional Use Permit for indoor cannabis cultivation and cannabis nursery in an existing 250, 344 sq/ft greenhouse located at 887 Mesa Rd. in Nipomo, CA.  
**APN(S):** 091-281-083

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**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.

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**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 Jafroodi Properties, LP Daytime Phone (805) 207-5464  
 Mailing Address 2901 Sturdis Rd. Oxnard. CA Zip Code 93030  
 Email Address: jafroodiproperties@yahoo.com

☐ Applicant Name CFAM Mgmt. Group Daytime Phone \_\_\_\_\_  
 Mailing Address 887 Mesa Road, Nipomo CA Zip Code 93444  
 Email Address: kluce@cfammanagement.com

☒ Agent Name Kirk Consulting- Lisa Bugrova Daytime Phone (805) 461-5765  
 Mailing Address 8830 Morro Road, Atascadero Zip Code 93422  
 Email Address: lisa@kirk-consulting.net

## PROPERTY INFORMATION

Total Size of Site: 39.09 acres Assessor Parcel Number(s): 091-281-083

Legal Description: \_\_\_\_\_

Address of the project (if known): 887 Mesa Road, Nipomo

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 to Tefft St. (exit 179), follow Tefft to Mesa Road, turn right on Mesa Road-1.5 mi to site

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

Greenhouses, accessory ag support structures, water storage, ornamental landscaping along Mesa Road

## PROPOSED PROJECT

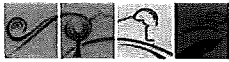
Describe the proposed project (inc. sq. ft. of all buildings): Use of existing 250,344 sq. ft. greenhouse for cannabis cultivation and nursery

## LEGAL DECLARATION

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

Property owner signature [Signature] Date 7/20/18

## FOR STAFF USE ONLY



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): n/a

Describe existing and future access to the proposed project site: Existing paved/gated entry off Mesa Road

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? 38.71

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

North: Greenhouses South: Row crops/ Greenhouses  
East: Greenhouses West: Agricultural support/undeveloped

## For all projects, answer the following:

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

Buildings: 284,099 sq. feet 17 % Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 % Other (specify) \*All Existing. No Construction.

Total area of all paving and structures: 284,099 (existing use) 0 sq. feet 0 acres

Total area of grading or removal of ground cover: 0 0 sq. feet 0 acres

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

Number of trees to be removed: 0 Type: n/a

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

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

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

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

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

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

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

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

## For commercial/industrial projects answer the following:

Total outdoor use area: 0 sq. feet 0 acres

Total floor area of all structures including upper stories: \_\_\_\_\_ 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



File No \_\_\_\_\_

### Water Supply Information

1. What type of water supply is proposed?  
☒ Existing ☐ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?  
☐ Residential ☒ Agricultural - Explain Cannabis greenhouse cultivation and nursery  
☐ Commercial/Office - Explain \_\_\_\_\_  
☐ Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 3,500 gallons
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?  
☒ Yes ☐ No If yes, please describe: 2 wells: 500 gpm/6" casing and 300 gpm/10" casing
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 \_\_\_\_\_
- Water for domestic use is treated onsite

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: API
3. Where is the waste disposal storage in relation to buildings? adjacent to, in roll-off bins
4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
☒ Yes ☐ No ~~XXXX~~

### Community Service Information

1. Name of School District: Lucia Mar
2. Location of nearest police station: Santa Maria Police Department, 1111 W. Betteravia, Santa Maria (13 miles from project site)
3. Location of nearest fire station: CalFire/San Luis Obispo County Fire, 887 Mesa Road, Nipomo (3.1 miles from project site)
4. Location of nearest public transit stop: 3 miles (Tefft @ Carillo)
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: Greenhouse nursery
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/week Hours of Operation: 7:00am-5:00pm
2. How many people will this project employ? \_\_\_\_\_
3. Will employees work in shifts? ☐ Yes ☒ No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
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.
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. 40

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees? ☐ Yes ☒ No  
If yes, please specify what you are proposing: \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_

### **Agricultural Information**

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

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

### **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 \*: n/a

\*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: n/a
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

(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 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-\_\_\_\_\_.

