



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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/7/2019

TO: Public Works, Environmental Health, Agricultural Commissioner, Air Pollution Control Board, San Luis Obispo County Assessor, Building Division, San Luis Obispo County Sheriff Department, Cal Fire/County Fire, 4th District Legislative Assistant, Terry Wahler, RWQCB, CA Fish and Wildlife, U.S. Fish and Wildlife, Coastal San Luis resource Conservation District, Upper Salinas/ Las Tablas Resource Conservation District, San Luis Obispo land Conservancy, AB 52

FROM: Holly Phipps (HPhipps@CO.SLO.CA.US or 805-781-1162)

PROJECT NUMBER & NAME: DRC2019-00111 Lief

PROJECT DESCRIPTION: Proposed Minor Use Permit for three 1 acre outdoor cannabis cultivation sites and an ancillary nursery to be located at 8680 Alamo Creek Rd Santa Maria.

APN(s): 085-291-019

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 _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

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

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

PROPERTY INFORMATION

Total Size of Site: _____ Assessor Parcel Number(s): _____

Legal Description: _____

Address of the project (if known): _____

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: _____

PROPOSED PROJECT

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

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



CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

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

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

PERSON OR ENTITY GRANTING CONSENT:

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

AUTHORIZED AGENT:

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



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: _____

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☐ No

If yes, what is the acreage of all property you own that surrounds the project site? _____

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

North: _____ South: _____

East: _____ West: _____

For all projects, answer the following:

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

Buildings: _____ sq. feet _____%

Landscaping: _____ sq. feet _____%

Paving: _____ sq. feet _____%

Other (specify) _____

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

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

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

Number of trees to be removed: _____ Type: _____

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: _____

For commercial/industrial projects answer the following:

Total outdoor use area: _____ ☐ sq. feet ☐ 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~~



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

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

Water Supply Information

1. What type of water supply is proposed?
☐ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☐ Agricultural - Explain _____
☐ Commercial/Office - Explain _____
☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☐ Yes ☐ No If yes, please describe: _____
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 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? _____
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? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☐ Yes ☐ No
On Site Organic Composting in grow Areas

Community Service Information

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
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: _____
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: _____
2. How many people will this project employ? I _____
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: _____
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. _____ Between 4:00 to 6:00 p.m. _____

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: _____

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): _____
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 *: _____

*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:

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): _____

(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- N/A.

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: Alamo Creek Ranch

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 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.

3 acres of canopy and 4,320 sq. ft. of ancillary nursery

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	36694
Total Annual kWh:	36694

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

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

Source Well (existing)		Gallons for 3 Acres of Cannabis Canopy	Gallons for 4,320 sq. ft. of Ancillary Nursery	
Month and Year				
1	Projected	49,005	5400	
2	—	49,005	5400	
3	—	49,005	5400	
4	—	49,005	5400	
5	—	49,005	5400	
6	—	49,005	5400	
7	—	49,005	5400	
8	—	49,005	5400	
9	—	49,005	5400	
10	—	49,005	5400	
11	—	49,005	5400	
12	—	49,005	5400	
Totals		588,060	5,400	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: bacillus thuringiensis sub kurstaki, bacillus thuringiensis sub israelensis, azadirachtin, Beauveria bassiana, capsaicin, potassium bicarbonate, sulfur, thyme oil, bacillus amyloliquefaciens D747, Trichoderma harzianum, grower's secret 14-0-0, organic ag products 5-7-14, True 4-1-3, and True 2-0-8.

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



ALAMO CREEK RANCH
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS MINOR USE PERMIT
8680 ALAMO CREEK ROAD, SANTA MARIA, CA 93454
APN (085-291-019)

PROJECT DESCRIPTION

Parcel Size:	250.59 Acres
APN:	085-291-019
Address:	8680 Alamo Creek Rd, Santa Maria, CA 93454
Land Use Designation:	AG
Williamson Act:	Yes
Water:	On-Site Well
Existing Uses:	Residence, Vineyard
Access:	Alamo Creek Road

The subject property consists of one parcel totaling 250.59 acres, located at 8680 Alamo Creek Road in Santa Maria (APN 085-291-019), accessed off Alamo Creek Road, in the South County Huasna Lopez Sub Planning Area and zoned Agriculture. Existing uses on the site include a single-family residence and vineyard, of which 29.14 acres will remain in operation.

