



SLOCAL FARMS, INC. SUPPLEMENTAL
DEVELOPMENT STATEMENT
CANNABIS MINOR USE PERMIT
2155 S. THOMPSON AVENUE, NIPOMO, CA 93444
APN (090-261-014) ("EAST")
DRC# 2019-00051

PROJECT DESCRIPTION (Updated August 2021)

Parcel Size:	312.20 Acres
APN:	090-261-014
Address:	2155 S. Thompson Avenue, Nipomo, CA 93444
Land Use Designation:	AG
Williamson Act:	Yes
Water:	Shared well under same ownership
Existing Uses:	AG Barn(hay storage), Cattle Grazing
Access:	S. Thompson Avenue

The subject property consists of one parcel totaling 312.20 acres, located at 2155 S. Thompson Avenue in Nipomo (APN 090-261-014), accessed off S. Thompson Avenue in the South County Inland Sub Planning Area and zoned Agriculture. Existing uses on the site include an ag barn for hay storage and cattle grazing.

Paved to the site's gated entrance (off S. Thompson Ave). Existing dg and tar access road (18') through adjoining property to be widened to 20'. Access to outdoor grow area will need to be improved to an all-weather surface (currently dirt). There is existing 4-strand barb wire fencing enclosing and dividing the property for the cattle onsite.

Neighbors: cattle, lemon grove, avocado orchard

Existing usage: Cattle grazing and AG accessory building approx. 500 sq. ft.

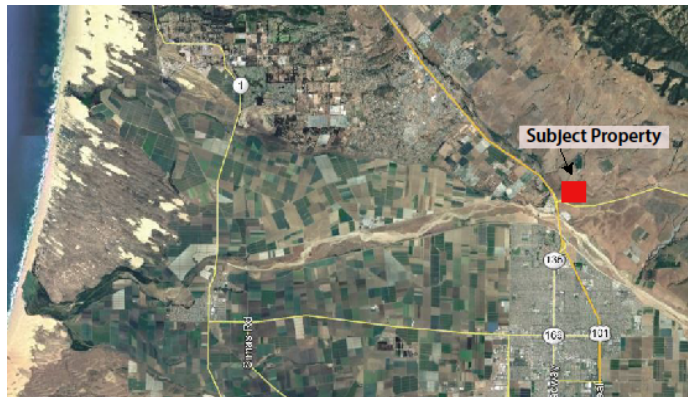
Water irrigation lines exist throughout the property- 6' casing buried every 100 yards with raised pipes along them for tapping in irrigation/ cattle lines. The well proposed for cannabis use is on the adjoining property under same ownership (SLOCAL West) and produces 55 GPM.

Proposed Project

A request by SLO CAL, INC for a Minor Use Permit to authorize the cultivation of cannabis totaling 3 acres of outdoor canopy (130,680 sq. ft.), 22,000 sq ft of greenhouse “Indoor” cultivation canopy to occur within 27,216 sq feet of Greenhouse and 29,232 sq. feet of self supporting nursery cultivation, and construction of a 10,500 sq.ft. building for drying/processing/ancillary distribution. Three 9’x40’ Sea Trains (1,080 sq. ft.) for Pesticide, nutrient, and equipment storage (one for each use). Cattle will continue to be raised onsite to comply with the Williamson Act contract (136 acres over two parcels).

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 other than grading for access roads (Phase I) and what is required for greenhouse and steel building construction (Phase II-IV) is proposed as a part of this project. The proposed project is located at 2155 S. Thompson Avenue, Nipomo, CA 93444, approximately 3.9 miles South of the Tefft Street exit in Nipomo.

Figure 1: Vicinity Map



The Project site is approximately 312 acres in size and consists of one legal parcel. The site is located on South Thompson Avenue, which extends North of the project site. The property owner also owns and is proposing cannabis operations on the parcel to the west (APN 090-261-015). The area is sparsely developed with very low densities and larger parcel size (100+ acres). The area’s topography is relatively flat with 30 acres of the site being between 20-30% slope, 82 acres of the site between 10-20% slope, and 200 acres of the site being between 0-10% slope. The average slope within the site is 12%.