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: \_\_\_\_\_

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

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

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

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

## CANNABIS APPLICATION SUPPLEMENT

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

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

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

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

| Source or utility name   | Expected kWh drawn annually |
|--------------------------|-----------------------------|
|                          |                             |
|                          |                             |
| <b>Total Annual kWh:</b> |                             |

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         |  |  |  |
|----------------|--|--|--|
| Month and Year |  |  |  |
| 1              |  |  |  |
| 2              |  |  |  |
| 3              |  |  |  |
| 4              |  |  |  |
| 5              |  |  |  |
| 6              |  |  |  |
| 7              |  |  |  |
| 8              |  |  |  |
| 9              |  |  |  |
| 10             |  |  |  |
| 11             |  |  |  |
| 12             |  |  |  |
| <b>Totals</b>  |  |  |  |

## 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

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### 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



CFAM MANAGEMENT GROUP  
SUPPLEMENTAL DEVELOPMENT STATEMENT  
CANNABIS USE PERMIT  
887 MESA ROAD, NIPOMO, CA 93444  
APN 091-281-083

**PROJECT DESCRIPTION**

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|                              |  |
|------------------------------|--|
| <b>Parcel Size:</b>          | 39.09 Acres  |
| <b>APN:</b>                  | APN 091-281-083  |
| <b>Address:</b>              | 887 Mesa Road, Nipomo, CA 93444                                  |
| <b>Land Use Designation:</b> | Residential Rural  |
| <b>Water:</b>                | On-Site Well (2)- Countywide Water Conservation Program          |
| <b>Domestic Sewer:</b>       | On-Site Septic System  |
| <b>Existing Uses:</b>        | Indoor Cannabis Cultivation, Greenhouses, Ag Accessory Buildings |
| <b>Access:</b>               | Mesa Road  |

The CFAM property is a 39.09-acre parcel located at 887 Mesa Road in Nipomo (APN 091-281-083), in the South County planning area and zoned Residential Rural. Existing and historical uses on the site include established greenhouse operations, including an approved Cannabis Cultivation Registration for CFAM Mgmt Group for 49,000 plants (299,000 sq. ft.) of cannabis cultivation and nursery operations within existing greenhouses on the site in compliance with SLO County Urgency Ordinance 3334 via authorization certification CCM2016-00121 (attached).

**Exhibit 1: Vicinity Map**



**Exhibit 2: Overall Site**



**Background:**

Historical greenhouse operations on the site included cultivation of a variety of products such as hydrangea, mums, Easter lilies, poinsettias, blueberries, and peppers, utilizing two onsite wells for water supply. These operations covered the entirety of the site, and at full operational capacity during seasonal high cultivation season of these crops, the site employed over 250 people at one time. Cannabis operations will be focused near the western portion of the property, with non-cannabis greenhouse cultivation activities occurring in other existing buildings on the site.

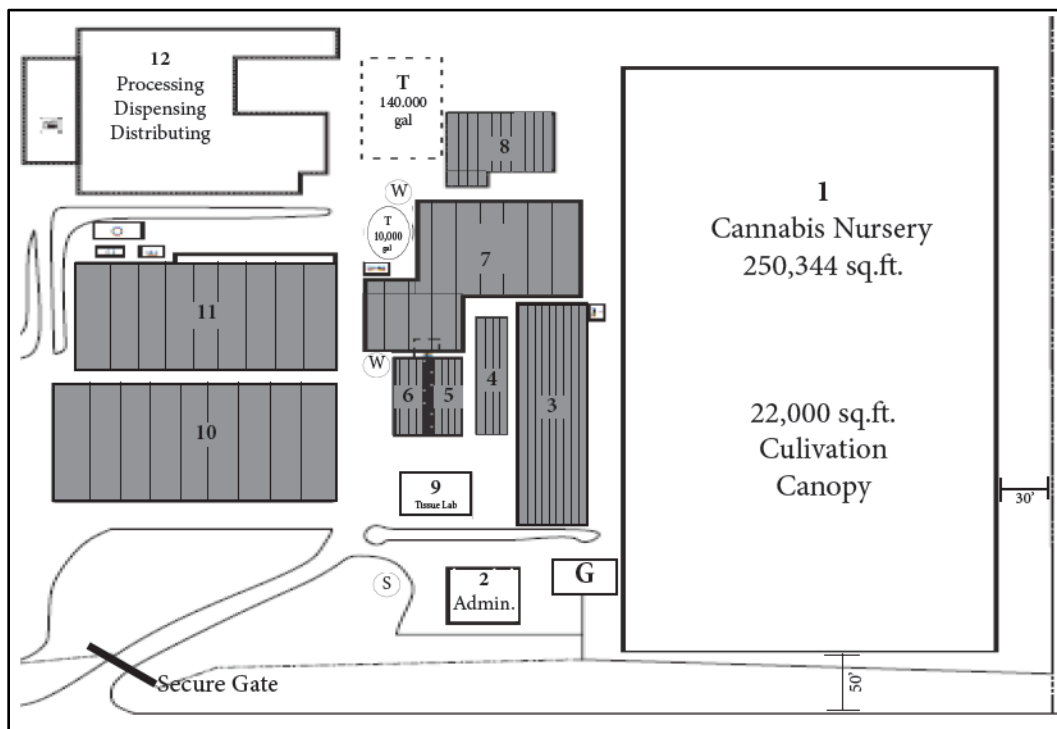
**Proposed Project: Cannabis Use Permit**

CFAM Management Group proposes to serve its client base by growing cannabis flower and nursery plants in greenhouses, processing and drying cannabis grown on site, and operating a tissue lab for nursery plant cultures.