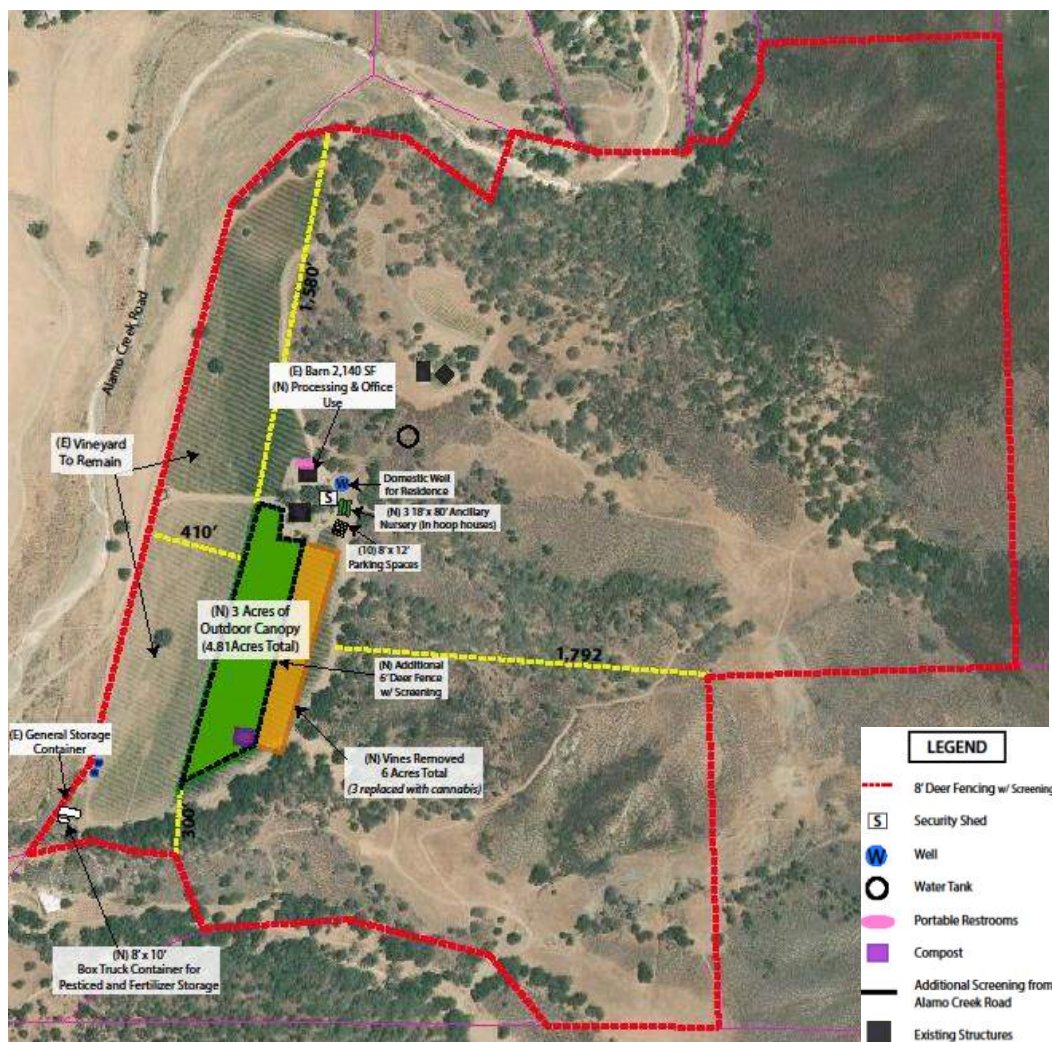
Proposed Project

A request by Alamo Creek Ranch for a Minor Use Permit to authorize the outdoor cultivation of cannabis, totaling 3 acres of canopy (to replace 3 acres of vineyard) and a 4,320 sq. ft. ancillary nursery. The proposed project has been designed in full compliance with LUO Section 4, Chapter 18322.30- Cannabis Activities as approved by the Board of Supervisors on November 27, 2017. Supporting cultivation operations will include drying, curing, and preparation of product for off-site testing and entry into the commercial marketplace. No additional site disturbance is proposed as a part of this project. The proposed project is located at 8680 Alamo Creek Road, Santa Maria, CA 93454, approximately 15 miles Northeast of downtown Santa Maria.

