



**Bloomfield Farms  
A SLOCAL Roots Project  
Supplemental Development Information**

**Proposed Project: Cannabis Use Permit**

**Legal Name: SLO BF, INC**

**DBA: Bloomfield Farms**

**APN: 020-161-009**

**Address: 1255 Penman Spring Rd, Paso Robles, CA 93446**

**Parcel Size: 52.91 Acres**

**Land Use Designation: Agriculture**

**Water: On-site well**

**Domestic Sewer: On-Site Septic System**

**Access: Access from Penman Springs off Union Road**

**Background**

The site will utilize registration CCM2016-00318 (Austen Connella / SLOCAL Roots Farms). This proposed project is located at 1255 Penman Springs Rd Paso Robles, CA 93446 and is located approximately 5 miles east of the City of Paso Robles. The site is within the Agriculture use category and approximately 52.91 acres in size. This site consisting of 1 parcel and meets the size requirements for 3 acres of outdoor cannabis cultivation and 22,000 sf of mixed -light cultivation. One main residence and several agricultural buildings are existing on the property. Adjacent properties consist of vineyards and cattle ranches.

**Proposed Project**

A request by Austen Connella and SLO BF, INC for a Minor Use Permit to authorize the cultivation of cannabis consisting of approximately 128,950 sq. ft. of outdoor and hoop-house cultivation canopy in an 147,600 Sq ft. area and approximately 22,000 sq. ft. of proposed greenhouse (mixed light/indoor) cultivation canopy within 28,800 sq feet of greenhouses. As well as 34,800 sq ft of self supporting nursery area within greenhouses. The project also includes proposed construction of a 6,000 sq. ft. prefabricated metal building for drying/curing/processing and office space and one shipping container for storage. There is one existing metal building and a Ag Barn that will be used for drying/storage areas. 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, ancillary nursery, distribution/transportation only, and processing operations that will include drying, curing, and preparation of product for transport to off-site testing and entry into the commercial marketplace. A proposed .9 acre foot Ag pond will supply additional water storage.

(See Square Footage Chart below)

**Project to Occur in Phases:**

**1st Phase:** (2) Acres Outdoor cultivation.  
(2) Self-supporting nursery Greenhouse 40'x90'  
6,000 sq ft. Processing Building

**2nd Phase:** (1) Acre additional outdoor cultivation  
27,600 sq self supporting nursery-greenhouses  
(1)- 40'x90'  
(4)- 30' x 100'  
(3) - 40' x 100'

**3rd Phase:** 28,000 sq. ft. Flowering greenhouses (22,000 sq. ft canopy)

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## Legend/ Square Footage Chart

#	Proposed Outdoor Cultivation Item	Square Footage Proposed	Acres	Canopy	Canopy Acres
1	Outdoor Area with Hoop houses (#1)	65,000	1.492	48,750	1.119
2	Outdoor Area with Hoop houses (#2)	4,800	0.110	3,600	0.083
3	Outdoor Area with Hoop houses (#3)	4,800	0.110	3,600	0.083
4	Outdoor Area (no hoop houses)	18,000	0.110	18,000	0.110
5	Outdoor Area (no hoop houses)	30,000	0.689	30,000	0.689
6	Outdoor Area (no hoop houses)	15,000	0.344	15,000	0.344
7	Outdoor Area (no hoop houses)	10,000	0.230	10,000	0.230
	<b>Total</b>	<b>147,600</b>	<b>3.388</b>	<b>128,950</b>	<b>2.960</b>

Notes: \*\* Hoop House Canopy= 75% Walkway=25 %

#	Proposed Indoor Cultivation Item	Square Footage Proposed	Cultivation Canopy
8	Greenhouses (6 @ 40x120 Gutter connected)	28,800	22,000
	<b>Total</b>	<b>28,800</b>	<b>22,000</b>

Notes: \*\*Indoor cultivation will not exceed 22,000 sf #. \*see floor plan

#	Nursery Area***	Dimensions	Square Footage Proposed
9	Nursery Area Greenhouse	40' x 90'	3,600
10	Nursery Area Greenhouse	40' x 90'	3,600
11	Nursery Area Greenhouse	40' x 90'	3,600
12	Nursery Area Greenhouse	40' x 300'	12,000
13	Nursery Area Greenhouse (2@30'-wide. gutter connected)	60' x 200'	12,000
	<b>Total</b>		<b>34,800</b>