The proposed project area consists of existing developed or otherwise denuded/graded areas. No vegetation removal or significant grading besides roadwork and pads for greenhouses is necessary or proposed for any phase of the project.

Estimated earth quantities: 16,800CY cut / 7,000CY fill.

Project to Occur in Phases:

Table 1 SLO CAL Roots Proposed Phasing, Employees, & Harvests		
Phase	Proposed Cannabis Activity / Use	Harvest Month(s)**
I	• 3.75 Acres Gross Outdoor Cultivation (3 acre canopy), • Accessory uses (water tanks; storage for fertilizers, tools, etc.; building, compost area, waste storage; gates & fences; exterior road improvements; and interior access)	March/ April June-July/ October-November
II	• 27,216 sf gross Indoor Cultivation Greenhouses (22,000 sf canopy) • Accessory uses (gates & fences; extension of interior access; storage for equipment, fertilizer, or similar items)	Feb / May / Aug / Oct
III*	• 29,232 sf gross Ancillary Nursery Greenhouses • Accessory uses (gates & fences; extension of interior access; storage for equipment, fertilizer, or similar items)	Year Round
IV*	• 10,500 sf Steel Building for processing, cannabis storage, a restroom, and offices • Accessory uses (gates & fences; extension of interior access; storage for equipment, fertilizer, or similar items)/Ancillary distribution transport only Lic	Year Round

Notes: *Phase III and IV may occur out of order, e.g., phase IV may occur before Phase III.

***harvest months are best estimates (depends on weather)

Table 2 - SLO CAL Farms, Inc. East MUP Project Summary					
Proposed Cannabis Activity / Related Improvements	Project Components		Total Area		
			Canopy (sf)	Total sf Gross	Acres
Outdoor Cultivation	Plot 1 - 3 within Hoop Houses (each 1.25 acres gross; each 1 acre canopy)		130,680	163,350	3.75
Indoor Cultivation	New Greenhouses 3 @ 9,072 SF each = 27,216 sf		22,000	27,216	0.62
Indoor Ancillary Nursery	New Greenhouses 4 @ 7,308 sf each = 29,232 sf		N/A	29,232	0.67
Ancillary Processing	Proposed steel building	Processing ² (9,320 sf)	N/A	10,500	0.24
		Cannabis Storage / Vaults ³ (480 sf)			
		2 Offices 600 sf total			
		ADA Restroom 100 sf			
Other Related Site Improvements	New Accessory uses within fenced outdoor cultivation Areas <i>Includes interior access, portable toilets.</i> 4 Water Tanks (4 @ 10,000 gallons each)		N/A	66,782	1.533
	New Seatrains for pesticide & nutrient storage (3@ 320 sf ea)			960	0.022
	New Composting, Soil Storage, & Trash/Recycling Area (6,500 sf)			6,500	0.149
	Parking Area (15,000 sf) 19 <i>parking spaces (9' x 18' each)</i> & 1 <i>ADA space. Includes back-up area Fire Truck turn around area</i>			20,300	0.466
	Access Improvements (6,000 sf) New 20' wide dg access to cannabis activities (1275'LF x20' wide)			25,500	0.688
	New septic system / leach field (2,000 sf)			2,000	0.046
	2 water capture/storage tank (5,000 gallons) (200 sq ft) Fire storage tank (1500sq ft)			1,700	.004
	Solar array on roof of steel building 0 SF ⁴			0	0
Total Area of Disturbance SLOCAL EAST (APN 090-261-014)				354,040	8.13
Improvements on SLOCAL West (APN 090-261-015) for SLOCAL East (APN 090-261-014)	New Retention Basin		N/A	49,000	1.12
	Access Improvements from SLO Cal West developed area to property line SLO Cal East. Interior access improved from 18' to 20' width.		N/A	28,000	0.64
Total Area Of Disturbance on APN 090-261-015 for SLOCAL East				77,000	1.77
Total Area of Disturbance For SLOCAL East				431,040	9.90

Notes: ² Cannabis ordinance defines processing as: drying, curing, trimming, rolling, storing, packaging, and labeling of non-manufactured cannabis products.

³ Raw and processed cannabis will be stored in this area.