Figure 1: Vicinity Map



Figure 2: Detailed Site Plan



The Project site is approximately 250 acres in size and consists of one legal parcel. The site is located on Alamo Creek Road which extends East and West of the project site. The area is sparsely developed with very low densities and a range of parcel sizes, surrounded by agricultural and rural land and open space. The area's topography is relatively hilly with 190 acres of the site being over a 30% slope, 8 acres of the site between 10-20%, 15 acres of the site between 10-20% slope, and 47 acres of the site being between 0-10% slope. The average slope within the site is 32%. Vegetation coverage primarily consists of scrub with scattered coastal oak woodlands.

Project Summary

Type	Use	Size	Total SF
Hoop Houses	Ancillary Vegetative Nursery	(3) 18' x 80'	4,320
N/A <i>plants only</i>	Outdoor Cultivation	200' x 653'	130,680 / 3 acres
Existing Barn (2,160 SF)	Office	16' x 11'	176
	Product Storage	16' x 20'	320
	Packing/Weigh Station/ Box Station	40' x 22'	880
	Trimming Station	40' x 16'	640

Outdoor Cultivation

Six acres of the existing vineyard are to be removed, with 3 acres of cannabis canopy to replace it (4.81 acres total, including walkways). The cannabis crop will be in raised garden beds located in pots with imported soil. The vineyard and outdoor grow area have an existing 6' deer fence around the perimeter; a compost area will be located within the fencing. Screening will be added to this fencing, along with an additional visual barrier along the western edge facing Alamo Creek Road. An 8' deer fence exists around the perimeter of the property.

Ancillary Nursery

Three new hoophouses (18'x80') will be utilized for ancillary nursery space totaling 4,320 SF. These immature plants will be used onsite for the outdoor cultivation.

Processing and Packaging Facility

The existing 2,140 sq. ft. AG exempt barn (PMT2004-00666) will be utilized for a 16' x 11' (176 sq. ft.) office, 22' x 40' (880 sq. ft.) packaging/boxing area, 20' x 16' (320 sq. ft.) storage area with product containers, and a 40' x 16' (640 sq. ft.) trimming station for the processing of flower. There will be machines and 3-4 trimmers after harvest seasons.

Drying, Processing, and Export of Product

Once harvested, some of the product will be flash freeze dried for preservation. The drying and freezing/processing will occur within a portion of the existing AG exempt barn totaling 2,140 sq. ft. (PMT2004-00666). Some of the product will be trimmed mechanically or by employees, then packaged. Then an external company will come onsite to export the product. Product that is sold as flower will be transported in vehicles that will drive up to the fence to load directly. Product will be taken off-site for final distribution, approximately 4 times per year. There will be no manufacturing onsite.

Access

The parcel is accessed from Alamo Creek Road, a public road which extends to parcels East and West of the site. Alamo Creek Road is unpaved to the site's driveway. The project complies with the existing Road Maintenance Agreement with no modifications necessary. The entrance to the applicant's property has an electronic gate with a security code for entry.

Site Operations Plan

Security

The proposed security plan includes cameras installed at key locations throughout the site, 8' deer fencing around the property perimeter, 6' deer fencing with screening around the outdoor cultivation, additional privacy screening along the western edge of the outdoor grow area facing Alamo Creek Road, secure entry and access gates to all cultivation areas. Security cameras will be placed at all cultivation area access points, along with a field of view of each cannabis area (4 cameras total). An existing shed next to the outdoor grow area will be utilized for an onsite security viewing room, with the necessary backup systems as required by the State. Flash-frozen product will be transported via refrigerated trucks, and the portion of the product that is sold as flower will be picked up directly from the fence surrounding the outdoor grow area. The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to security protocols. Please see attached Security Plan.

Odor Management

Odor from the outdoor cultivation area is naturally mitigated by the topography and the distance to the nearest residence being over 771' away. The existing barn

proposed for processing will include an odor mitigation system (in the form of carbon scrubbers and an odor neutralizing spray).

Signage

No exterior signage distinctive to the cannabis operation is proposed. The existing ranch entrance sign will remain.

Parking

A designated parking area with ten 8' x 12' spaces is available for operation staff located next to the outdoor cultivation area. The property site provides ample parking areas for the cultivation operations and are not in conflict with any adjacent properties or uses. See the Parking Modification request below.

