Kirk Consulting

13350 RIVER ROAD LLC
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS USE PERMIT
PROJECT DESCRIPTION (2020)

Parcel Size:	62.94 Acres total
APNs:	027-271-041
Address:	13350 River Road, San Miguel, CA, 93451
Land Use Designation:	AG
Williamson Act:	No
Water:	On-Site Well
Domestic Sewer:	On-Site Septic System
Historical Uses:	Vineyard and Winery
Existing Uses:	Residence
Access:	River Road and Mission Lane
CCM Registration:	2016-00300

DRC2018-00036: Cannabis Use Permit

The project site is located at 13350 River Road, San Miguel, CA, 93451, just east of the intersection with Cross Canyons Road, and approximately 2 miles east of State Highway 101 (Figure 1). The site is within the Agricultural land use category. This request by 13350 River Road LLC for a Conditional Use Permit to authorize the cultivation of cannabis, totaling 2.93 acres of outdoor canopy (within 56 hoop houses totaling 159,600 sq. ft.), 16,320 sq. ft. of nursery canopy (within 7 hoop houses totaling 20,400 sq. ft.), 5,000 sq. ft. of drying within a new commercial building, and the construction of a 45,000 sq. ft. greenhouse for 22,000 sq. ft. indoor cultivation canopy and 11,250 sq. ft. for ancillary nursery. Total outdoor cannabis use will cover approximately 3.66 acres of former vineyard cultivated on site until 2012-2013. An existing commercial winery building onsite will be utilized for curing/drying/nursery (flex space), processing, and a dispensary. The upper floor will be utilized for drying space, totaling 2,370 SF. Mature trees will be planted around the perimeter of the fence surrounding the outdoor cultivation to provide a vegetative buffer and additional screening of the cannabis activities. Road improvements will entail widening the existing access road to San Miguel CSD Fire standards, expanding the road alongside the processing building, greenhouses and outdoor cultivation and creating a new access road from Mission Lane.