⁴ This component is within an area defined elsewhere in this table

Table A Hours of Operation - All Phases		
Cannabis Activity	Hours of Operation	Time Frame
Outdoor Cultivation	6 AM to 9 PM	March through November
Indoor Cultivation	6 AM to 9 PM	Year Round
Ancillary Nursery	6 AM to 9 PM	Year Round
Ancillary Processing	9 AM to 6 PM	Year Round

Table B Employee Chart - All Phases			
Cannabis Activity	# Regular Employees	# Seasonal Employees	Total Employees
Outdoor Cultivation	6	8 ^a	11
Indoor Cultivation	2	3 ^b	5
Ancillary Nursery	c	c	c
Ancillary Processing	c	c	c
Total	8	11	19

Notes. ^a During three harvests (e.g., March/Apr/June/July and Oct/Nov.)

^b During four harvests per year

^c Will use staff noted above.

Table C Grading and Site Disturbance				
Item	SF	Acres	CY Cut	CY Fill
Greenhouses	64,000	1.47	9,800	1,000
Buildings (Steel Building)	10,500	0.24	2,000	
Base Access Roads 1,275' x 20' LF	25,500	0.59	1,500	1,500
Parking Loading and Fire Truck Turnaround	20,300	0.47	2,000	1,000
Grow Areas	232,780	5.34		
Shipping Containers	960	0.02		
TOTAL EAST PROPERTY:	354,040 SF	8.13 AC	15,300	3,500
On SLOCAL WEST property for SLOCAL EAST project:				
Base/ Paved Access 1,400x 20 LF	28,000	0.64	1,500	1,500
Retention Basin	49,000	1.12		2,000
TOTAL (WEST PROPERTY FOR EAST):	77,000 SF	1.76 AC	1,500	3,500
TOTAL (ALL DISTURBANCE/GRADING FOR EAST):	508,040	11.66	16,800	7,000

Outdoor Cultivation

Three acres (130,680 sq. ft.) of outdoor cultivation Canopy area will be cultivated in 3 1.25 acre plots clearly separated by access roads with 54,450 sq. feet of hoop-houses in each plot, all secured within a fenced area located in the center portion of the property. The cultivation area will be securely fenced around the perimeter (6-8 ft chain link or sheriff approved fencing with screening), with a compost area (8343 sq. ft), water tanks and pesticide/nutrient/equipment storage sea trains encompassed within the fencing.(approx. 190,000 sq. ft. total fenced area)

An existing well will be utilized to irrigate the cannabis cultivation, with four 10,000 gallon water tanks located adjacent to the outdoor grow area. Portable toilets will be provided for use by agricultural staff. Plants will be grown from seed or clone in potting soil within raised beds or mounds using organic methods. We anticipate 2 harvest per year while there may be some years with 3..

Staffing: Phase I Outdoor cultivation will require 6 full time staff members during the growing season (Mar-Nov). Seasonal Staff will include up to 8 additional employees (March/April, June-July and Oct-Nov).

Cultivation staff will be responsible for making sure only organic standards and practices are used, plants are watered, have correct nutrition and are pest free, to make sure that cultivation areas are kept clean and that all odor mitigation and water conservation processes are being utilized.

The company compliance manager will be responsible for overseeing and making sure the staff are properly labeling and tagging plants for the track and trace program.

18-24' wide hoop houses for our outdoor cultivation will be used over (3) 1.25 acres of outdoor plots containing 3 acres of defined canopy space . These hoop houses will come in and out seasonally as needed.

Indoor Cultivation (Mixed-Light)

Phase 2 will include up to 27,216 sq. ft. greenhouse to hold a cultivation canopy of up to 22,000 sq. ft and to be located North West of the proposed steel-building in an semi-level area currently used for cattle grazing. The indoor (mixed light) cultivation will add three harvests per year (4, 3-month cycles). Plants will be grown from seed or clone in soil or soilless medium within pots on clearly defined canopy benches. Additional greenhouse space will be utilized for machinery/walkway clearance and other supportive uses for the cultivation. See the attached energy use section for details on lighting and other features of the greenhouses

Staffing: An additional 2 full time (for a total of 8) and 3 seasonal (for a total of 11) staff members will be responsible for making sure all plants are watered, fed and that lighting cycle is being kept. At night the staff will be responsible for closing the

greenhouse to block lights from being seen by adjacent properties. Staff will be responsible for making sure all plants are labeled for the track and trace program.