Staffing/Employee Safety

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. No manufacturing, dispensary, or distribution activities are proposed. No public access to the site will occur at any time. The site's cultivation operation will require a total of 3 full time employees consisting of 2 irrigators and a nutrient feeder working 40-45 hours per week. Employees travel to the site each day and arrive at approximately 7:30 am and leave at approximately 4:30 pm, 6 days a week. These times are subject to change when it is close to harvest time and employees begin to do overnight shifts.

There will be 2-4 harvests per year (90 days flower cycles for the outdoor grow), which will result in 7 additional employees, totaling 10 people, to assist with farming, maintenance, field work, and trimming. May harvest will require an additional 4 employees onsite for a total of 5 to 7. These harvest times are approximately 6 days long where the cannabis is cut and hung indoors. Once dried and trimmed the product is transported immediately offsite.

Employees will participate in Pesticide Handler Training and Field Worker Training program. Video tapes and UC system handouts will be provided. Additional training will be provided for employees who will be harvesting. Each employee will have folders that will hold all documentation and will have access to all information regarding the chemicals that are used on the project site.

Traffic

Daily operations result in 2-4 cars/employees per day during normal operating hours, 7 days per week. Harvest operations result in approximately 10 cars/employees per day during operating hours. Regular (existing) commercial operations result in 2 round trips per day in a commuter truck. There will be an additional 4 commercial deliveries per year for soil and farm supplies. This is within standards for the access road and standard agricultural operations for the property. Product transport is anticipated after each harvest and will consist of 1 passenger van or utility vehicle accessing the site. Product will be moved by a licensed transporter to a distribution center. The product will be picked up from the site four times per year.

Neighborhood Compatibility

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. The nearest offsite residence is 771 feet away from the outdoor cultivation site. The existing site was previously used for agricultural/vineyard purposes and is configured appropriately to meet the intended use. The direction of prevailing wind is most often from the west.

Wastewater and Green Waste

Outdoor cultivation 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 will be composted onsite. Any non-green waste is disposed of and taken to the landfill as appropriate.

Sewage

No on-site subsurface sewage disposal system will be used. Existing portable restrooms located near the outdoor cultivation site will be utilized with regular service. The residence and farm support quarters onsite have a septic system that was determined compliant in 2010 (SEP2010-00502, 03).

Pesticide and Fertilizer Usage

Pesticide and fertilizer usage will be conducted in accordance to the County of San Luis Obispo Department of Agriculture standards. The following products will be used for soil and pest control: bacillus thuringiensis sub kurstaki, bacillus thuringiensis sub israelensis, azadirachtin, Beauveria bassiana, capsaicin, potassium bicarbonate, sulfur, thyme oil, bacillus amyloliquefaciens D747,

Trichoderma harzianum, grower's secret 14-0-0, organic ag products 5-7-14, True 4-1-3, and True 2-0-8.

Pesticides and fertilizers will be stored in a locked metal box truck container with ventilation and warning signs on the exterior. Products will be stored on metal shelves within labeled plastic containers to clearly delineate between pesticides, fertilizers and hazardous waste. Used pesticide containers will be triple rinsed and put in a used pesticide container to be dropped off at a disposal facility in town.

Setbacks

Land Use Ordinance section 22.40.050 (D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 feet from all property lines and public rights of way. The cultivation area will be at a 300' foot setback from the Southern property line, 410' foot setback from the Western property line, 1,580' foot setback from the Northern property line, and a 1,792' foot setback from the Eastern property line. The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et. al) are located well outside the 1000-foot setback required by 22.30.D.1. The agricultural zoned parcel size of 250.59 acres meets the size requirement of 50 acres. Further, the proposed outdoor cultivation area is over 771 feet from any offsite residences.

Air Quality

The project is located on an existing agricultural site, with no grading required. There are no predicted air quality impacts.

Screening and Fencing

The parcel is accessed from Alamo Creek Road, a public road that extends to parcels beyond the site. Additional security controls as required by CDFA or BCC as required would be incorporated into existing operations, including security cameras, 6' deer fencing around the outdoor grow area, and 8' deer fencing around the entire property. Additional screening will be provided along the western edge of the property along the vineyard perimeter, as that side of the property is visible from Alamo Creek Road. The entrance includes an electric gate.