Figure 1- Location

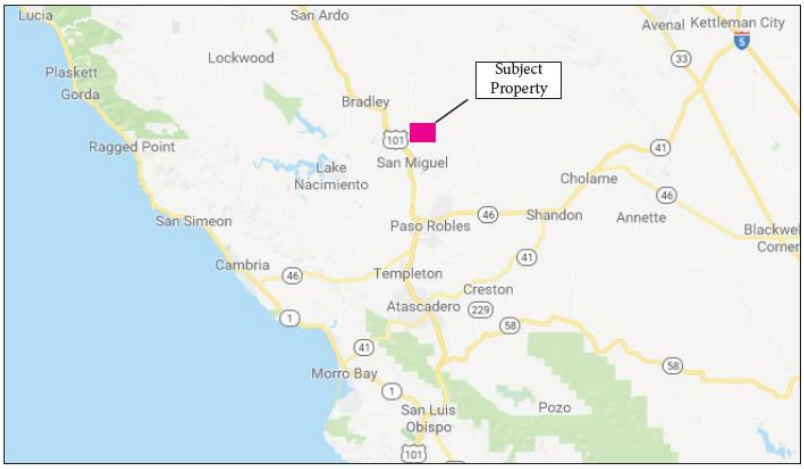
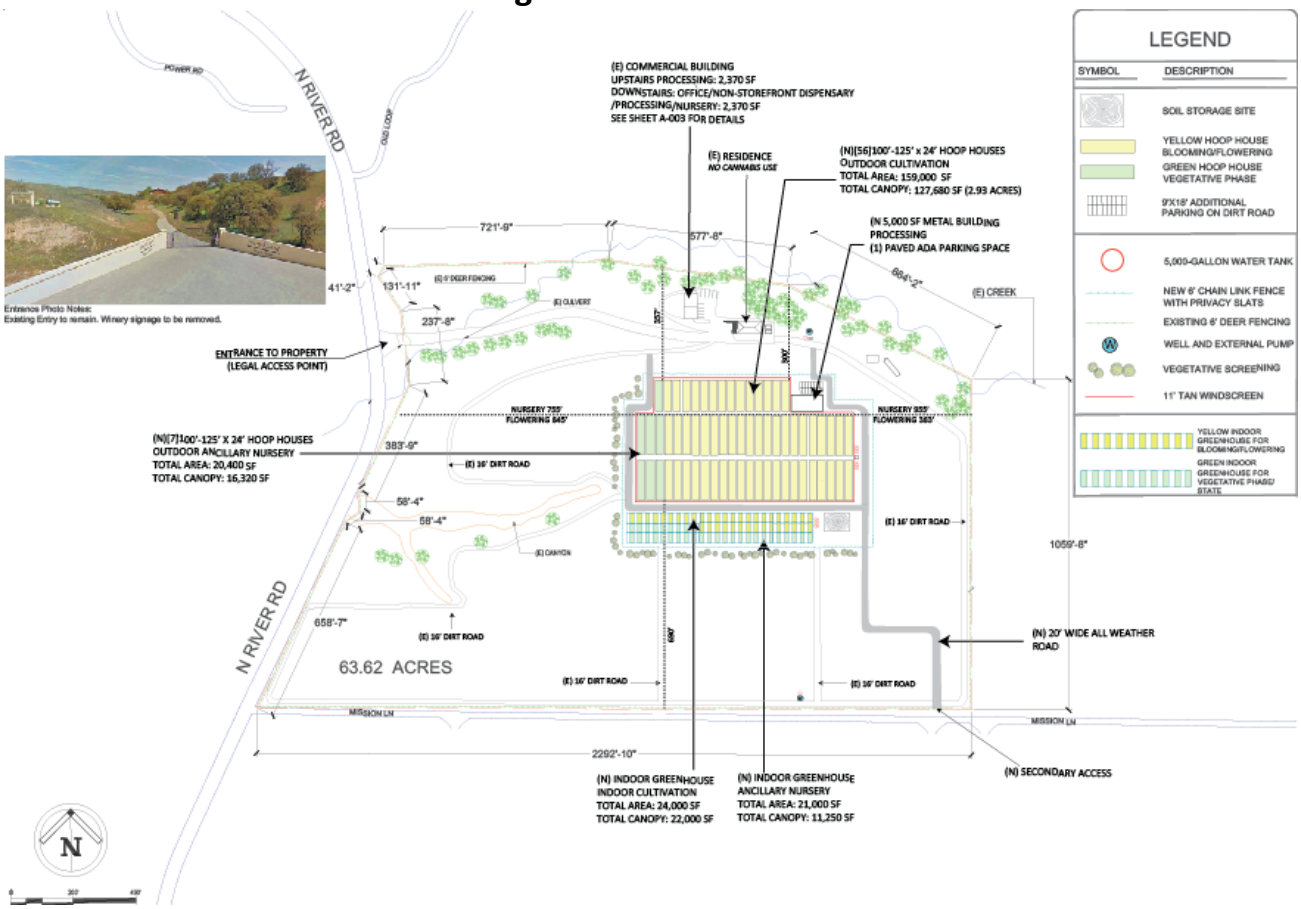


Figure 2- Site Plan



The cannabis use areas are shown above (Figure 2). The cannabis will be cultivated on land formerly cultivated as a vineyard, with a total of 3 acres outdoor cultivation canopy and 22,000 sq. ft. greenhouse cultivation canopy. Additional hoop house and greenhouse space will be utilized for vegetative nursery plants for onsite use.

Table 1: Summary of Outdoor and Mixed Light Areas

Type	Use	Size	Count	Total SF	Canopy SF
Hoop House	Flowering	100' – 125' x 24'	56	159,000	**127,680** *(2.93 acres)*
Hoop House	Vegetative Nursery	100' – 125' x 24'	7	20,400	**16,320**
			TOTAL Hoop House	**180,000**	
Greenhouse	Flowering	600' x 25' 360' x 25'	1	24,000	**22,000**
	Vegetative Nursery	600' x 25' 240' x 25'	1	21,000	**11,250**
			TOTAL Greenhouse	**45,000**	**31,250**
Metal Building	Drying/Processing	50' x 100'	1	5,000	**n/a**

Storage

One new 320 sq. ft. seatrain container will be added onsite for agricultural equipment storage (ATVs, pitchforks, etc.). There are two existing 320 sq. ft. containers onsite that will be utilized for pesticide and fertilizer storage. One 100 sq. ft. tuff shed will be added for security and irrigation control.