Lighting: Inside the greenhouses we will use 200+ 300-600 watt HID lighting fixtures to supplement plant growth. We plan on controlling all light pollution with light deprivation curtains on the inside of the greenhouse that will not let light escape outside the building.

Nursery Areas

The 29,232 sq. ft of self supporting nursery will be built in Phase III and will consist of permitted greenhouses and will be located along the east of the flowering greenhouses to the east of the proposed Ag-building. Plants will be grown from seed or clone in soil or soilless medium within pots using organic methods.

Staffing: Aforementioned staff will be responsible for nursery operations. Staff will be responsible for making sure plants are watered and kept pest free. Once plants are ready to move to flowering cycle staff will be responsible for moving them to greenhouse or outdoor cultivation areas. Staff will be responsible for making sure all plant lots are labeled for the track and trace system.

Lighting: Inside the nursery greenhouses will use 300 watt LED/HID lighting fixtures to supplement plant growth. We plan on controlling all light pollution with light deprivation curtains on the inside or outside of the greenhouses that will not let light escape outside the building.

Processing, Packaging, and Export (Distribution) of Product

Ancillary drying, curing, and packaging will be located within the proposed 10,500 sq ft building onsite (phase IV), for preparation for distribution of product grown onsite to offsite distributors. Additional water storage tank for fire suppression system to be installed (15K-60K Gallons, 200-1500 sq ft)

The 10,500 sq. ft. proposed processing building will provide a secure space for the trimming and packaging of cannabis and will meet building standards for commercial occupancy. Once harvested and/or packaged product will be taken off-site by a licenced distributor for testing and entry into the commercial marketplace.

SLOCAL Farms is seeking the ability to add an ancillary Distribution Transport only licence in Phase IV.

Staffing: Aforementioned seasonal employees (8-11) will be brought in for harvest/processing for a period of 2-4 weeks 4 times per year. Full time Cultivation and seasonal staff will also be responsible for processing/packaging operations throughout the year.

Lighting: Standard fluorescent and incandescent and LED lighting will be used in the building and will not cause any type of light pollution. Security lights will be used on the perimeter of the building and will consist of downward directed fixtures with LED 100w bulbs. They will be on motion detectors and/or timers to control the "on" duration. They will be located approximately 10' in height. Light fixtures will be installed as depicted on conceptual images included in the site plan.

Odor Control: Odor mitigation for the processing area will consist of (4-6) twelve inch carbon filters that will scrub all the air volume within the processing building every 5 min.

Harvest Procedure: Once the cannabis is harvested, it will either be taken off site or into the processing building for drying or freezing. The drying rooms are marked on the proposed floor plan. All rooms in the facility will be equipped with a security system, motion sensors and cameras. Each interior door will be equipped with commercial grade locks and require a fingerprint or keycard to access. The codes will be changed periodically and only provided to the managers. The exterior doors will also remain locked 24/7 and can only be accessed with a keycard or code.

Three drying rooms have been designed to allow a cohesive drying system. During the drying process, room 1 will be filled before moving to room 2 and 3. This allows all the cannabis in room 1 to dry and cure in a timely manner and not disrupt the cannabis harvest process. Typically, it takes 5-7 days for the flower to dry and be ready for processing.

Once all the cannabis is dry and cured, it will be removed from the drying racks and prepared for processing. At that time, the dried cannabis (now contained in sealed totes) will be moved to the storage vault or back into the drying room until it is ready to be trimmed. Trimming will take place in the processing rooms. Once all the drying has been finished, trimming may also be performed in dry rooms.

After the cannabis is trimmed, it will be packaged and stored in the vault area until ready for transport. The cannabis flower will be packaged in a sanitary area in bulk flower, 1/8th - 4 oz packages, and pre rolls.
(see processing building floor plan)

SLOCal Inc is also proposing the use of refrigerated vehicles, also known as reefer trucks, to transport raw cannabis offsite after each harvest day. Reefer trucks are commonly used in the agriculture and food industries to transport perishable goods and is one of the emerging transportation methods in the cannabis industry. In the harvesting process, it is critical to the value of the crop to preserve the plant's sensitive chemical compounds such as THC. Refrigerated vehicles, such as reefer trucks, allows raw cannabis to be transported in low temperatures, which helps keep the plant's cellular structure intact.