Water Management Plan

The property is in the Huasna Water Planning Area, within the Upper and Lower Alamo Creek Watersheds. Several creeks feed the groundwater recharge area

around the water source site, namely Alamo Creek and Jollo Creek. Alamo Creek crosses the northern section of the property; the proposed cultivation area is well outside the 300' buffer.

The project site is served by two existing groundwater wells that have historically served the property for its vineyard use. No import of water is necessary or will occur in association with the proposed cannabis cultivation operation. Limited surrounding agriculture combined with high recharge potentials support the land use of cannabis cultivation. A 5,000-gallon tank will be installed for water storage and cannabis will be drip irrigated to emit a specific amount of water. A Reverse Osmosis system will be installed to remove heavy metals found in the water. The scope of this project decreases the annual water demand compared to grape cultivation from 7.5 AFY to 2 AFY.

Table 2: Annual Estimated Water Usage

Use	Rate	Gross Demand (gallons/year)	Gross Demand (AFY)
Outdoor Cultivation: 130,680 sf (3 acres)	130,680 sf canopy area x 0.03 gal/sf/day x 150 days	588,060	1.8
Eliminate Irrigation of Existing Vineyard: 6 acres	1.25 AFY/acre vineyard irrigation x 6 Acres	-2,443,886	-7.5
Ancillary Nursery	4,320 sf of canopy area x .1 gal/sf/day x 150 days	64,800	.2
Net Water Demand		-1,7910,226	-5.5

The daily average anticipated for the year: 1,814 gallons. Overall, the removal of 6 acres of vineyard to make room for the 3 acre cannabis grow area reduced the annual water usage from 2,443,886 gallons to 652,860 gallons.

Energy Use

The total annual estimated energy use for the cannabis operation is 36,694 kWh. Find a breakdown of the estimated energy usage attached. Once exact energy needs are determined, the operation will convert to solar within the first two years to mitigate energy use.

The AG exempt barn has a 150-amp panel with 11 lights. The nursery will use any electricity. The onsite well will be used once or twice a week per irrigation along with additional pumps for fertilizer injections. Trimming machines will be used approximately three times per year in 4-week intervals during harvest. Security cameras will be hooked up to solar posts and are not expected to use energy.

Issues Requiring Special Consideration

Biological Resources

The project site is not within range of any sensitive animal species in the region, such as San Joaquin Kit Fox, and does not propose any site disturbance. Portions of the property that are outside of the proposed use area include Coastal Oak habitat. No tree removal or impact would occur. No sensitive biological resources are anticipated to be potentially impacted.

Williamson Act Contract

The proposed use is compliant with the requirements set forth in the contract for this property, as a compatible agricultural use. A remaining 29.14 acres of irrigated vineyard will continue to be cultivated on class 2 soils to meet the minimum 10 acre requirement.

