



CORTEZ, EMILIO
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS CONDITIONAL USE PERMIT
375 MEHLSCHAU ROAD, NIPOMO, CA 93444
PROJECT DESCRIPTION (October 2020)

Parcel Size:	22.32 Acres
APN:	090-051-058
Address:	375 Mehlschau Road, Nipomo, CA 93444
Land Use Designation:	AG
Williamson Act:	No
Water:	On-Site Well
Existing Uses:	Ag Barn, Residences (2)
Access:	Mehlschau Road from N. Thompson Avenue

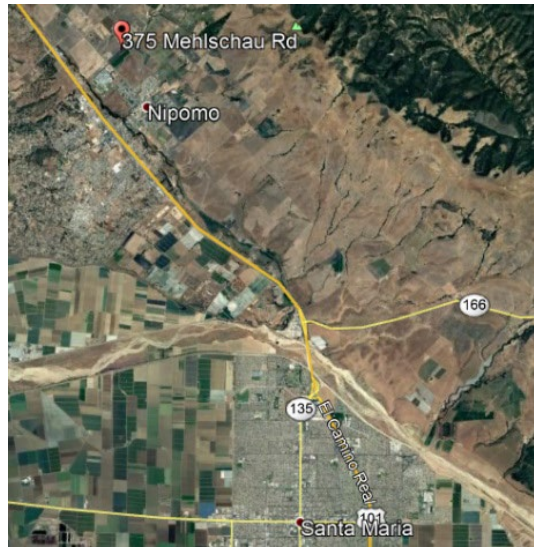
The subject property consists of one parcel totaling 22.32 acres, located at 375 Mehlschau Road in Nipomo (APN 090-051-058), accessed off Mehlschau Road from N. Thompson Avenue, in the South County Planning Area and zoned Agriculture. Existing uses on the site include two residences (PMT2003-03844 & PMT2003-03845) and historical supporting ag structures. The property was historically used for squash and other vegetable produce cultivation (approximately 10 acres).

Proposed Project - DRC2019-00058

A request by Emilio Cortez for a Conditional Use Permit to authorize the construction of 10 greenhouses for 20,412 sq. ft. of indoor cultivation canopy and 5,103 sq. ft. of ancillary nursery canopy (25% of indoor cultivation), and the utilization of an existing 2,616 sq. ft. building (PMT2003-03091) for manufacturing and ancillary processing. 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 and curing within 2,616 SF of the manufacturing building space and ancillary transport. No additional site disturbance other than that required for greenhouse construction and CalFire access road is proposed as a part of this project. The proposed project is located at 375 Mehlschau Road, Nipomo, CA 93444 approximately 11 miles North of downtown Santa Maria. Other existing structures (not for cannabis use) onsite include: a commercial 2,000 gallon

above ground diesel fuel tank (PMT2011-00082), mobile home #1 measuring 45 ft x 58 ft for a total of 2,610 SF (PMT2003-03845), and mobile home #2 measuring 62 ft x 45 ft for a total of 2,790 SF (PMT2003-03844). All unpermitted structures will be permitted, brought up to code, or removed. The applicant lives onsite in one of the two residences.

Vicinity Map



The Project site is approximately 22 acres in size and consists of one legal parcel. The site is located on Mehlschau Road which extends East and West of the project site. The area's topography is flat with 22.32 acres of the site being between 0-10% slope. The average slope within the site is 3%. Vegetation coverage is limited to the agriculture onsite with no oak trees present. The proposed project area consists of existing developed or otherwise denuded/graded areas. Grading proposed for the project includes an all access road and turn around up to CalFire standards for the greenhouses and ADA parking for the manufacturing and ancillary processing building. No vegetation removal is proposed for the project.