Notes: \*\*All Nursery areas are for self-supporting ancillary use only

#	Other Items Used / Proposed for Cannabis	Square Footage Proposed
15	Existing Ag Building — Nutrient storage	2,575
16	Proposed Steel Building —Processing / Office / Drying	6,000
17	Proposed Sea train/Storage -(Pesticides)	320
18	Existing Storage (equipment/fuel)	1,320
19	Proposed Storage (Pesticides/ Nutrients)	365
20	Proposed Trash / Recycle / Compost Area	1,000
21	Proposed Compost Waste Area	4,400
22	Proposed Drainage Basin	5,500
23	Existing Shade structure / Proposed Water storage	400
24	Existing Shade structure / Proposed Water storage	400
25	Existing Shade structure / Proposed Water storage	400
26	Existing Well / Water tank	100
27	Existing Parking area (20 spaces @ 8'x18')	2,880
28	Proposed Handicap Parking	375
29	Proposed Ag Pond / Drainage Basin	9,000
	<b>Total</b>	<b>35,035</b>
	<b>Total Proposed (NEW)</b>	<b>26,595</b>

#	Other Items Existing Onsite / NOT Used for Cannabis	Square Footage
30	Existing Residence (#1)	1850
31	Existing Residence (#2)	350
32	Existing Shed	400
33	Existing Residence Carport	400
	<b>Total</b>	<b>3,000</b>

**Project Total 246,235**

#	Other Items Existing Onsite TO BE REMOVED	Square Footage
X	Existing Ag Building	-3,772
X	Existing Arena	-11,360
	<b>Total</b>	<b>-15,132</b>

### **Outdoor Cultivation**

The outdoor cultivation consists of hoop houses and outdoor canopy area for 2.94 acres of flowering cannabis canopy to be located center of the parcel. Secure fencing will be placed around the perimeter of the outdoor grow, with a compost and soil storage area encompassed in the fencing. An existing well will be utilized to irrigate the cannabis cultivation, with four 10,000 gallon water tanks located adjacent to the hoop houses under existing shade structures. Two existing buildings and a sea train located east of the hoop houses to be utilized for pesticide storage and organic nutrients. Portable toilets will be provided for use by agricultural staff.

**Staffing:** Outdoor cultivation will require 4-6 staff members during growing season. Cultivation staff will be responsible for making sure only organic standards 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 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.

An additional 8-11 staff members will be brought in seasonally for the harvest season. 24' wide hoop houses for our outdoor cultivation will be used over approximately 1.7 acres of outdoor cultivation. These hoop houses will come in and out seasonally as needed.

### **Indoor Cultivation (Mixed-Light Greenhouse)**

The indoor cultivation greenhouse consists of a 28,800 sq. ft. greenhouse to hold a cultivation, canopy of up to 22,000 sq. ft located east of the outdoor cultivation area. 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. See attached site plan for Greenhouse floor plans for canopy/walkway layout.

**Staffing:** Staff 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

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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. On the exterior of the greenhouses we do not plan on using any perimeter lighting due to light pollution that could affect plant growth.

(See attached lighting plan for spacing/wattage)

### **Nursery Areas**

The 34,800 sq ft of self supporting nursery consists of permitted greenhouses and shade structures and are located alongside the flowering greenhouses and on the southern side of the property

**Staffing:** Aforementioned staff will be responsible for nursery operations. Staff will be responsible for making sure plants are watered fed 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 area. Staff will be responsible for making sure all plants are labeled for the track and trace program.

**Lighting:** Inside the 5 nursery greenhouse we 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 outside of the greenhouses that will not let light escape outside the building. On the exterior of the nursery greenhouses we do not plan on using any perimeter lighting due to light pollution that could affect plant growth on outdoor crops. (see attached lighting plan)

### **Processing and Export of Product**

The 6,000 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. Applicant currently has a fully operational State Distribution/Transport license out of Nevada County. This License will be used to transport product from the site to off-site testing and entry into the commercial marketplace.