The operations will occur within the parameters of the site's approved cultivation registration and ordinance standards. As the ordinance approved 22,000 sq. ft. of indoor cultivation spaces, the remaining approved canopy via certification CCM2016-00121 will be utilized as cannabis nursery space. All operations will occur within existing buildings onsite. No building improvements are proposed.

The proposed project has been designed in full compliance with LUO Section 4, Chapter 22.40 – Cannabis Activities as approved by the Board of Supervisors on November 27, 2017.

**Exhibit 2- Premise Plan**



### **Indoor Cultivation**

Cultivation activities will occur within a portion of Building 1, an existing 250,344 sq. ft. greenhouse where the CCM2016-00121 cultivation activities have been operational for the past few years. Indoor cultivation will encompass 22,000 sq. ft. of canopy within a 30,096 sq. ft. defined premise.

## **Nursery**

Nursery operations will be located in Building 1 and Building 9. Building 1 will house four separate nursery premises, three at 53,352 sq. ft. and one at 60,192 sq. ft. Nursery stock will be used to source the cultivation environment onsite and sold direct to growers and distributors.

A tissue culture lab will be located in Building 9, a 4,284 sq. ft. existing building located near the northern portion of the site. Tissue culture lab activities are supportive of the nursery operations, and consist of a small section of the plant being cleaned and sterilized, with small nodes of the plant being placed in a sterilized vessel containing growth regulating liquids. After a typical growth cycle of 10-14 days, the node then can be divided into other explants for new cultures and transferred to rooting media for cultivation in the onsite greenhouse environment.

## **Processing and Export of Product**

Drying and processing of product, including preparation for off-site (mobile) dispensary operations or distribution of product grown onsite to wholesale distributors will be located in Building 7, a 25,187 sq. ft. building located near the center of the property. Once product is returned to the site following State-required off-site testing, the product will be packaged into bags, jars or paper rolls for off-site distribution. Administrative operations for the cannabis-related activities will be located in Building 2, a 4,284 sq. ft. building located near the front entrance adjacent to Mesa Road.

## **Site Operations Plan**

### **Security**

CFAM Management employs an in-house property security program during the day and a contract with a security management company (currently Segura Security) providing security between 5:30 pm and 7:00 am. Existing fencing currently encompasses the entire property and consists of 6-foot high chain link with vertical slats and razor wire. An automatic gate with secure entry provides vehicular access to the site. The CFAM Employee Handbook provides policies and procedures to ensure employee security controls are in place to provide worker safety and reduce the potential for employee theft. Pertinent excerpts are provided below.



## **Workplace Searches**

To protect the property and to ensure the safety of all employees, clients and the company, the company reserves the right to conduct personal searches consistent with state law, and to inspect any packages, parcels, purses, handbags, brief cases, lunch boxes or any other possessions or articles carried to and from the company's property. In addition, the company reserves the right to search any employee's office, desk, files, locker, equipment or any other area or article on our premises. In this regard, it should be noted that all offices, desks, files, lockers, equipment, etc. are the property of the company, and are issued for the use of employees only during their employment. Inspection may be conducted at any time at the discretion of the company.

Persons entering the premises who refuse to cooperate in an inspection conducted pursuant to this policy may not be permitted to enter the premises. Employees working on or entering or leaving the premises who refuse to cooperate in an inspection, as well as employees who after the inspection are believed to be in possession of stolen property or illegal substances, will be subject to disciplinary action, up to and including discharge, if upon investigation they are found to be in violation of the company's security procedures or any other company rules and regulations.

## **Substance Abuse**

The company has vital interests in ensuring a safe, healthy and efficient working environment for our employees, their co-workers and the clients we serve. The unlawful or improper presence or use of controlled substances or alcohol in the workplace presents a danger to everyone. For these reasons, we have established as a condition of employment and continued employment with the company the following substance abuse policy.