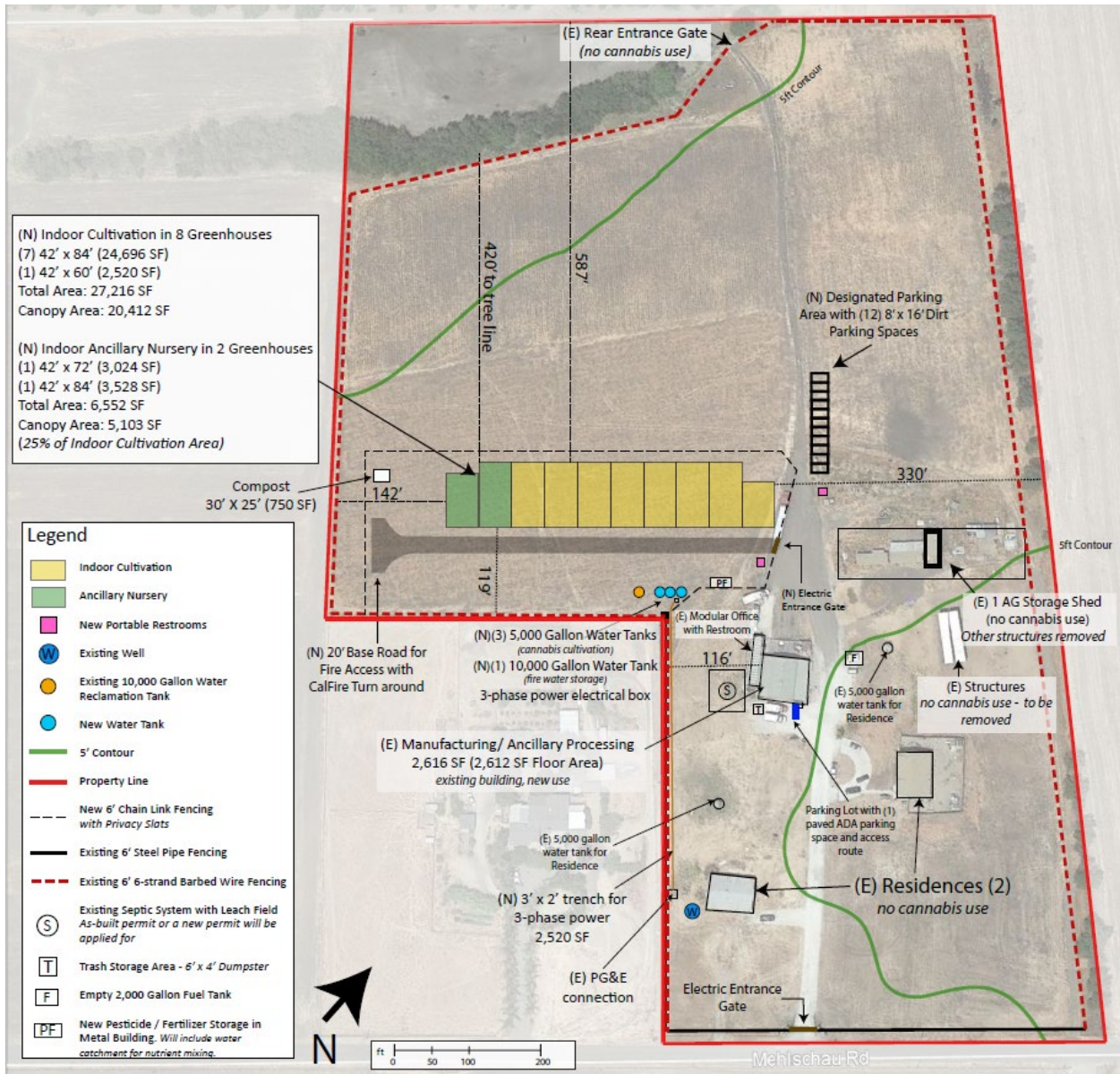
Project Summary

Cannabis Activity & Related Uses	Proposed	No. Proposed	Total Square Feet Gross		Total Square Feet Cannabis Canopy	
			Each	Total	Each	Total
Indoor Cultivation	New Greenhouses	7	24,696	27,216	18,522	20,412
		1	2,520		1,890	
Ancillary Indoor Nursery		1	3,024	6,552	2,126	5,103
		1	3,528		2,977	
Ancillary Manufacturing	Existing 2,616 SF Building Remodel ²	1	770.75	2,612 (floor area)	N/A	N/A
Ancillary Processing ¹			1,631.25			
Cannabis Storage ³			210			
Office and restrooms	Existing Modular Building Remodel	1	686	686	N/A	N/A
Ancillary Transport	For indoor cultivation and manufactured and processed cannabis	n/a	n/a	n/a	N/A	N/A
Composting	Outdoor Area	1	750	750	N/A	N/A
Trash / Recycling	Outdoor Area	2	24	48	N/A	N/A
Reclamation Tank for Wastewater	Metal Storage Tank (10,000 gallons)	1	20' x 7'10"	157	N/A	N/A
Storage – Fertilizers / Pesticides	New Metal Shed	1	200	200	N/A	N/A
Water Storage Tanks	New (5,000 gallons each)	3	50	150	N/A	N/A
	New – fire water storage (10,000 gallons)	1	100	100	N/A	N/A
Portable Restrooms	Portable Restrooms	2	25	50	N/A	N/A
Dirt Parking	New	12	8' x 16'	1,536	N/A	N/A
Paved Parking (ADA)	New	1	8' x 18'	144	N/A	N/A
Interior Access Road Improvements (includes Cal Fire Turnaround)	New	1	516' x 20'	10,320	N/A	N/A
10' fuel modification zone on both sides of interior access roads	New	1	10,000	10,000	N/A	N/A
Septic System & Leach Field	New or As-Built Permit	1	60' x 60'	3,600	N/A	N/A
PG&E Service Extension	Trench to connect Existing Service to new electrical box	1	3' x 2'	2,520	N/A	N/A
Solar Area on top of Processing Building (storage within processing building)	Solar Panels & Storage	1	1,300	1,300	N/A	N/A
Total:				67,941	25,515	25,515

¹Building will be modified to meet building code for proposed occupancies.

²Processing includes: Drying, curing, trimming, rolling, storing, packaging, and labeling of nonmanufactured cannabis products. Drying is allowed within a greenhouse that contains indoor cultivation provided the drying area does not exceed 25% of the greenhouse area and cultivation is occurring simultaneously within the greenhouse at the time drying is occurring.

Overall Site Plan



Indoor Cultivation (Mixed-Light) and Ancillary Nursery