Land Conservancy

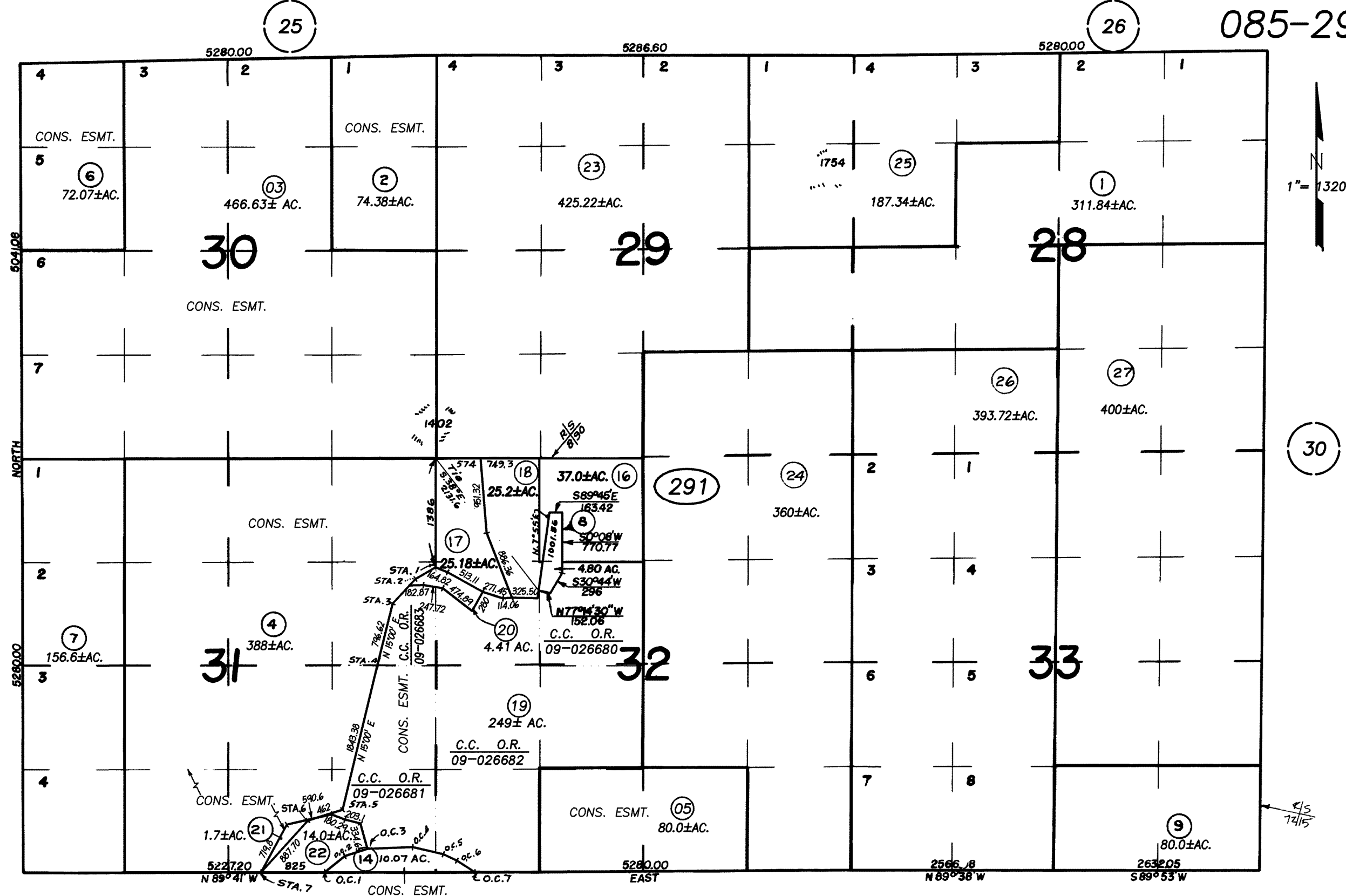
Proposed cannabis cultivation will remain within the intensive agricultural area as defined by the easement. 6 acres of vines will be removed. Of those 6 acres, 4.81 acres will consist of the cannabis cultivation area (3 acres of canopy). The project description and plan set will be forwarded to the Land Conservancy along with a request for concurrence to confirm the cannabis cultivation is allowed in the easement as it remains within the AG envelope.

Parking Modification Request and Required Findings

The project will require 3 full-time employees, with seasonal increases to 10. The project is designed to accommodate staff with ten shared 16' x 8' parking spaces on the property. Due to the limited nature of the staff required for the operation, parking standards as outlined in Chapter 22.18, Nursery Specialties are not appropriate for the project. The following findings are provided for use in a request for modification of parking standards of Chapter 22.18, Nursery Specialties.

In accordance with Chapter 22.18.18.020.H, the following three findings support the request to modify the parking standards:

- a. The characteristics of the project, which consists of a cannabis cultivation consisting of outdoor uses (including nursery space), with seasonal temporary staff, do not necessitate the number of parking spaces, types of design or improvements required by this chapter. The agricultural cultivation staff can be accommodated in the existing level dirt area adjacent to the cultivation that will be marked and designated for parking.
- b. The proposed parking area that consists of an unpaved parking lot with cone designations adjacent to the cultivation areas is adequate to accommodate all parking needs on site generated by the use, as the operation will be staffed by three staff cultivating an agricultural product and there are no site constraints as far as space availability for the cultivation use.
- c. No traffic safety problems will result from the proposed modification of the parking standards as there is ample existing parking on the site for the existing cannabis cultivation business, the parking location is located well away from any public right of way, and there is adequate space surrounding the parking area for any turning movement.