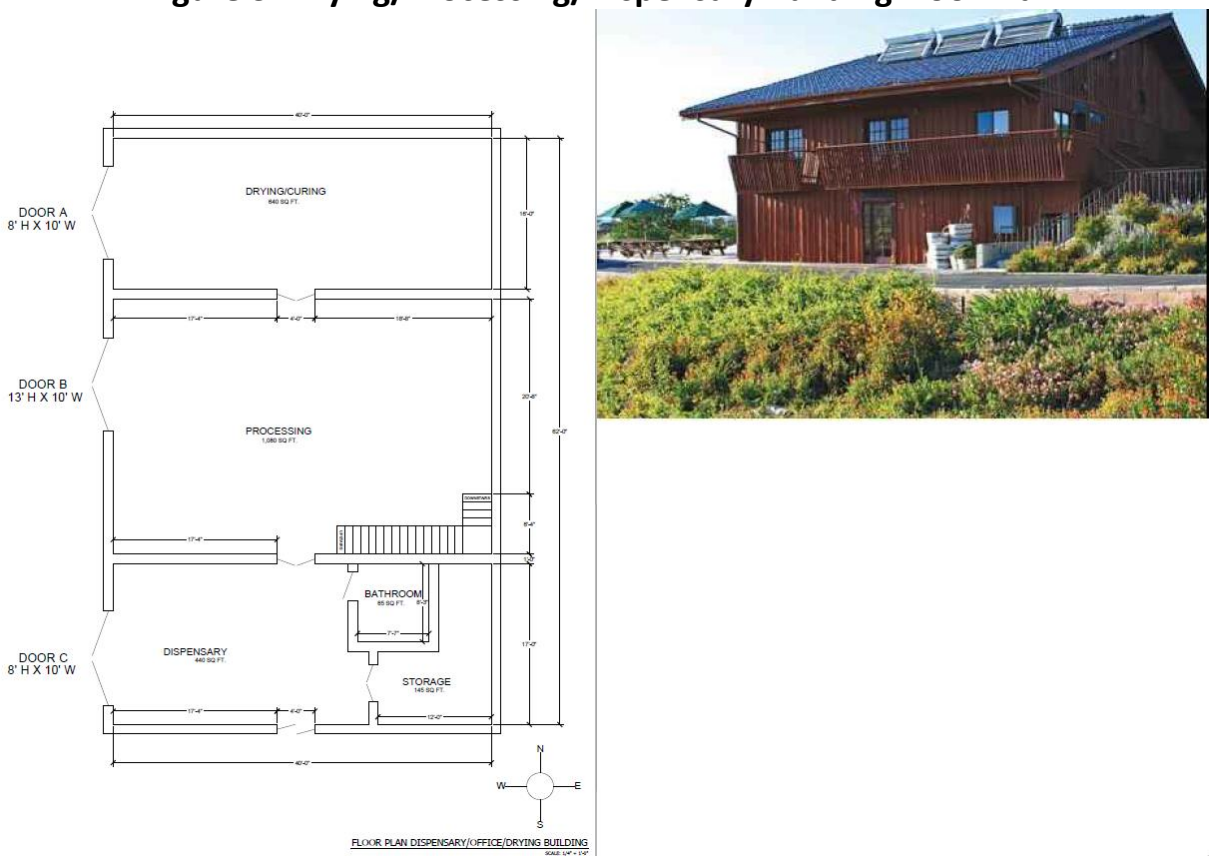
Drying, Processing, and Export of Product

A new 5,000 sq. ft. metal building (exterior to appear as barn) will be constructed for drying/processing. The existing lower floor of the former winery building will be used drying and processing of product, including preparation for off-site (mobile) dispensary operations (2,370 SF; Figure 3). This existing building provides a secure facility for distribution-transport as well with doors equipped for vehicle entry into the processing and drying/curing areas.