7 greenhouses measuring 42' x 84' (24,696 SF) and 1 greenhouse measuring 42' x 60' (2,520 SF) will be constructed for a total of 27,216 SF of indoor cannabis cultivation area and 20,412 SF of canopy. Greenhouses will be located north of the existing ag building that is proposed for manufacturing use. The cannabis plants will be in small pots located on raised benches within the greenhouse structures. There are two greenhouse design options for odor management. Option one is a greenhouse that has a closed loop system with carbon scrubbers that keeps the air and smell contained within the building. Option two is a greenhouse with vents that

will include a more intensive odor management system (Element Air), which is specifically designed to react with cannabis and eliminate offsite odor. Both options will include the placement of down-cast fans at each greenhouse entrance/exit to keep the odor inside. Black-out curtains will also be installed for greenhouse option two to preclude nighttime visibility. The indoor cultivation will yield six harvests per year, or every two months. Two additional greenhouses measuring 42' x 72' (3,024 SF) and 42' x 84' (3,528 SF) will be constructed for onsite nursery use, totaling 5,103 SF of canopy.

Drying, Manufacturing, and Export of Product

The manufacturing building will be brought up to code and the cannabis product will be dried within the 2,616 sq. ft. building. Then the product will be placed into totes, sold, and transported offsite by a buyer or a certified employee. The project includes utilizing an existing 2,616 SF ag-exempt structure (PMT2003-03091) onsite for manufacturing the product grown onsite. Electrical was installed in the structure, including 10 lights and 7 outlets with a 200-amp panel (PMT2004-00570). Prior to building occupancy, fire safety and building plans will be submitted to the County for permit processing. Once the processing and manufacturing building is final, processing will occur within 1,631.25 SF of the building and 770.75 SF will be used to manufacture some of the product grown onsite. Only product grown onsite will be manufactured and processed. The manufacturing operations will consist of CO2 extraction system, and the building will include closed-loop odor control systems, with a carbon scrubber system and fans for odor management. The remaining portion of product grown onsite will be dried and placed in totes, then purchased and transported offsite by either a buyer or a certified employee (ancillary transport).