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**Lighting:** Standard fluorescent and incandescent lighting will be used in building and will not cause any type of light pollution. Security lights will be used on 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 at approximately 10' in height. Light fixtures will be installed as depicted on conceptual image included.

**Odor Control:** Odor mitigation for processing area will consist of (2-4) twelve inch carbon filters that will scrub all the air volume within processing building every 5 min.

**Harvest Procedure:** Once the cannabis is harvested, it will be taken into the processing facility for drying. 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 will be moved to the storage vault or drying room until it is ready to be trimmed. Trimming will take place in the processing room. Once all the drying has been finished, trimming will also be performed in those rooms.

After the cannabis is trimmed, it will be packaged and stored in the vault room until ready for transport. The cannabis flower will be packaged in bulk flower, 1/8ths- ounces and pre rolls. A sanitary packaging room has been designated for packaging and labeling of goods.

**Staffing/Employee Safety**

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. No manufacturing, dispensary, or public distribution activities are proposed. No public access to the site will occur at any time. The first phase of the cultivation operation (outdoor only) will require a total of 4 full time and 8 seasonal (harvest/processing) employees, including owner participation who will travel to the site each day in shifts (6am-3pm, and 10 am- 6pm), 7 days a week (one employee will live onsite). For the second phase (expanded outdoor and nursery), the staffing levels will increase to 6 full time (2 on-site) and 9 seasonal employees. Operating times would stay the same, with hours approximately 6 am to 6 pm, 7 days a week. Once a year, during parts of the month of October and early september for outdoor harvest/processing , 8-11 additional employees are onsite for 2-3 weeks for a total of 12 to 19 people with processing hours of 9 am to 6pm. The 3rd phase and greenhouse operations will add 3 more harvests per year, during the months of February, May, and August. Product transport is anticipated after each harvest and will consist of 1 passenger van or utility vehicle accessing the site 1-3 times a day over the course of 1 week. This will occur at the end of March, May, August, and October/November to deliver the product to company partners. Farm Supplies and nutrients will be delivered twice per month by truck.

<b><u>Employee Chart</u></b>				
		<b><u>Phase 1</u></b>	<b><u>Phase 2</u></b>	<b><u>Phase 3</u></b>
<b>Full time (2 Shifts)</b>	6:00 AM to 6:00 PM	3	4	6
<b>Full time</b>	Lives Onsite	1	2	2
<b>Seasonal/ Processing 9am-6pm</b>	Harvest period 2-3 weeks	8	9	11
	<b>Months of Harvest</b>	October	Oct/Nov	May/ Aug/Oct/ Feb
	<b>Total</b>	<b>12</b>	<b>15</b>	<b>19</b>

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 9 employees on site when at

full production capacity.

Two owners 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 Paso Robles area.

(See attached Employee Safety Manual and aforementioned plans and programs)

## **Security**

### **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 5 foot tall cattle fencing and wood fencing in some areas. The cultivation area will have 6 foot fencing installed as part of the phase 1 buildout process and have durable black or tan cloth. Proposed security operations include presence of trained dogs who continually roam the property and provide ample protection against any potential criminal intrusion.

Security lights will be used on 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 at approximately 10' in height.



example security light



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Staff security measures ensure that product is not removed from the site except through proper channels for distribution purposes. Security Plan will be approved by 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.

(See attached security plan)

### **Odor Management Plan**

Odor mitigation will consist of many twelve inch carbon filters that will scrub all the air volume within greenhouse and processing areas every 5 min. This greenhouse will also be equipped with a state of the art odor management system such as Byers odor control system or a similarly designed system.

Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over a minimum of 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 activated carbon matrix 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

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including misting and evaporative coolers that work in conjunction with an activated carbon filtration system installed within the structure.

Greenhouse exhaust fans are fitted with a ring of nozzles that atomize liquids under high-pressure into billions of micro-fine water droplets (or fog). The system injects a highly concentrated (1:1000) mixture of odor-neutralizer into the water fog before dispersing into the air. The droplets' small size (1/10th the diameter of a human hair) creates more surface area which speeds evaporation, instantly releasing the odor-neutralizing product that traps airborne odors and bio-degrades the unpleasant smell.

System will use the best available product such as CupriDyne Clean which is a 100% safe, all natural solution that doesn't just mask odor it eliminates all types of Industrial Odor. Through the use of common essential nutrients, CupriDyne Clean breaks down all organically derived odors by means of safe, gentle and effective oxidation.