Reefer Trucks (Cold-Storage Transport) During the harvest period, cannabis may be cut, packaged into totes, and loaded into reefer trucks within the fenced loading

area. Cannabis will then be transported to a licensed offsite distribution, processing, and/or manufacturing facility at the end of each workday. Cannabis will not be stored within the reefer trucks overnight.

Access

The parcel is accessed from a property under the same ownership that is accessed off of S. Thompson Avenue, a 35' paved public road which extends to parcels North of the site. S. Thompson Avenue is paved all the way to the site's driveway.

Existing Gated Entrance.



Onsite Security Measures:

The security plan is in compliance with State guidelines and 22.40.404.D-Security to restrict access to only those intended and to deter trespass and theft of cannabis and securely store all cannabis to prevent diversion, theft, and loss. The proposed security plan includes placement of several cameras at key locations throughout the property to ensure that unauthorized access does not occur. The property is fully fenced metal 4.5' foot tall cattle fencing and steel gates. The outdoor cultivation area will have 6-8 foot sheriff approved fencing installed as part of the phase 1 and 2 buildout process and have durable tan slats for privacy.

Security lights will be used on the perimeter of the buildings and flowing greenhouses and will consist of downward directed fixtures with 80-100w LED bulbs. They will be on motion detectors and/or timers to control the "on" duration. They will be located approximately 10-15' in height.



example security lights

Staff security measures ensure that product is not removed from the site except through proper channels for distribution purposes. The Security Plan will be approved by the Sheriff during business license approval. The site will operate in full compliance with State licensing requirements for track and trace which will further ensure adherence to security protocols.

The proposed security plan includes solar powered security lighting with motion detection, fencing, secure entry and access gates to all cultivation/storage areas, and full lighting of the secured cannabis storage area. Security cameras will be placed at all cultivation area access points, along with a field of view of each cannabis area. Cultivation areas will have complete visual coverage through the network of motion detection surveillance cameras. Further, access gates to cultivation areas, along with the main entry gate will have remote messaging systems that send an alarm to the emergency contact notification list when triggered. Packaged products ready for transport by licensed distributors will be stored in locked waterproof containers within a secure building and vault. The site will operate in full compliance with State

Licensing requirements for track and trace which will further ensure adherence to security protocols. (See attached confidential security plan)

Odor Management

Odor mitigation will consist of molecular filters that will scrub all the air volume within greenhouse and processing areas *every* 5 min.

Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 1,500 feet away, and construction of hoop houses over the flowering cultivation areas as well as mixed-light greenhouse construction with odor controls established according to industry standards.

Odor from the outdoor cultivation areas is naturally mitigated by the project design in full compliance with the requirements outlined in Ordinance Section 22.40.050.D.8-Nuisance Odors, as the cultivation is sited and operated in full compliance with setback requirements in regards to public right-of-way and property lines. Compliance with the County's monitoring program will ensure that any concerns due to nuisance odors that may be raised will be addressed as appropriate. No additional mitigation other than proper location and operation in compliance with the ordinance is required for odor management of outdoor cultivation.

The greenhouses will be maintained with an molecular filtration odor control and air handling system to provide internal pressurized air conditioning, temperature control, and extensive air filtration odor control. This system is compliant with Section 22.404.050D.8- Nuisance Odors by providing sufficient mechanical ventilation controls including misting and evaporative coolers that work in conjunction with an activated carbon filtration system installed within the structure.