Access

The parcel is accessed from Mehlschau Road, a 40' paved public road which extends to parcels Northeast and Southwest of the site. Mehlschau Road is paved all the way to the site's driveway. There are two gated entrances to the property. A Road Maintenance Agreement will not be required for this project. For CalFire access, a new 20' wide all-weather road will be constructed along the side of the proposed greenhouses. All greenhouses will be within 150' of the road, which is required for Cal Fire to be able to reach all portions of the structures with their hose. A Cal Fire turn around is proposed at the end of this access road and will be to Cal Fire standards. Per the Cal Fire referral letter dated 5/2/18, a 10-foot fuel modification

zone will be added along both sides of the interior access roads (both existing proposed). This fuel modification zone consists of combustible vegetation removal. This would result in approximately 10,000 SF of additional site disturbance.

Front Entrance Gate



Site Operations Plan

Security

The project has prepared a detailed Security Plan for confidential routing to the Sheriff's department for review. The proposed security plan includes security cameras with night vision technology (no lights) new 6' chain-link fencing with privacy slats located around the perimeter of the greenhouses, and secure entry and access gates to all project areas. Security cameras will be placed around the perimeter of the property and fenced cultivation area. The entrance to the property has a secure electronic access gate, with keypad entry. A Knox box will be added for Sheriff and Cal Fire access. The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to security protocols.

Screening and Fencing

Existing fencing onsite includes a 6' steel pipe fencing along the front property line, and a 6' fence with six-strand barbed wire along the side and rear property lines. This fencing will meet the new 6' chain link fencing with privacy slats to be added around the perimeter of the proposed greenhouses. The greenhouses will also be equipped with black out curtains to reduce nighttime light pollution and offsite visibility.

Odor Management

There are two greenhouse design options for odor management. Option one is a greenhouse that has a closed loop system with carbon scrubbers that keeps the air and smell contained within the building. Option two is a greenhouse with vents that

will include a more intensive odor management system (Element Air), which is specifically designed to react with cannabis and eliminate offsite odor. Both options will include the placement of down-cast fans at each greenhouse entrance/exit to keep the odor inside. The manufacturing building will include a carbon scrubber system as well, as that building will have a closed loop system. See attached information regarding the odor management system.

Approximate Grading Estimate

The proposed structures have been strategically placed on the flatter portions of the parcel to reduce grading. Overall, the proposed structures and road grading would result in approximately 1,288 CT cut / 956 CY fill for a total site disturbance of 89,064 SF.

Signage

No exterior signage distinctive to the cannabis operation is proposed.

Parking/Access

The property site provides ample parking spaces for the cultivation operations and are not in conflict with any adjacent properties or uses. There is a designated parking area located outside the new fencing at the end of the existing road onsite. There are approximately twelve 8' x 16' dirt parking spaces located near the greenhouses and one 8' x 18' ADA parking paved parking space in front of the processing building. See request for parking modification and required findings below.

Staffing/Employee Safety

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. No dispensary or distribution activities are proposed. No public access to the site will occur at any time. The project's indoor cultivation will require 6-8 full time employees (including existing owner participation), with hours of operation from 6am-2:30pm 6 days/week. At full operational capacity, the number of staff and operating time would stay the same. Product transport is anticipated after each harvest and will consist of 1 passenger van or utility vehicle accessing the site.

The Employee Handbook provides direction to staff that ensures activities are undertaken only for that which they have been trained for. The pertinent section is excerpted below.