Table 2: Summary of Commercial Winery Building Cannabis Use

	Use	Total SF
First Floor	Processing	1,080
	Drying/Curing/Nursery	640
	Non-storefront Dispensary	440
	Restroom	65
	Storage	145
	Total	**2,370**
Second Floor	**Drying**	**2,370**

Figure 3- Drying/Processing/Dispensary Building Floor Plan



Site Operations Plan

Access

The site is accessed from North River Road, through a locking entrance gate. An additional access road will be created from Mission Lane and will connect to the road onsite per San Miguel CSD Fire. The masonry sidewalls of the entry wall partially encroach onto the County right of way and an encroachment permit will be secured for this as-built condition unless the Public Works Department determines an encroachment permit is not an authorized use. North River Road turns into 14th street 1 mile east of the site and extends 1 mile east to meet State Highway 101. North River Road is the main accessway for all development on that street. This project will not require a road maintenance agreement.

Security

The security plan includes placement of cameras at the entry gate and onsite residence/office to provide onsite security personnel view of access locations and cultivation areas. In addition, 6’ chain-link fencing with privacy slats, 11’ tan

polyethylene wind screen and vegetative screening will be installed around the perimeter of the cannabis cultivation area. Unarmed security guards will be onsite during harvest times. Staff security measures will be implemented to ensure that product is not removed from the site except through proper channels for distribution or dispensary purposes. 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 from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 1,073 feet away, and construction of hoop houses over the flowering cultivation areas. The greenhouse and commercial building will be equipped with odor mitigation technology including carbon scrubbers and filters paired with an odor neutralizing spray. The proposed nursery operation is not anticipated to create any odor issues as the plant remains in the vegetative stage. In the event the outdoor cultivation odor becomes a nuisance, odor mitigation technology can be added around the perimeter to mitigate the odor.

Signage

No exterior signage distinctive to the cannabis operation is proposed. The existing winery signage at the front entrance to the property will be removed.

Parking

The property site provides ample paved and unpaved parking areas for the cultivation operations within the existing developed area and are not in conflict with any adjacent properties or uses. Specifically, 24 parking spaces are currently provided including one paved ADA accessible space adjacent to the processing building (23 spaces are 9’ x 18’).

Staffing/Employee Safety

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. The site will require a total of 5 full time staff consisting of 4 laborers who will live in the home onsite and a manager, who will arrive at approximately 6:00 am and leave in the afternoon before 2:00 pm. Three times a year, in June, August, late October for harvest, four additional employees will be employed onsite for a total of 9. These harvest times are six days long where the cannabis is cut and hung inside each hoop house or in the existing processing

building. Once dried, the onsite staff cut and trim the product. Deliveries will occur via two drivers with up to 4 deliveries each, per day (8am, 11am, 2pm, and 6:30pm). The applicant currently operates a dispensary in the City of Grover Beach with established employee safety protocols that will be applied to this operation.

Neighborhood Compatibility

The proposed cannabis operation will be conducted consistent with previous agricultural uses of the property and those in the surrounding area. The project site (89.6 acres) is within the Agriculture land use category and exceeds the minimum site area requirement of 50 acres to allow three acres of outdoor cannabis cultivation, 22,000 sq. ft. of indoor cultivation, and a processing facility. All cannabis cultivation and nursery activities will be contained within a secured and fenced area to screen the operation from offsite view. An existing commercial building will be utilized, and the new processing building will be constructed similar to a barn-like structure to blend with the surrounding agricultural character and buildings. Vegetative screening is proposed to further screen the cannabis activities from public view.

Odor from the outdoor cultivation areas will be naturally mitigated by the 300'+ setbacks and air dispersal. The distance to the nearest residence is approximately 1,073 feet away. The greenhouses and processing building will be equipped with odor mitigation technology.

Noise ratings for various equipment onsite will range from 56-70 decibels. All proposed equipment will be located entirely within buildings located in the northeastern portion of the parcel and oriented away from residences. The nearest offsite residence to the proposed equipment is 1,010'. The noise generated from the equipment will be in compliance with Noise Standards specified in the noise ordinance, Section 22.10.120.

Based on the change of use from winery to cannabis operations, the project is anticipated to reduce existing traffic by a total of 2 PM peak hour trips per weekday. Traffic for the project will be consistent with other agriculture operations in the area and based on the amount of peak hour traffic associated with the project site, no significant impacts would be created with the project traffic on existing or future traffic conditions.