The complete system includes high-pressure pumps, distribution lines, fog rings and injector(s). One pump unit can accommodate multiple exhaust points and support separate zones as required.

### **Carbon Filter Technical Data:**

- Max Exhaust CFM: 1260 cfm / 2100 m<sup>3</sup>h @ 0.1 sec contact time
- Max Recirculating (Scrubbing) CFM: 2520 cfm / 4200 m<sup>3</sup>h
- Recommended Min Airflow: 630 cfm / 1056 m<sup>3</sup>/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

### **Signage**

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A 24" x 24" entrance sign will be located at main entrance gate (see site plan) approximately 50' from the public right away. It will be a carved wooden board approximately 2 inches thick mounted with bolts to a supporting 4x4 post approximately 3' from the ground. It will include Bloomfield Farms logo.

All signs on the property will comply with local and state law, including Chapter 23.04.300 of the San Luis Obispo County municipal code, the Medicinal and Adult Use Cannabis Regulation and Safety Act, and any applicable regulations. No signs will be constructed, displayed or altered without obtaining a sign permit from the County, unless the sign is exempted from the permit requirement pursuant to County Code Section 23.04.306(b). No prohibited signs or materials will be used.

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**

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The property site provides ample parking areas (20 spaces) for the cultivation operations and are not in conflict with any adjacent properties or uses. Accessible parking spaces will be provided in accordance with building code requirements for the proposed greenhouses. Sufficient usable area is provided to meet the parking needs of all employees, visitors and loading activities entirely on site. Twenty parking spaces have been designated for employee parking.

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, the following findings support the request to modify the parking standards:

- a. The characteristics of the project, which consists of a cannabis cultivation consisting of outdoor and indoor uses, 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 and has been improved with base material, and will be marked and designated for parking.
- b. The proposed parking area that consists of an aggregate base-improved parking lot with cone designations is adequate to accommodate all parking needs on site generated by the use, as the operation will be staffed by 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 within the fenced area of the project site.

\*If it is considered a modification to parking standards is required, the above description provides adequate findings in accordance with Chapter 22.18.020.H:

**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.

**Neighborhood Compatibility**

Cannabis cultivation is established in the surrounding area as well as other commercial agricultural projects. No sensitive uses are located in the vicinity of this project of this site. No neighborhood compatibility issues are anticipated.

**Pesticide and Fertilizer Usage and Storage**

Pesticide and fertilizer usage will be conducted according to the County of San Luis Obispo Department of Agriculture by obtaining an Operator Identification Number and complying with all application, reporting, and use requirements. Products used onsite are stored inside shipping containers or sheds 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)

Pesticide/agricultural chemical Storage and use is described on project site map

- #15 Existing Ag building - Nutrient storage
- #17 Proposed Sea-Train 8x40 - Pesticide storage
- #18 Existing Steel Building - Fuel/equipment storage

**Setbacks**

Land Use Ordinance Section 22.40 standard is set for outdoor cannabis cultivation sites to be setback 300 feet from all property lines and public rights of way and indoor cultivation setback to 30'. All outdoor garden areas are located 300' from the northern

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and southern property lines, 1000' feet from the western property line and 850' from the eastern property liner, The cultivation area is over 600 feet from neighboring residences bordering existing vineyards and cattle ranches and pose no issues with neighboring uses.

We have conducted a detailed location analysis of our property. The parcel meets the sensitive use buffers of both the county and the State. 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 nearest sensitive receptors are in the city of Paso Robles approximately 5 miles from the project site. The nearest off-site residential structure is over 600 feet from the nearest proposed cultivation area.

### **Air Quality**

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

### **Grading**

Grading is proposed for Drainage purposes, i.e. basin and ag/pond and trenching. All other cultivation and construction will occur on existing grade except in outdoor area #6. Total grading estimated to be 10,000 yards with 5,000 cubic yards cut and 5,000 cubic yards fill for a net balance. With maximum depth 3 feet cut/fill. (Please See preliminary drainage/grading plan for details.)

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

Access to the site is provided from an existing private driveway located on the subject property. A locked gate will be installed at the entrance 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. Local ordinance, certain conditions or San Luis Obispo County Public Works may require greater setback.
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.