Each Employee's Responsibility

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

Please observe the following precautions:

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

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

Workplace Searches

To protect the property and to ensure the safety of all employees, clients and the company, the company reserves the right to conduct personal searches consistent with state law, and to inspect any packages, parcels, purses, handbags, brief cases, lunch boxes or any other possessions or articles carried to and from the company's

property. In addition, the company reserves the right to search any employee's office, desk, files, locker, equipment or any other area or article on our premises. In this regard, it should be noted that all offices, desks, files, lockers, equipment, etc. are the property of the company, and are issued for the use of employees only during their employment. Inspection may be conducted at any time at the discretion of the company. Persons entering the premises who refuse to cooperate in an inspection conducted pursuant to this policy may not be permitted to enter the premises. Employees working on or entering or leaving the premises who refuse to cooperate in an inspection, as well as employees who after the inspection are believed to be in possession of stolen property or illegal substances, will be subject to disciplinary action, up to and including discharge, if upon investigation they are found to be in violation of the company's security procedures or any other company rules and regulations.

Substance Abuse

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

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

In addition, employees are prohibited from engaging in the unlawful or unauthorized manufacture, distribution, sale or possession of illegal or unauthorized substances and alcohol in the workplace including: on company paid time, on company premises, in company vehicles, or while engaged in company activities. Our employees are also prohibited from reporting for duty or remaining on duty with any alcohol in their systems. Employees are further prohibited from consuming alcohol during working hours, including meal and break periods. This

does not include the authorized use of alcohol at company-sponsored functions or activities.

Your employment or continued employment with the company is conditioned upon your full compliance with the foregoing substance abuse policy. Any violation of this policy may result in disciplinary action, up to and including discharge. Consistent with its fair employment policy, the company maintains a policy of non-discrimination and reasonable accommodation with respect to recovering addicts and alcoholics, and those having a medical history reflecting treatment for substance abuse conditions. We encourage employees to seek assistance before their substance or alcohol use renders them unable to perform their essential job functions or jeopardizes the health and safety of themselves or others. The company will attempt to assist its employees through referrals to rehabilitation, appropriate leaves of absence and other measures consistent with the company's policies and applicable federal, state or local laws.

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

Although the state has legalized marijuana, the company is not required to allow the use of marijuana in the workplace. Use is strictly prohibited on company property and may result in discipline, up to and including immediate discharge. This policy represents management guidelines. For more information, please speak to the human resource manager.

Traffic

No public access to the site will occur at any time. Regular commercial operations result in 8 round trips per day in a commuter truck, outside the typical times for increased traffic (hours of operation are proposed from 6am-2:30pm). There will be commercial deliveries once a month for soil and farm supplies. This is within standards for the access road and standard agricultural operations for the property.

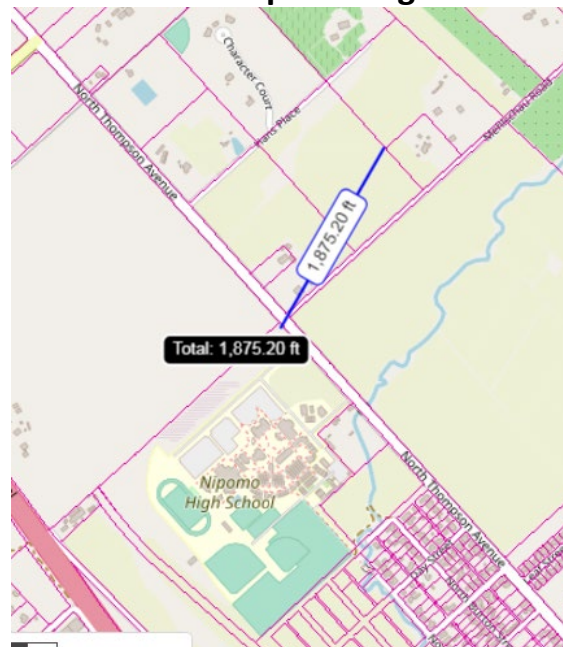
Air Quality

The project is located on an existing agricultural site, accessed via a private driveway with minimal grading required. The public access road is paved all the way to the site's driveway. There are no predicted air quality impacts.