Employees are prohibited from reporting to work or working while using illegal or unauthorized substances. Employees are prohibited from reporting to work or working when the employee uses any controlled substance, except when the use is pursuant to a doctor's orders and the doctor advised the employee that the substance does not adversely affect the employee's ability to safely perform his or her job duties.

In addition, employees are prohibited from engaging in the unlawful or unauthorized manufacture, distribution, sale or possession of illegal or unauthorized substances and alcohol in the workplace including: on company paid time, on company premises, in company vehicles, or while engaged in company activities. Our employees are also prohibited from reporting for duty or remaining on duty with any alcohol in their systems. Employees are further prohibited from consuming alcohol during working hours, including meal and break periods. This does not include the authorized use of alcohol at company-sponsored functions or activities.

Your employment or continued employment with the company is conditioned upon your full compliance with the foregoing substance abuse policy. Any violation of this policy may result in disciplinary action, up to and including discharge.

Consistent with its fair employment policy, the company maintains a policy of non-discrimination and reasonable accommodation with respect to recovering addicts and alcoholics, and those having a medical history reflecting treatment for substance abuse conditions. We encourage employees to seek assistance before their substance or alcohol use renders them unable to perform their essential job functions or jeopardizes the health and safety of themselves or others. The company will attempt to assist its employees through referrals to rehabilitation, appropriate leaves of absence and other measures consistent with the company's policies and applicable federal, state or local laws.

The company further reserves the right to take any and all appropriate and lawful actions necessary to enforce this substance abuse policy including, but not limited to, the inspection of company issued lockers, desks or other suspected areas of concealment, as well as an employee's personal property when the company has reasonable suspicion to believe that the employee has violated this substance abuse policy.

Although the state has legalized marijuana, the company is not required to allow the use of marijuana in the workplace. Use is strictly prohibited on company property and may result in discipline, up to and including immediate discharge.

This policy represents management guidelines. For more information, please speak to the human resource manager.

### **Odor Management**

The property is surrounded by greenhouse and outdoor cultivation uses. Odor from the cannabis cultivation area is mitigated by swamp coolers located in the greenhouse to dispense enzymes. Cannabis nursery uses are not considered odor intensive. The nearest offsite residence is located west of the project on Mesa Road, approximately 250 feet from the cannabis cultivation greenhouse area.

### **Signage**

No exterior signage distinctive to the cannabis operation is proposed. The existing signage at the property entry gate will remain.



## **Parking/Access**

The property site provides ample parking areas for all proposed uses and are not in conflict with any adjacent properties or uses.

## **Employee Safety and Training**

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. The CFAM Employee Handbook provides direction to staff that ensures activities are undertaken only for that which they have been trained for. The pertinent section is excerpted below.

## **Each Employee's Responsibility**

Safety can only be achieved through teamwork at our company. Each employee, supervisor and manager must practice safety awareness by thinking defensively, anticipating unsafe situations and reporting unsafe conditions immediately.

Please observe the following precautions:

1. Notify your supervisor of any emergency situation. If you are injured or become sick at work, no matter how slightly, you must inform your supervisor immediately.
2. Report all workplace injuries as soon as reasonably possible to your supervisor even if no medical treatment is required. It is our sincere hope that you or your coworkers are never injured.
3. The use of alcoholic beverages or illegal substances during working hours will not be tolerated. The possession of alcoholic beverages or illegal substances on the company's property is forbidden.
4. Use, adjust and repair machines and equipment only if you are trained and qualified.
5. Know the proper lifting procedures. Get help when lifting or pushing heavy objects.
6. Understand your job fully and follow instructions. If you are not sure of the safe procedure, don't guess; just ask your supervisor.
7. Know the locations, contents and use of first aid and fire-fighting equipment.
8. Wear personal protective equipment in accordance with the job you are performing.

A violation of a safety precaution is in itself an unsafe act. A violation may lead to disciplinary action, up to and including discharge.

## **Neighborhood Compatibility**

Cannabis has been cultivated indoors on this property since 2015 and the cultivation use is consistent with adjacent neighborhood agricultural greenhouse uses. The existing buildings for cannabis cultivation and nursery

operations are configured appropriately to meet the intended use. The cannabis operations will employ up to 40 employees, typically working a 7am-5pm shift with a ½ hour lunch break. Historical operations for full nursery operations on the site employed up to 200 people at a time during peak harvest seasons.

### **Wastewater and Green Waste**

Greenhouse cultivation and nursery operations will not produce any wastewater as all water is used within the planting environment.

All green waste consisting of dead and/or stripped of flower plants and soil are disposed via API Waste Removal Services.