REVISIONS	
I.S.	DATE
NA	03-30-10
NA	03-20-18
NA	04-15-19











660' 0 1320' 2640'

LG 11-06-07 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

Interactive Data Viewer



Legend

-  SLO County Parcels
- Roads**
 -  CalTrans
 -  Maintained by SLO CO
 -  Private Maintenance
 -  Federal or State Maintenance
- Community Advisory Groups**
 -  Community Advisory Group Boundary
 -  Cayucos Citizens Advisory Council Subarea
 -  Creston Advisory Body Sub Areas
-  Supervisor Districts
-  Land Use Outlines

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



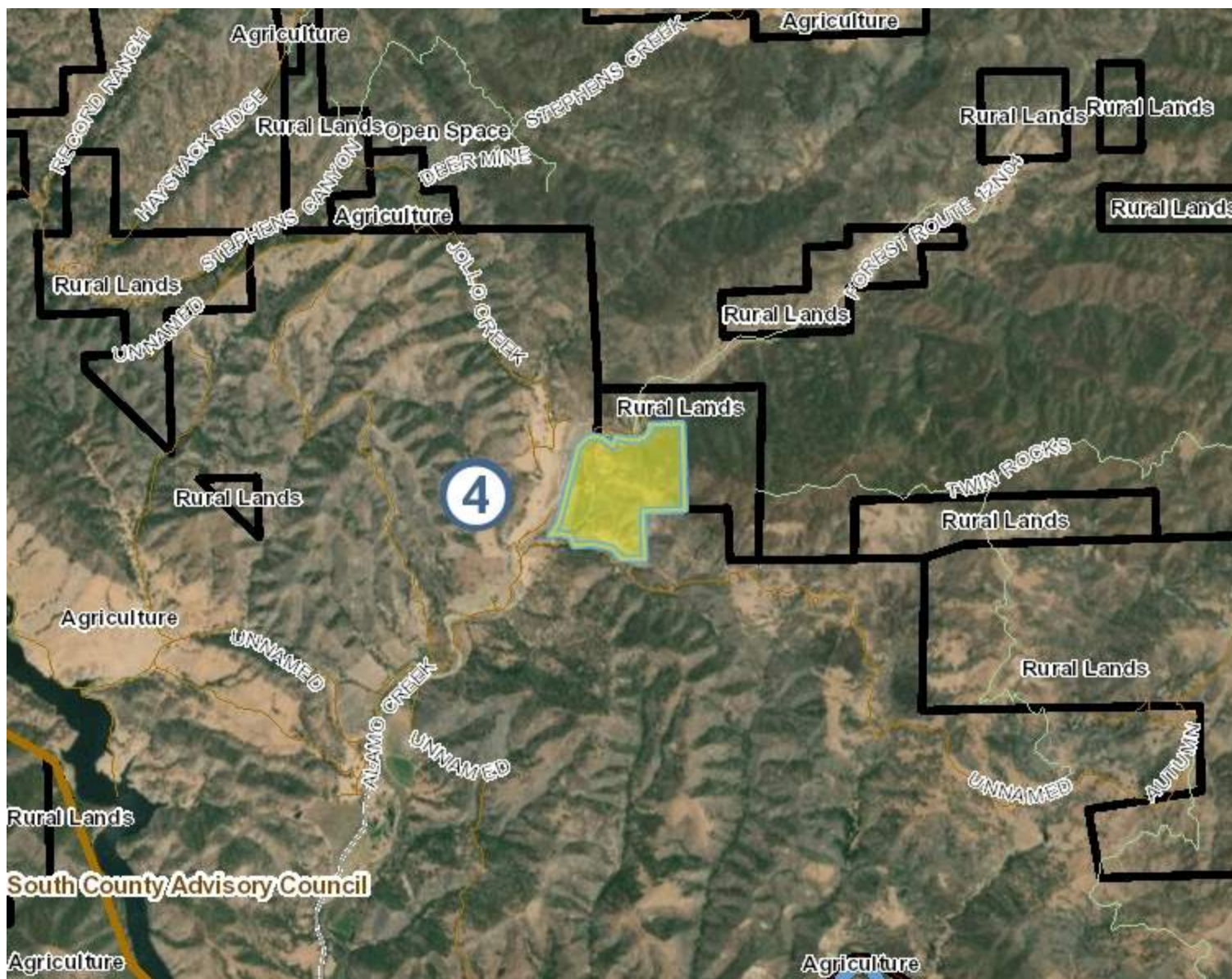
WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only



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

- Supervisor Districts
- Land Use Outlines

-12,037.30 0 6,018.65 12,037.30 Feet 1: 72,224



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Map for Reference Purposes Only