Setbacks

The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et. al) are located well outside the 1000-foot setback required by 22.30.D.1. The closest sensitive receptor is Nipomo Highschool, located 1,875' away (image below). The Agriculture zoned parcel size of 22.32 acres meets the size requirement of 10 acres for two acres of outdoor cultivation and up to 22,000 sf of indoor cultivation. The greenhouses for indoor cultivation are setback 119' from the southerly property line, 100' from the westerly property line, 330' from the easterly property line, and 587' from the northerly property line.

Distance to Nipomo Highschool



Neighborhood Compatibility

Several crops are currently cultivated by the surrounding properties, including squash, grapes (vineyard), lemons, hay, and avocados. The general direction of the prevailing winds is from the north. 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 are two greenhouse design options for odor management. Option one is a greenhouse that has a closed loop system with carbon scrubbers that keeps the air and smell contained within the building. Option two is a greenhouse with vents that will include a more intensive odor management system (Element Air), which is specifically designed to react with cannabis and eliminate offsite odor. Both options will include the placement of down-cast fans at each greenhouse entrance/exit to keep the odor inside. The manufacturing building will include a carbon scrubber system as well, as that building will have a closed loop system. There is no projected increase in noise level from this project.

Waste Management

Cannabis cultivation will not produce any wastewater as all water is used within the planting environment. There will be a concrete pad under/outside of the metal storage shed for the pesticides/fertilizers with drainage leading to an exterior 10,000 sq. ft. container for collecting water runoff, which will be used to water other plants onsite. All green waste consisting of dead and/or stripped of flower plants and soil are composted onsite within a defined soil compost area. Any non-compostable waste produced onsite will be placed in one of two 6' x 4' dumpsters, one for trash and one recycling, located next to the existing manufacturing building onsite, which is regularly serviced by South County Sanitation. Portable restrooms will be provided for staff located next to the greenhouses along the access road for ease of servicing. Additional restrooms (ADA compliant) will be added to the manufacturing building (hooked up to existing septic system).

Storage and Hazard Response Plan

Pesticide and fertilizer usage will be conducted following good farming practices and in accordance to the County of San Luis Obispo Department of Agriculture standards. The pesticides will be stored in a new metal shed to be placed inside the fencing next to the proposed greenhouses. A concrete pad will be poured under this new structure, with drainage to collect any water runoff.

The following products will be used for soil and pest control: 0-0-50 sulfate of potash, 1-0-1 Cal-mag, 14-0-0 growers secret nitrogen, algamin, blood meal, bloom-bat guano, calcium mainstay, dipel, forge, gnatrol WDG, Grandevo, H2H 3-2-1 Grow, humega humic acid, liquid potassium, metalosate multiminerals, mycotrol, mykos, natures nectar 0-0-5 potassium, natures nectar 0-4-0 phosphorus, Nu-film P, Omni, Silwet, SS SCI suncor soil, trilogy, and worm castings.

See attached Chemical List Binder for corresponding material safety data sheets (25 total). Totals will only be what is necessary for the upcoming grow cycles, stored on shelves within secondary containment. All staff will be properly trained on the handling practices of chemicals used for the cultivation and what to do in the event of unintended exposure.

Water Management Plan

The property is in the South Coast Water Planning Area, Nipomo Valley Watershed. The project site is served by one existing groundwater well 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. Three 5000-gallon water tanks are proposed to serve the indoor cultivation and one new 10,000-gallon water tank will be used for fire water storage. Limited surrounding agriculture combined with high recharge potentials support the land use of commercial cannabis cultivation. The projected water usage is as follows:

Annual Water Estimate

Use	Rate	Gross Demand (gallons/year)	Gross Demand (AFY)
Indoor Cultivation: 20,412 SF	20,412 sf canopy x 0.1 gal/sf/day x 365 days	745,038	2.29
Ancillary Nursery: 5,103 SF	5,103 sf canopy x 0.1 gal/sf/day x 365 days	186,260	0.57
Domestic Use	8 Employees x 10 gal/capita/day	29,200	0.09
Net Water Demand		960,498	2.95