The visual aesthetics of the proposed project will be consistent with other agricultural operations in the County, as hoop houses are a standard practice for crop protection. The hoops will not silhouette against the skyline. In addition, a vegetative buffer will be added along the southern and western sides of the cultivation area (along N. River Road and Mission Lane) to reduce offsite visibility of the cannabis activities.

The project does not propose the use of outdoor lighting and the security cameras installed onsite will include infrared technology (no lights). The greenhouses will be equipped with blackout curtains. It is not anticipated that the project will result in any offsite glare or result in illumination or nighttime light pollution.

No neighborhood compatibility issues are anticipated.

Wastewater and Green Waste

Hoop house cultivation, hoop house nursery, and indoor nursery uses 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 composted onsite and reused. Compost will be located in the northeast corner of the cultivation fenced area. Two commercial sized dumpsters will be located east of the existing residence for disposal of agricultural production materials and extraneous trash. This location is not visible from offsite due to intervening buildings and vegetation.

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 will be stored in two existing 320 sq. ft. containers within secondary containment in small containers within spill containment bins and will consist of the following:

Pesticides		
PRODUCT	TYPE	ACTIVE INGREDIENT
Azadirect	Liquid	Azadirachtin
Cueva	Liquid	Copper Octanoate
Dipel DF	Powder	Bac illus thurin giensis, su bsp.kurstaki
DoubleNickel LC	Liquid	Bacillus amyloliquefaciens strain D747
Kaligreen	Powder	Potassium bicarbonate
M-Pede	Liquid	Potassium salts of fatty acids
Mycotrol ESO	Liquid	Beauveria bassiana Strain GHA
Oxidate 2.0	Liquid	Hydrogen Dioxide/Peroxyacetic Acid
Oxigreen	Liquid	Peroxyacetic Acid/Hydrogen Peroxide
Pest Out	Liquid	Cottonseed, Clove, Garlic Oil
Regalia	liquid	Reynoutria sachalinensis
Trilogy	Liquid	Clarified Hydrophobic Extract of Neem Oil
Xentari	Powder	Bacillus thuringiensis, subsp. aizawai,

**All pesticides will be applied by foliar spray*

Fertilizers
terragrow
seaweed extract
mammoth p
azos
mykos
potassium nitrate
calcium nitrate
magnesium nitrate
potassium thiosulfate
ammonium phosphate
mono potassium phosphate
an20
ammonium sulfate
magnesium sulfate
iron chelate 13%
manganese chelate 13%
zinc chelate 14%
copper chelate 14%

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 outdoor cultivation and nursery area are located 300+ feet from all property lines as shown on Sheet A-001 of the Plan Set. The existing buildings are setback over 150 feet from the nearest property line.

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are located well outside the 1000-foot setback required by 22.40. D.1. The Agriculture-zoned parcel size of over 62 acres meets the size requirement of 25 acres for three acres of outdoor cannabis cultivation. All cannabis uses will be within hoop house structures, greenhouses, or indoors in the existing winery building. Further, the proposed cultivation uses are over 1,073 feet from any offsite residences.

Air Quality

The main access road is paved. The project is located on an existing winery site that will require minimal grading. Ground disturbing activities will employ dust control methods. There are no predicted air quality impacts.