### **Pesticide and Fertilizer Usage**

Pesticide and fertilizer usage will be conducted according to the County of San Luis Obispo Department of Agriculture by obtaining an Operator Identification Number and complying with all application, reporting, and use requirements. Products used onsite are stored within a secured chemical shed and consist of the following: 20-10-20, 4-26-26, Bud A & Bud B, Heavy 16, Flower & Foliar, Fish Bone Meal, CaNi, Silwet, Azatin, PRF97, Cueva, Case, Azamax, Organicide, and TriTech. The site is served by an existing septic system on the property.

### **Setbacks**

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are located well outside the 1000 foot setback required by 22.40.D.1. The Residential Rural-zoned parcel size of over 39 acres meets the size requirement of 20 acres for indoor cannabis cultivation and nursery uses. All cannabis uses are to be located within existing buildings set back as set forth in Section 22.30.310. Further, the proposed cultivation and nursery uses are over 200' any offsite residences. No riparian vegetation or watercourses are located on the property.

### **Air Quality**

The proposed project is located entirely within a developed nursery site and no dust effects are anticipated.

### **Access, Screening and Fencing**

Access to the site is provided from an existing gated entrance off of Mesa Drive. The property is fenced with a 6' tall chain link fence with razor wire and screening material and is otherwise restricted via the automatic entrance gate. The processing building is a secure/locked location with restricted access. Additional security controls as required by CDFA or BCC as required would be incorporated into the existing building operations.

### **Water Management Plan**

The project site is served by two existing wells that have historically served the property for multiple cultivation uses such as hydrangea, mums, Easter lilies, poinsettias, blueberries, and peppers all growing simultaneously. The greenhouse cultivation and nursery operations would be confined to less than half of the available greenhouse cultivation area on the site and would not utilize more water than previous operations. Enloe Well Drilling conducted groundwater-level measurements in May 2017 of the two wells that provide water for the site operations (attached). Storage capacity includes a 10,000 gallon above-ground tank and an additional 140,000 gallon holding tank. Water use for the cannabis operations is 3,500 gallons per day, which if operational for 365 days a year would be approximately 3.9 acre feet a year.

### **Energy Use**

The project is served by an existing 2,000 + amp electrical service, which is adequate for the proposed cultivation and nursery operations.

### **Categorical Exemption**

Section 15301 of the State CEQA Guidelines allows for existing projects to be exempt from the provisions of CEQA. The project application proposes to continue the existing cannabis cultivation and nursery operations on the site with no physical or operation changes. The proposed project does not include any new operations, site disturbance, environmental impacts or changes to the existing baseline condition.

The existing cultivation, nursery and processing areas, onsite driveways and developed areas have all been subject to previous disturbance as part of nursery operations related to agricultural crops prior to the cannabis uses established on the site. No enlargement of the growing areas, driveways or building areas is proposed as part of the proposed project. Similarly, because

the number of plants, growing areas, site disturbance and other physical aspects of the operation will not be changing, operational impacts will also remain the same. Baseline conditions shall remain constant for operational elements such as persons on the site, automobile and truck traffic and water use.