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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.



Gate Example

Fencing for security purposes will be provided in 8 foot in height and will fully enclose the cultivation site. Additional security controls, as required by CDFA or BCC as required would be incorporated, including security cameras. The property currently is fenced with wood and steel cattle fencing. The outdoor cultivation space will be inside those fences with the addition of the 8 foot fences mentioned above. We will be seeking a modification for fencing requirements around indoor cultivation area.

### **Fencing Modification**

Land use Ordinance 22.40.050 section D.6 requires cannabis plants shall not be easily visible from offsite and all cannabis cultivation shall occur within a secure fence at least six feet in height. Applicant is requesting a modification to these fencing and screening standards for the 5 proposed nursery areas and the 28,000 sq. ft. “indoor” cultivation flowering-greenhouses where cultivation is to occur within greenhouses.

Nursery areas will only contain immature cannabis plants and no finished or flowering cannabis..

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The proposed structures are designed to provide the functional equivalent of fencing for security. Greenhouses will be constructed with >6' sidewalls made of durable 8mm Twin-Wall Polycarbonate, or Corrugated Polycarbonate. This type of wall provides plenty of opacity for screening. Fencing around indoor cultivation structures for this site should be waived or modified as characteristics of the site or site vicinity would make the required fencing or screening unnecessary or ineffective.

These fencing modifications would NOT be materially detrimental to the purposes of this Ordinance, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any county policy

### **Water Management**

The project site is located in a restricted ground water Groundwater Basin.

A pump test was completed for the project in December 2018 and showed a sustained yield of 16 gallons per minute.

The well has served for the traditional agriculture activities occurring on the site. A statement of Diversion and Use was filed in November 2018. Special Use filing for cannabis cultivation was included. The applicant has enrolled under the Cannabis General Order and Small Irrigation Use Registration Portal. (See attached Water Quality Control Board correspondence and Water Management Plan for use and conservation methods)

The cultivation areas will utilize a drip system on automatic times with watering to occur when evaporation losses are lowest. It is estimated that the proposed project will use 5.2 acre feet of water per year, see water usage calculations attached. The project is located in the Paso Robles groundwater basin and requires a 2:1 offset for new water usage.

(See attached water management plan and Use estimate by Civil Designs Solutions)

### **Wastewater**



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Outdoor cultivation hoop house and greenhouse, processing and nursery operations will not produce any wastewater. Any wastewater associated with the processing operations will be minimal and contained within the existing septic system on the site and/or recycled to the plants.

### **Fire Safety**

Cal Fire visited the site and provided recommendations for fire safety which involved water storage requirements. As required a 5,000 steel tank will be installed to serve both residences and green houses with proper hookup and access. All other Cal-Fire requirements will be met. All employees undergo Fire Safety Training.

(See attached Fire Safety Plan)

### **Energy Use**

Section 22.40.050.C.6. requires identification of all proposed power sources and 22.40.050.D.7 requires mixed-light operations to comply with State regulations regarding energy requirements. The project site is served by PG&E, which is fully compliant with State regulations as approximately 30% of the energy delivered by PG&E is from renewable energy sources and 70% is from GHG-free sources.

The project is served by 2 existing PG&E electrical services (both 200 amps), which is adequate for the proposed 22,000 sq. ft. Greenhouse and 34,800 sq ft. nursery cultivation operations. In the event additional power is necessary, the applicant will apply for service through PG&E to pull power from existing nearby power poles and secure appropriate permits through the County. The outdoor use area does not require any power. All power for processing dry areas and green-houses will be approved during building permit process.

Refer to Cannabis Application Supplement and attached chart for a detailed estimate of electrical usage for the mixed-light cultivation. The estimated energy usage provided is based on needs required for a 28,800 sq. ft. cultivating greenhouse and 34,800 sq feet of nursery. The proposed project includes use of only 80% for cultivation so the actual use numbers will be lower as HPS lights and additional equipment utilized in the mixed-

light greenhouse for cultivation will not be used for the drying/curing and supportive use area.

### **Waste Disposal Service**

We will use a local trash company to haul our daily waste. The trash collection area where the dumpster will be kept is noted on the site plan. We estimate we will produce 15-50 lbs daily amounts will vary seasonally.