The cannabis project will use an estimated 960,498 gallons per year (2.95 AFY) or 2,631.5 gallons per day. The project will also implement a “No Loss Water Program”. This system sees that water conservation measures are taken at every possible step in the cultivation process and ensures that all decisions are conscious of the environment. Examples of this program include recycling condensate collected by facility dehumidifiers, wastewater and condensate reprocessing through water purifiers for reuse, and a water catchment system used for nutrient mixing.

Energy Use

The property is powered by a PG&E connection. The total annual estimated energy use for the cannabis operation is 795,320 – 889,165 kWh/year. An estimated energy demand breakdown is attached. The project will incorporate energy

efficient lighting in the manufacturing building and modular building. Greenhouses will use a temperature control system which will cycle equipment usage based on the exterior temperature to ensure energy efficiency. A 1,300 SF area is proposed on top of the processing building (F occupancy). A battery storage area would be located inside of the processing building. No solar is being proposed on the ground. No additional site disturbance will occur by adding solar. An estimated energy demand breakdown is attached.

Issues Requiring Special Consideration

Cultural Resources

The cultivation operation is proposed in an area on the parcel that was previously used for agricultural farming. Minimal site disturbance will occur as a result of this project.

Biological Resources

A biological resource assessment was conducted by Althouse & Meade, Inc. in March 2019. Several special-status species were determined to have the potential to occur onsite, including bird species and a drainage feature. The following mitigation measures will be implemented to minimize potential impacts to a less than significant level:

- BR-1.** Within one week of vegetation clearing or ground disturbance, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may commence. If nesting birds are located, no construction activities shall occur within a distance specified by a qualified biologist, until chicks are fledged, or the nest fails. Buffer radius shall be specified according to special status rank of the nesting bird, intensity of construction activity or impact (i.e. high decibel levels or heavy ground disturbance) and where local, state, and federal regulations apply. A preconstruction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

Jurisdictional Drainages

The California Department of Fish and Wildlife regulates activities that divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake. CDFW has initiated a Cannabis cultivation permitting program that requires all applicants obtaining an Annual License from the California Department of Food and Agriculture to have a Lake and Streambed Alteration Agreement or written verification that one is not needed. If all Project components are set outside the 1600 jurisdiction a Self-Certification can be submitted online. More information about the CDFW Cannabis Program and permitting can be found at <https://www.wildlife.ca.gov/Conservation/Cannabis/Permitting>.

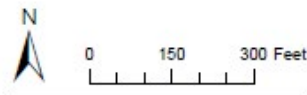
The State Water Board has also initiated a Cannabis Cultivation Program to establish principles and guidelines (requirements) for cannabis cultivation activities to protect water quality and instream flows. To implement the program, the Cannabis Cultivation General Order was adopted and provides for a permitting pathway for cultivators. The General Order provides criteria to evaluate the threat to water quality based on site conditions and waterway classification. More information about the State Water Board Cannabis Cultivation can be found at http://www.waterboards.ca.gov/water_issues/programs/cannabis.

The drainage that passes through the is defined as Freshwater Forested/Shrub Wetland, classified as PSSA (Palustrine (P), Scrub-Shrub (SS), Temporary Flooded (A) according to the National Wetlands Inventory (NWI 2005). As an ephemeral waterway, all project components should observe a minimum 50-foot buffer from the top of bank or bank-full location. Figure 6 provides a Project footprint overlay on biological resources and indicates a minimum 50-foot setback from the waterway.