# Interactive Data Viewer



## Legend

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

-1,504.66      0      752.33      1,504.66 Feet      1: 9,028



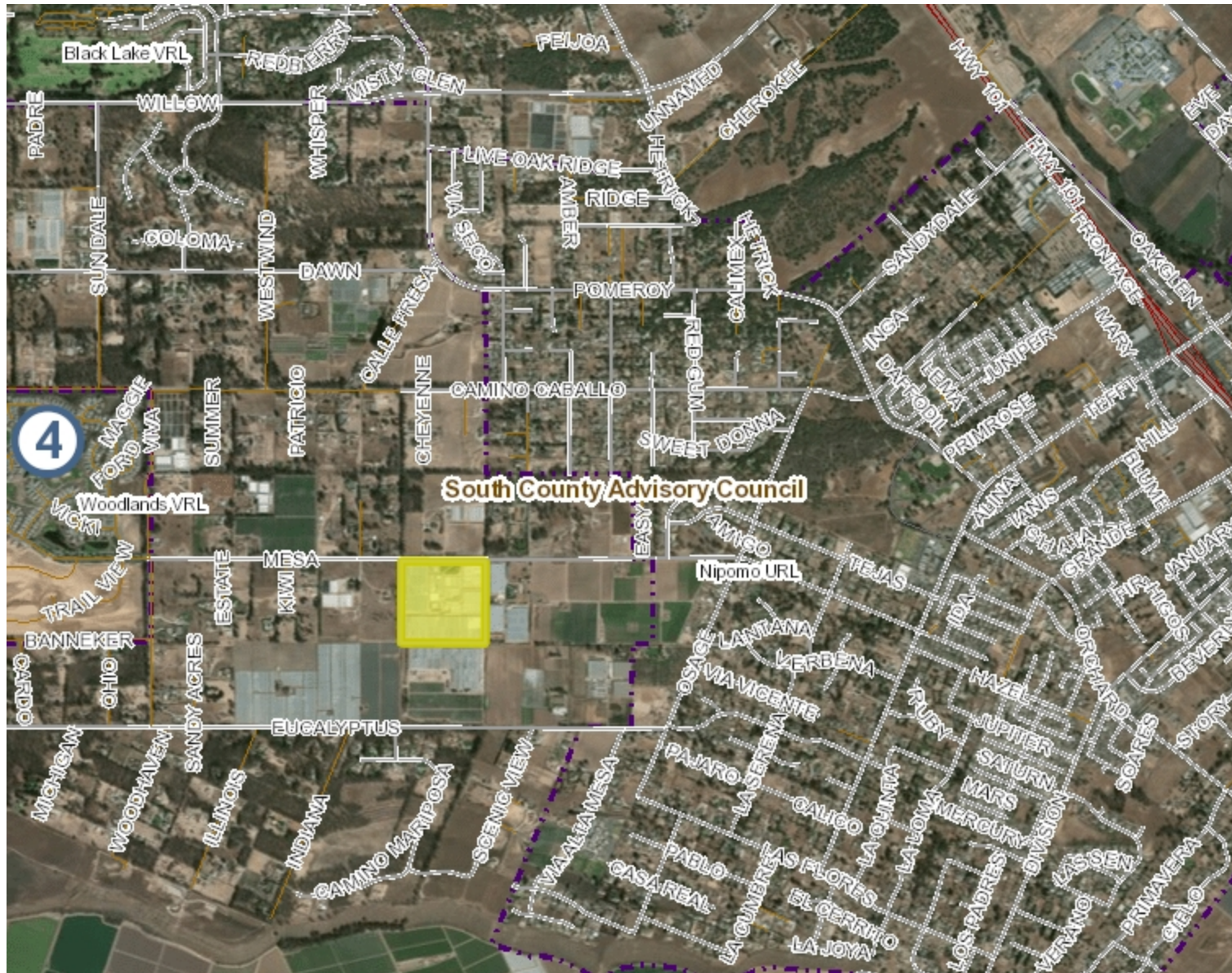
The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only









# Interactive Data Viewer






## Legend





### 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



-  URL VRL Boundaries
-  Supervisor Districts
-  SLO County Boundary
-  Roads with address ranges

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

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © County of San Luis Obispo Planning and Building Department