Carbon Filter Technical Data:

- Max Exhaust CFM: 1260 cfm / 2100 m³h @ 0.1 sec contact time
- Max Recirculating (Scrubbing) CFM: 2520 cfm / 4200 m³h
- Recommended Min Airflow: 630 cfm / 1056 m³/h
- Prefilter: Yes
- Flange: 10", 12", 14"
- Dimensions: (with pre-filter)
 - Outside Diameter: 42cm / 16.5"
 - Height: 150cm / 60"
- Total Weight: 71kg / 156lbs
- Carbon Weight: 56kg / 123lbs
- Carbon Bed Depth: 6.5cm / 2.56"
- Max Operating Temp: 80°C
- Pressure drop at max cfm: 180pa / .75"wg

MT-6 Molecular Filtration unit Data:

- 6,000 CFM Ziehl-Abegg ECblue Impeller Fan

- CFM range: Variable from 2,500 to 6,000
- Power Consumption: 2.8 amps / 480v at 6,000 CFM
- Optional Genesis Air's Patented Center Point Photocatalytic Oxidation (PCO)
- MERV 9 Particulate Pre-filters
- UL Listed
- Forty Eight 24" LGX-048 Camfil Coconut Shell Carbon Canisters
- Efficiency removal of carbon validated to ASHRAE 145.2 & ISO 10121-2
- Capable of remote control, monitoring, and inspection via Byers' proprietary Bolt-On™ Cloud-based SCADA (IoT)

Signage

No exterior signage distinctive to the cannabis operation is proposed.

Upon initial entry to the property, a NO TRESPASSING sign will be installed with language in accordance with applicable County and State laws and codes.

At the main point of entry, County required notices for land use shall be posted as required by the Cannabis Ordinance.

Upon arrival at the cultivation site, "Parking" signs will identify the general parking location. NO PARKING and EMERGENCY ACCESS signage will be installed at applicable locations to ensure the site remains accessible at all times.

Handicap parking space(s) will be identified with code compliant signage and markings.

Handicap path of travel from the parking area to the point of entry to the Greenhouses will be identified with code compliant signage and markings, as applicable.

NO TRESPASSING and video surveillance warning signage shall be installed at the main point of entry to the site.

Safety signage, in compliance with OSHA standards, is to be installed at the interior/ exterior of the Greenhouses, as applicable.

Safety signage, in compliance with OSHA standards, is to be installed on all material storage containers, as applicable.

Parking/Access

The property site provides ample parking areas and (20) designated spaces for the cultivation operations (19 regular and 1 ADA) and are not in conflict with any adjacent properties or uses. The area in between the proposed steel building and outdoor cultivation area will provide parking for cultivation staff as well as additional staff for nursery and harvest operations. See request for parking modification and required findings below.

Access for SLO Cal East is proposed from South Thompson Avenue through adjoining

parcel under the same ownership. An access also exists to SR 166 from the project site; this access will maintain a locked gate at the property's perimeter. This access would be used for emergency access only.

Staffing/Employee Safety

Two owners/managers will have undergone "CAL-OSHA 30" training and all employees will be trained on rules outlined in the Business Plan, Security Plan, Heat Illness Prevention Plan, and our Illness and Injury Prevention Program, including appropriate behavior in and around the facility and the Nipomo area.

Traffic

Regular commercial operations result in 10-19 round trips per day. There will be an additional 4 commercial deliveries per month for soil and farm supplies as well as seasonal part-time harvest staff. This is within standards for the access road and standard agricultural operations for the property.

A cash carpooling incentive will be offered to employees to reduce the impact of operations to the surrounding neighbors and environment as well as reducing the number of trips generated. On an average day there will be 16 employees on site when at full production/harvest capacity.

Neighborhood Compatibility

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. The general direction of the prevailing winds is to the East. The greenhouses will be equipped with black-out features at night to eliminate light pollution. Any motion detection lighting used for security will be cast downwards to reduce light pollution. There is no projected increase in noise level from this project. Surrounding commercial-agricultural properties are owned by close relatives of the land owner.

Wastewater and Green Waste

Outdoor Cannabis cultivation will not produce any wastewater as all water is used within the planting environment. Waste water from Nursery and greenhouse cultivation will be conveyed to 2- 5,000 gallon (100 sq Feet/each) storage tanks and will be recycled to be used for irrigation of onsite plants. All green waste consisting of dead and/ or stripped of flower plants and soil are composted onsite within a fenced and defined soil compost area.