(See attached Waste Management Plan)

### **Green / Cannabis Waste**

All green-waste is composted onsite. Parts of cannabis plants and unsalable harvested cannabis will be rendered unusable and unrecognizable before being combined with other compostable materials and be re-incorporated back into the soil.

### **Stormwater**

Stormwater controls will be implemented during any construction or grading activities associated with the proposed cultivation facility, however there are no plans for grading at this time or in the foreseeable future.

The site is NOT in a MS4 area and does NOT require a Stormwater Control Plan. Site disturbance for this land use permit is expected to be more than one acre and therefore if a SWPPP is required applicants have contracted a licensed engineer.

The project will comply with stormwater controls during construction of the interior use space as part of the building permit process. Outdoor Cultivation activities will occur completely outdoors or under hoop-houses with no associated electrical, mechanical, foundation or plumbing improvements. Construction will be limited to the mixed-light greenhouse buildings and the proposed processing area. These factors exempt the project from stormwater regulations for construction-related activities.

### **Noise**

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*Setting.* The project is not within close proximity of loud noise sources, as the project site and surrounding area consist of agricultural uses and scattered residences on agricultural lands. The nearest sensitive receptors to the project site include a residence approximately 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 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 Penman Springs Road 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 significant increased noise levels in the long term.

### **Resources Requiring Special Consideration:**

#### **Archeological/Cultural Resources**

A Phase 1 surface survey was conducted in December 2018 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 presence of sensitive resources.

## Bloomfield Farms Supplemental Development Information

“Archival research and an intensive archaeological survey of the SLOCAL Roots Farms Penman Springs Cannabis Cultivation Project, 1255 Penman Springs Road, City of El Paso de Robles, San Luis Obispo County, California (APN 020-161-009) 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 April 5, 2019 was performed by Kevin Merk Associates on the site and took into consideration the protected kit fox areas and mitigation measures. The report concluded:

“The proposed project involves cannabis cultivation on a site in rural northern San Luis Obispo County that has been used as an equestrian facility and rural residential uses. The site plan proposes outdoor cultivation areas, greenhouses, and hoop houses (which are considered to be temporary structures) in a disturbed Non-native Grassland habitat area. Proposed buildings and infrastructure for the project are planned within an area already developed for rural residential and equestrian uses. The project site occurs within the historic movement corridor of the SJKF, but no kit foxes have been detected within three miles of the project site within the past 28 years. The project footprint occurs in some grassland habitat, and potential SJKF habitat that would be lost as a result of the project is approximately 6.2 acres. Mitigation described herein addresses both the potential for take of individual kit foxes and the loss of their habitat. Other species-specific mitigation measures have been prescribed herein to reduce impacts on special-status wildlife to a level below significance. Pre-activity clearance surveys and standard construction mitigation measures, including BMPs, are also prescribed to reduce any potential project effects in general. With the incorporation of these mitigation measures, no impacts of the project would potentially be significant.”

(See attached Biological Resource Assessment)

**Power Lines**

PG&E has an easement for 2 towers and high voltage Transmission lines that bisect the property. No buildings are proposed for construction under the power lines and only contain outdoor cultivation that will only occur seasonally and be planted in-ground/beds.

**Traffic**

Commercial Operations call for 4 round trips per day for a commuter vehicle and 2 Commercial Deliveries per month (soil, and farm supplies). Estimated trip generation for this project 5 daily trips with shift scheduling so there are no peak hour trips. This is within standards for the access road.

Bloomfield Farms will be a small family owned and operated facility with employees living on-site. The applicant will aim to mitigate road traffic to the site to the maximum extent possible. Employees will be encouraged to carpool and only leave when necessary. On site employee-housing and a harvest carpool schedule have been established to reduce traffic in the neighborhood.

**CEQA Exemption**

Section 15304 of the State CEQA Guidelines allows for projects involving the minor alteration of land such as this cultivation project on previously disturbed agricultural land to be exempt from the provisions of CEQA. No enlargement of the access driveway, parking area, or existing use area is proposed.

Avoidance and monitoring actions have been incorporated into the project to ensure the commercial agricultural cannabis operation does not result in significant impacts to biological resources. The project will not have any significant adverse effects on the environment.