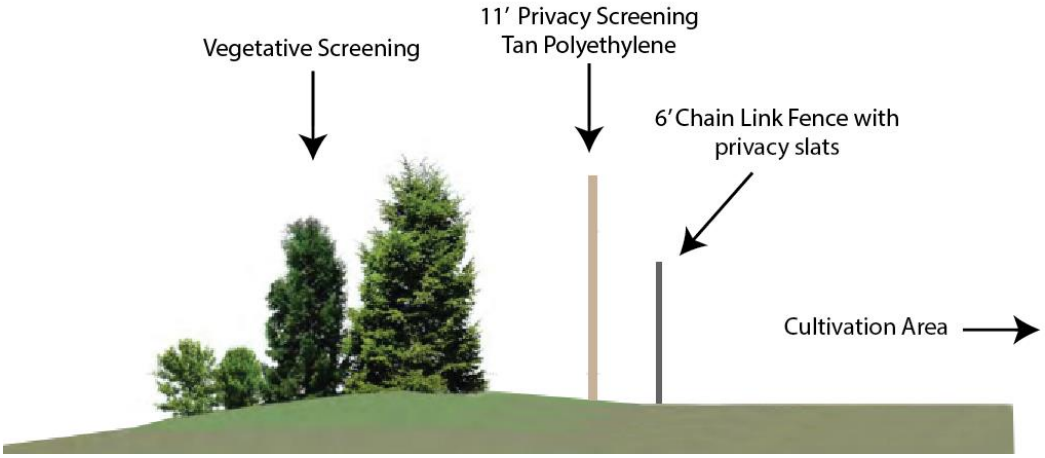
Lighting

The project does not propose the use of outdoor lighting and the security cameras installed onsite will include infrared technology (no lights). The greenhouses will be equipped with blackout curtains. It is not anticipated that the project will result in any offsite glare or result in illumination or nighttime light pollution.

Screening and Fencing

The property is fenced along North River Road and Mission Lane and has existing 6' deer fencing along the property line. Additional security controls as required by CDFA or BCC as required will be incorporated into the existing operations, including security cameras at key locations. In addition, all cannabis use areas will be contained within new secure 6' chain link fencing with privacy slats with locked gates, 11' tan polyethylene wind screen and vegetative screening to provide a secure and visual barrier to reduce visibility from North River Road or Mission Lane.

Figure 4 - Proposed Screening and Fencing Exhibit



Water Management Plan

The project site is located within the Paso Robles Groundwater Basin and is served by one existing well that has historically served the property for the residential, vineyard, and winery uses. Vineyards have been removed and the use will not continue within the cannabis use area. The estimated water usage for the proposed cannabis operation is outlined below.

Water Usage Estimates

Use	Rate	Gross Demand (gallons/year)	Gross Demand (AFY)
Outdoor Hoop House Grow: 127,680 sf	127,680 sf canopy area x 0.03 gal/sf/day x 150 days	574,560	1.76
Outdoor Hoop House Nursery: 16,320 sf	16,320 sf canopy area x 0.03 gal/sf/day x 150 days	73,440	0.23
Indoor Greenhouse Cultivation: 22,000 sf	22,000 sf canopy x 0.1 gal/sf/day x 260 days	572,000	1.76
Indoor Greenhouse Nursery: 11,250 sf	11,250 sf canopy x 0.1 gal/sf/day x 260 days	292,500	0.9
Indoor Nursery (Existing Residence): 624 sf	624 sf canopy x 0.1 gal/sf/day x 260 days	16,224	0.05
Domestic Water Use	10 employees x 10 gal/capita/day	36,500	0.1
Odor Management System	2,300 gal/day X 260 days	598,000	1.64
Total Water Demand for Cannabis Uses		**1,565,224**	**6.44**

The site has an existing well that serves the project's water needs. A four-hour pump test performed in February 2018 demonstrates the existing water supply amply provides for the proposed use. No import of water is necessary or will occur in association with the proposed cannabis and supportive nursery operations. Water for the proposed operations will be stored in twenty 5,000-gallon plastic tanks.

In addition to the above water management plan, the applicant will submit a water conservation plan as required by the County for cannabis related activities within the PRGWB. This plan will include a package of measures that, when implemented, will achieve the water demand offset required by LUO Sections 22.40.050 D.5, 22.40.060 D.5 and 22.94.025 F and Building Ordinance Section 19.07.042 (4). Lastly, the applicant will provide to the Department of Planning and Building for review quarterly, evidence that the water efficiency improvements associated with the approved water conservation program remain in full effect and are continuing to achieve the required water demand offset associated with the approved project.

Energy Use

The project is served by existing electrical service, which adequately serves the existing winery facility. Energy demands for the former winery building to be used for drying, nursery, and dispensary uses are adequate and no improvements are necessary. The estimated energy use for this project is 445,514 kWh.