Sewage

Plans for a septic system have been developed for the proposed steel building and will be submitted along with required studies and reports associated with the building permits for that project. As necessary, portable ADA compliant toilets will be utilized

with regular service and located adjacent to the proposed processing building and parking area.

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.

Pesticide and fertilizer products used onsite are stored inside shipping containers (one for pesticides one for nutrients) in small containers within spill containment bins and consist of the following: Activia, Regalia, Venerate, Mildew Cure, neem oil, rosemary oil, Dawn dish soap, Monterey County insect spray, SM99, Dipel, Green Clean, Nutrients Grow/Bloom, guanos, Silica Blast, kelp meal, fish meal, organic amendments etc. (See pesticide plan)

Pest mitigation measures will include a perimeter wire fence of graduated mesh, with ¼ inch “chicken wire” buried 18 inches below the surface. An organic IPM program will be implemented. All materials will be stored within 2 permitted sea-train metal containers onsite according to standard good agricultural practices and in compliance with the Department of Agriculture operational regulations. Pesticide/agricultural chemical Storage and use is described on project site map (please see attached Pesticide and Storage and Hazard Response Plan)

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 unless a modification request is made. The cultivation area will be at a 1,100’ foot setback from the Northern property line, 100’ foot setback from the Western property line, 1,500’ foot setback from the southern property line, and a 1,987 foot setback from the Eastern property line.

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et. al) are located well outside the 1000-foot setback required by 22.30.D.1. See Land Use View with 1000’ buffer map shown below.



Access, Screening and Fencing

Access to the site is provided from an existing private driveway off of Thompson Ave located on the adjacent property under the same ownership. A locked gate is installed at the entrance from S Thompson Ave and will meet Section 503.5 of the California Fire Code Requirements:

1. All gates shall be set back from the road a minimum of 30 feet from the edge of the roadway. The gate shall open to allow a vehicle to stop without obstructing traffic on the public road.
2. All gates shall be 2 feet wider on each side of the road/ driveway.
3. All electric gates shall automatically open with no special knowledge upon exiting.
4. All electric gates shall have a KNOX switch for emergency Fire Department access.
5. All electric gates shall have an approved means of emergency operations at all times, either using solar power, battery backup or fail to the open position upon a power outage.
6. Security gates and their emergency operations shall be maintained operational at all times.

Fencing for security purposes will be provided in 6-8 feet in height. The outdoor cultivation site will be fully screened and enclosed with 6ft Chain Link with 3 strand Barb wire. The Indoor(greenhouse) cultivation, Nursery greenhouses, and Processing building will be fenced with Stay Tuff 1775-3-200' fixed knot with 3 strands Stay Tuff 14 gauge barb wire above mesh. Giving a total height of 8 feet. Additional security controls, as required by CDFA or BCC as required would be incorporated, including security cameras. The property currently is fenced with 4 strand Barb wire and steel/wood post cattle fencing (4.5' tall). All Cannabis activities will be inside existing fences with the addition of the 6'-8' foot fences mentioned above.

Water Management Plan

The property is in the South Coast Water Planning Area, Nipomo Creek Watershed. The project site is served by one existing groundwater well (located on an adjacent parcel under the same ownership) that has historically served the property for agricultural use. No import of water is necessary or will occur in association with the proposed cannabis cultivation operations. Limited surrounding agriculture combined with high recharge potentials support the land use of commercial cannabis cultivation. The projected water usage for all operations is 9.2 - 13.6 AF/year.

(Please see attached water management plan for use breakdown and Irrigation/water conservation methods and well pump test)

Existing AG Uses & water use

The Property has been used for raising cattle and dry farming feed. Cattle will continue to be ran and Cannabis activities will be located in / replace grazing areas.

Table d Ag Operations Onsite (non-cannabis)		
Site	Livestock	Crop Production
SLO Cal East Property (APN 090-261-014) ~312 acres	200-300 head of cattle (6-10 months of year) · 2 horses (year round)	Dry farmed (not irrigated)

Energy Use

The total annual estimated energy use for the cannabis operation is 1,208,086 kWh. An estimated energy demand analysis is attached. There is an existing PG&E service, Applications for a larger service and 3-Phase power will be submitted to PG&E.

A 150KW solar system will be installed on the roof of the proposed processing building during Phase IV.