Legend

- | | |
|------------------------------|-------------------------------------|
| Study Area | Access Road (12424 SF) |
| Existing Structures | Compost (320 SF) |
| Impacts | Greenhouse (33768 SF) |
| Habitat Type | Parking Spot (1536 SF) |
| Developed (1.6 acres) | Portable Restroom (200 SF) |
| Disturbed (5.3 acres) | Proposed Trench (2520 SF) |
| Fallow Fields (12.0 acres) | Proposed Chain Link Fence (1098 LF) |
| Lawn Ornamental (2.5 acres) | Existing Deer Fence (2496 LF) |
| Riparian (0.8 acres) | Ephemeral Stream |
| Proposed Developments | Proposed Water Tank |
| ADA Parking Spot (208 SF) | |



375 Mehlschau Road
 Map Center: 120.48268°W 35.05826°N
 Nipomo, San Luis Obispo County
 Biological Survey Date: 02/27/2019



Map Updated:
 December 20, 2019 10:44 AM by SAF

Parking Modification and Required Findings

The project will require 8 full-time staff. The project is designed to accommodate staff with 12 8' x 16' dirt parking spaces and one 8' x 18' paved ADA parking space. Due to the limited number of staff required for the proposed operation, parking standards as outlined in Chapter 22.18 – Parking and Loading Standards (Nursery Specialties) are not appropriate for the project (1 parking space per 500 SF of floor area for nursery specialties and 1 per 1,000 SF of floor area for ag processing). This results in a need for approximately 71 parking spaces (33,768 SF of greenhouse area and 2,612 SF of processing/manufacturing floor area = $(33,768 \text{ SF} / 500 \text{ SF}) + (2,612 \text{ SF} / 1,000 \text{ SF}) = 71$ parking spaces).

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 minimal 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 up to 8 full-time staff who will have a designated parking area provided on site adjacent to the proposed cultivation area.
- b. The existing parking area is adequate to accommodate on the site all parking needs generated by the use as the proposed parking area will have approximately twelve dirt parking spaces and one paved ADA parking space for the 8 fulltime employees. 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 existing parking on the site for the cultivation project. In addition, the hours of operation are proposed from 6:00am-2:30pm, outside of normal peak traffic hours.

Fencing Modification Request

A fencing modification is requested from the LUO Section 22.10.080 to allow security fencing within a portion of the side setback and to not require fencing around the existing building proposed to be used for ancillary processing and manufacturing as required by LUO Section 22.40.050D.6.f because specific

conditions of the site and vicinity make the required fencing and screening unnecessary and ineffective.

The project site is accessed from Mehlschau Road via an existing locked entrance gate. There is existing six-foot steel pipe fencing along the front property line, and a six-foot six-strand barbed wire fence along the side and rear property lines. This fencing will connect to the new six-foot chain-link fencing with privacy slats proposed around the perimeter of the new greenhouses, wherein a portion of this fencing is located within the side setback. In order for the new fence to meet the existing fence and secure the perimeter of the greenhouses, a portion of the new fencing will extend into the side setback. No new fencing is proposed around the existing building that will be utilized for ancillary processing and manufacturing

Solid fencing and screening material is not required around the existing building proposed for ancillary processing and manufacturing activities because the building will be equipped with commercial grade locks and will be in compliance with the LUO, Sheriff requirements and State standards. The building exterior is comprised of metal siding and is a fully enclosed building that eliminates the potential for nighttime light pollution and offsite visibility of the plant type. This wall type is a durable material that precludes visibility of the activity occurring within and is therefore equivalent to a solid and durable fence. The project area is setback approximately 417 feet from Mehlschau Road and the nearest offsite residence is located 262 feet south of the existing building. Therefore, the cannabis plants will not be visible from public view and will not be discernable to travelers along Mehlschau Road. Additionally, the proposed operation is agricultural in nature and is consistent with the agricultural character of the surrounding area.

To alleviate any security concerns with the fencing modification, the project includes additional security measures that would prevent easy access to the site. There is an existing electronic entrance gate with a keypad and a network of surveillance cameras will be installed to provide complete visual coverage of the site. Cameras are proposed around the buildings and will also monitor the entrance to the site to ensure no unauthorized access occurs. The buildings will also be equipped with an alarm system. Lastly, the applicant lives onsite and will be responsive to security concerns.