Resources Requiring Special Consideration:

Biological Resources

In accordance with the Biological Resources Assessment prepared by SWCA Environmental Consultants (July 2018), the following measures are incorporated into the project to support the determination that as proposed, the project does not have a potential for causing a significant effect on the environment:

BIO-1 The following measures are recommended to avoid and minimize potential impacts to roosting bat species should any existing buildings be demolished or altered.

a. Prior to demolition of existing buildings, a preconstruction survey should be conducted by a qualified biologist. If bats are found to be roosting, and bat exclusion is necessary, a Bat Exclusion Plan shall be submitted to the County of San Luis Obispo and California Department of Fish and Wildlife for approval prior to construction.

BIO-2 Best Management Practices (e.g., straw wattles, Environmental Sensitive Area/exclusion fencing, gravel bags, silt fencing, etc.) should be installed prior to the start of any cannabis-growing activities to avoid direct inadvertent impacts to the unnamed drainage on the northern edge and the ravines on the western edge of the Biological Survey Area. Best Management Practices should be installed to avoid any indirect impacts to these drainages that may occur from erosion/sedimentation.

BIO-3 Within 30 days prior to ground-disturbing activities, an environmental monitor shall conduct surveys for silvery legless lizards, San Joaquin whipsnake, and coast horned lizard in the anticipated disturbance area. The surveyor should utilize hand search or cover board methods in areas of disturbance where sensitive reptiles are expected to be found (e.g., under shrubs, other vegetation, debris). If cover board methods are used, they should commence at least 30 days prior to the start of ground-disturbing activities. Hand search surveys should be completed immediately prior to and during disturbances to the vegetated areas. During vegetation-disturbing activities, the environmental monitor should walk behind the equipment to capture sensitive reptiles that are unearthed by the equipment. The surveyor should capture and relocate any reptiles observed during the survey effort. The captured individuals should be relocated from the construction area and placed in suitable habitat on the site but outside of the work area.

San Joaquin Kit Fox

A San Joaquin Kit Fox habitat evaluation was conducted for the project by SWCA Environmental Consultants on February 6, 2018. The site is mapped within 10 miles of a recorded San Joaquin kit fox observation. Though the site is within the kit fox observation range, it is not significant to the Recovery Plan for Upland Species of the San Joaquin Valley. The project area is completely isolated by row crops or development and is greater than 200 yards from potential habitat. There is no potential for increased mortality of the kit fox species due to project implementation. The impact of project development is that it will result in changes to agricultural crops. There have been no kit fox sightings within 3 miles of the project area within the last 10 years.

Cultural Resources

A defined drainage is located on the western portion of the property, outside of the proposed cannabis cultivation area. A Phase I Surface Survey has been completed for the project by Heritage Discoveries, with negative results for significant cultural findings. The final report is provided under separate cover.

Traffic Study

Orosz Engineering Group, LLC prepared a trip generation analysis for the project site (August 2018). A total of 5 full-time employees are expected to operate this facility, including 1 resident manager, 4 farm support staff (6am-2pm), and 1 non-storefront dispensary staff (10am-8pm). Two delivery staff are planned to support the proposed operations, delivering product four times daily. The non-storefront dispensary delivery times are generally: 8am, 11am, 2pm, and 6:30pm.

Based on the analysis below and due to the change of use from winery to cannabis operations, the project is anticipated to reduce existing traffic by a total of 2 PM peak hour trips per weekday. See full report attached.

Table 1
Trip Generation Rate Summary

	Size		PHT Rates			PHT
Proposed						(Trips)
Outdoor Cultivation	3.31	AC	0	PHT/AC		0.0
Greenhouse (Indoor Cultivation)	33.106 0.76	KSF AC	0.025	PHT/KSF		0.8
Nursery (Indoor) (same as Greenhouse rates)	3.358	KSF	0.025	PHT/KSF		0.1
Production/Curing	16.117 (0.37)	KSF AC		Seasonal		
Non-Storefront Dispensary (Distribution)	0.35	KSF	0	PHT/KSF		0.0
					Subtotal Proposed	0.9
Existing						
Outdoor Agriculture	4.07	AC	0	PHT/AC		0.0
Storage	3.358	KSF	0.57	PHT/KSF		1.9
Case Storage	1.84	KSF	0.57	PHT/KSF		1.0
Tasting Room	0.35	KSF	0.76	PHT/KSF		0.3
					Subtotal Existing	3.2
					Total Project	-2