Proposed Energy Use Compared to Baseline

	Proposed Energy Use (kWh/yr)	+20% above Baseline Energy Use 21.25 kWh/sf (kWh/yr)
	1,208,086	1,256,409

Estimated Reduction	4%	
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Noise

Setting. The project is not within close proximity of loud noise sources, as the project site and surrounding areas consist of agricultural uses and scattered residences on ag lands. The nearest sensitive receptors to the project site include a residence approximately 1,600 feet to the north of the project. The Noise Element of the County's General Plan includes projections for future noise levels from known stationary and vehicle-generated noise sources. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Construction Impacts: Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of materials on the project site. The use of construction machinery would also be a source of noise and vibration. Construction-related noise impacts would be temporary and localized. County regulations (County Code Section 22.10.120.A) limit the hours of construction to daytime hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts: The project is not expected to generate loud noises or conflict with the surrounding uses. Noise resulting from odor mitigation and environmental control equipment would be expected to generate combined noise levels of approximately 86 dBA at 25 feet from the source. With attenuation of noise levels with distance, equipment-related noise levels at the property line would be well below 60 dBA. The project is located within a rural and agricultural area and based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. Noise generated by vehicular traffic on Thompson rd and hwy 101 would be comparable to background noise levels generated by surrounding agricultural operations and existing vehicular traffic. Operation of the project would not expose people to significantly increased noise levels in the long term.

Records

Clear and adequate records will be maintained in compliance with all applicable State and County requirements including METRC and CCA reporting. Third Party tracking/analytic Software will be used in conjunction with METRIC/Track and Trace.

Issues Requiring Special Consideration

Cultural Resources

A Phase 1 surface survey was conducted in 2019 by Terry Joslin of Central Coast Archaeological Resource Consultants for the proposed developments, including the outdoor cultivation area and the greenhouse as shown on the project plans. The surface survey determined negative results for the presence of sensitive resources.

“Archival research and an intensive archaeological survey identified no cultural resources. As a result, no further archaeological work is required or recommended within the acreage investigated during this study. In the unlikely event that buried cultural materials are encountered during construction, all ground disturbances will cease until a qualified archaeologist is contacted to evaluate the nature, integrity, and significance of the deposit.”

(See attached Cultural Resource Survey)

Biological Resources

A Biological Resources Assessment dated December 2019 was performed by Kevin Merk Associates on the site. The report concluded:

“There would be no measurable negative effect on wildlife habitat as a result of construction of the Cannabis facilities because a minimal amount of a common and disturbed habitat type would be lost. There would be no adverse indirect effects to other nearby habitat areas, as there is at least a 300-foot setback from offsite areas. No riparian habitats, wetlands, or Sensitive Resource Areas are present in impact areas or would be affected.

In summary, potential negative impacts on biological resources resulting from implementation of the project would mostly likely be limited to construction activities that could directly affect individuals of special-status wildlife species, if present in impact areas. Conducting construction activities during the dry season would avoid potential impacts to dispersing California red-legged frogs. There would be no negative impacts on habitat quality, wildlife corridors, or other long-term impacts of the project. Mitigation measures to minimize the chance for project effects on these resources are described herein, and would bring project effects below a level of significance as defined under CEQA.”

Parking Modification and Required Findings

The project site is designed to accommodate staff for the outdoor cultivation and Phase II and III greenhouse cultivation within the proposed parking area adjacent to the proposed building and greenhouses. 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 an owner- operated cannabis operation with seasonal temporary staff, do not necessitate the number of parking spaces, types of design, or improvements required by this chapter as the activities will be conducted by the property owner and part-time staff.
- b. The proposed parking area is adequate to accommodate on the site all parking needs generated by the use as the operation will be staffed solely by two full time staff and seasonal part-time harvest staff. No additional parking than what is currently proposed.
- c. No traffic safety problems will result from the proposed modification of the parking standards as there is ample parking on the site for the cultivation project

Air Quality

The project is located on an existing parcel accessed via DG and tar road entrance with minimal grading proposed and no dust effects are anticipated.

Williamson Act Contract

The property (090-261-015) entered a land conservation contract in 2009

(Please see attached Willimson act contract).