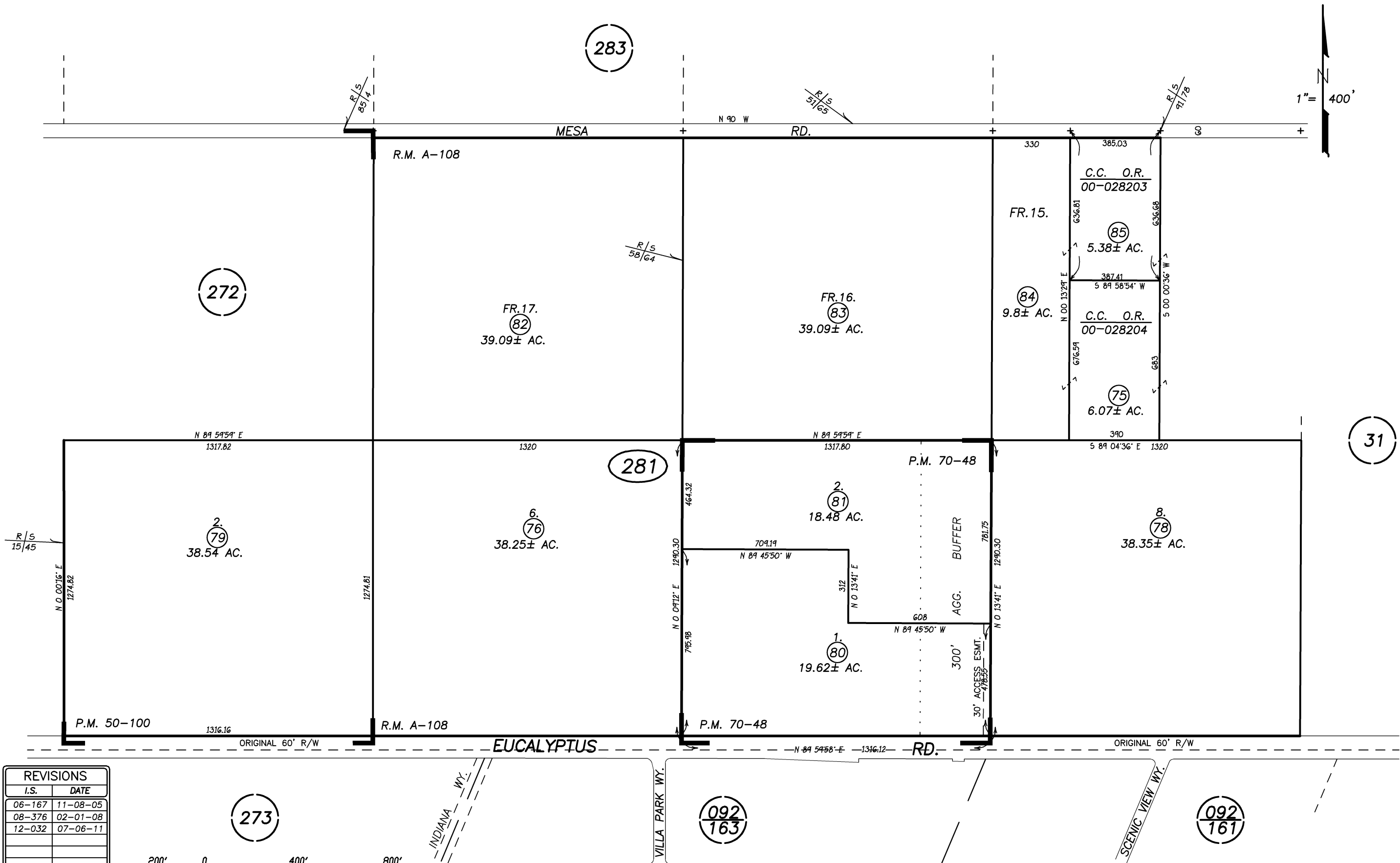
The County of San Luis Obispo does not assume liability for any damages  
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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



REFERRAL -- Page 24 of 27





| REVISIONS |          |
|-----------|----------|
| I.S.      | DATE     |
| 06-167    | 11-08-05 |
| 08-376    | 02-01-08 |
| 12-032    | 07-06-11 |
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800'

GB

04-19-00

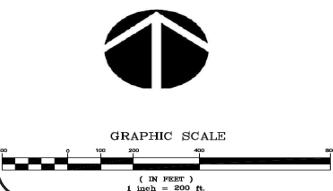
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

MAP OF LOS BERROS TRACT, R.M. Bk. A , Pg. 108.  
SUBDIVISION OF RANCHO NIPOMO, R.M. Bk. A , Pg. 13.



Site: 39.09 acre

\* Site is located over 1000 feet from any sensitive use, as defined by 22.40.050D.1, and 22.40.060D.1, Location

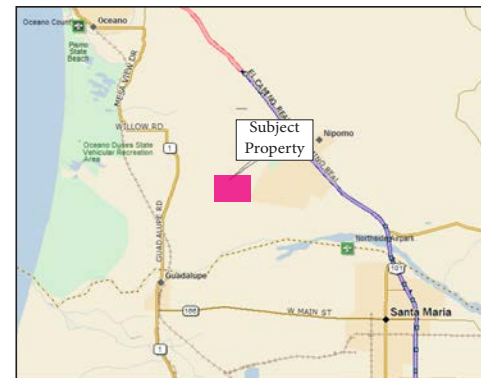


### Sheet Index

- 1.) Overall Site Plan
- 2.) Structure Layout

### Scope of Work

- 1.) 22,000 s.f. Indoor Cannabis Cultivation Canopy in 30,096 s.f. space
- 2.) 225,576 Indoor Cannabis Nursery
- 3.) Tissue Culture Lab
- 4.) Processing and Dispensing/Distribution of product



Vicinity Map



West Side Greenhouse



South Side Greenhouse

*Kirk Consulting*

Site Plan  
Clearwater Nursery Property  
887 Mesa Road  
Nipomo, CA  
APN: 091-281-083  
Sheet 1: Overall Site Plan

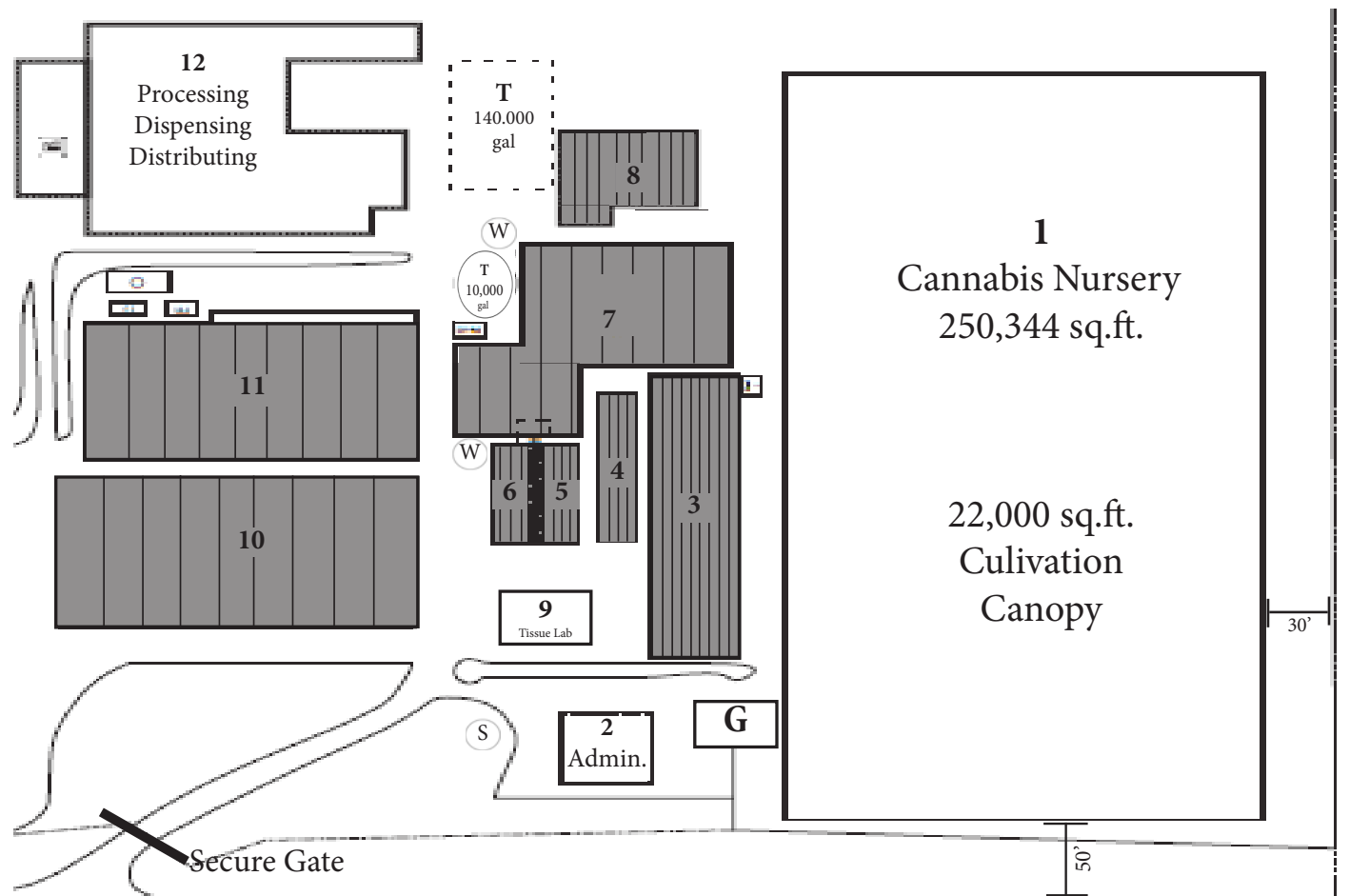
SCALE: 1" = 200'

DATE: FEB. 8 . 18

Jafroodi Properties,  
L.P.

Sheet

1 of 2



### Buildings:

1. 250,364 sf  
225,576 sf -Nursery  
30,096 sf -Cultivation/22,000 sf Canopy
2. 4,284 sf -Administration
- 3-8. No Cannabis Uses
9. 4,284 sf - Tissue Lab
- 10-11. No Cannabis Uses
12. 40,625 sf  
Processing  
Distribution  
Dispensing

### Legend

- G :Guard Shack
- :Fencing Space
- S :Septic System
- T :Water Storage Tank
- W :well

Total Acres: 39.09 ac



*Kirk Consulting*

Clearwater Nursery Property  
887 Mesa Road  
Nipomo, CA  
APN: 091-281-083  
Sheet 2: Structure layout

SCALE: 1" = 80'

DATE: FEB. 13. 18

Jafroodi Properties,  
L.P.  
Sheet

2 of 2