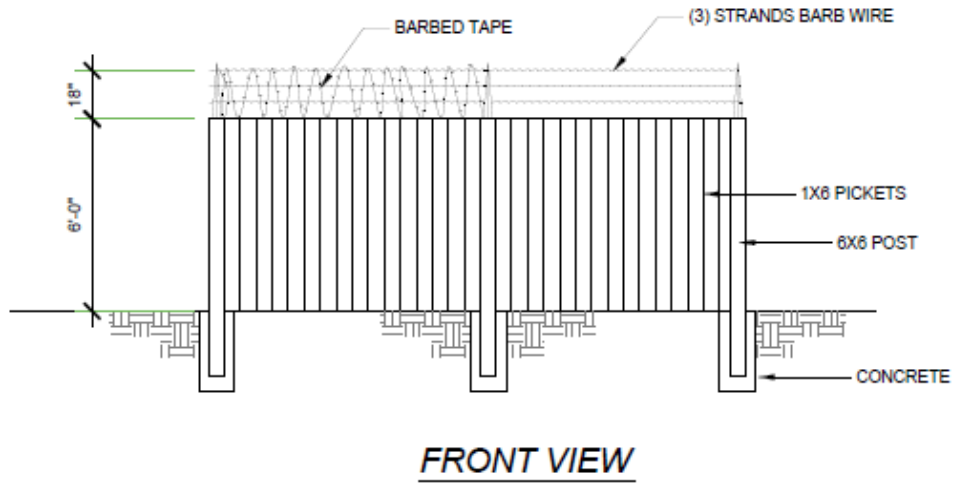


Example Fencing



Water Management Plan

The property is in the Atascadero/Templeton Water Planning Area, in the Templeton Watershed. Several nearby creeks feed the groundwater recharge area around the water source site. The project site is served by one existing well with a 5-inch casing, 3 hp pump that is that has served the property for the current residential and agricultural uses. The anticipated water use for the greenhouses is consistent with the historical water use on the project site for other agricultural crops cultivated in greenhouses, residential uses, and livestock (See Current Water Usage, below). No import of water is necessary or will occur in association with the proposed cannabis operations. For the outdoor cultivation, there will be three 2,500 gallon water tanks for storage (drawn from the well), equipped with a booster for above-ground irrigation (see Outdoor Water Usage, below).

Current Water Usage

Monthly Water Usage Current	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
(gallons)	3,500	3,500	10,000	10,000	14,000	19,000	22,000	19,000	3,500	3500	3500	3500	115,000

Outdoor Water Usage

Water usage for full season cannabis cultivation is seasonal. The below table outlines expected water use for the permitted 3-acre outdoor cultivation.

Monthly Water Usage	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
(gallons)	0	0	0	6,500	29,000	29,000	39,000	58,500	48,000	39,000	6,500	0	255,500

Indoor Water Usage

Monthly Water Usage	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
(gallons)	0	0	2160	2160	2160	2160	2160	2160	2160	2160	2160	0	19440

The total estimated annual water usage is 274,940 gallons. Several water conservation measures will be taken, including efficient irrigation techniques and scheduling, hand “spot” watering, and monitored hand/drip system for outdoor cultivation. Refer to the Water Management Plan for more information.

Energy Use

The anticipated annual energy use for the project is 122,868 kWh. The project will be served by a temporary generator until an additional well and electrical service (PG&E) is installed (later phase of project dependent on applicant funds). In the meantime, solar panels will be installed with a battery backup to be utilized for the nighttime surveillance system. A detailed breakdown of energy use is attached.

A 1.5 megawatt solar farm was installed with a backup system on approximately 20 acres of the property in 2013, including graded access roads (DRC2011-00062, PMT2013-00546, PMT2013-00547). This will remain onsite and will not be used for the proposed cultivation activities.

Resources Requiring Special Consideration

Cultural Resources

An Archaeological Surface Survey completed by Albion Environmental, Inc. (May 2018) produced negative results for the presence of cultural resources on the project site and confirmed the previously recorded absence of archaeological sites within one-quarter mile from the study area. Based on these results, no further archaeological studies are necessary for the proposed crop replacement and greenhouse operation.

Parking Modification and Required Findings

The project site is designed to accommodate staff within the existing parking areas adjacent to the residence and fenced area of the nursery operation. The nursery will be operated by the property owner and one to two part time staff. Due to the limited nature of the staff required for the operation, parking standards as outlined in Chapter 22.18, Nursery Specialties are not appropriate for the project.

The following findings are provided for use in a request for modification of parking standards of Chapter 22.18, Nursery Specialties.

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

- a. The characteristics of the project, which consists of an owner-operated cannabis greenhouse operation with seasonal temporary staff, do not necessitate the creation of a designated parking area as the activities will be conducted by the property owner and part time staff who have parking provided on site adjacent to the existing residence and fenced nursery area.
- b. The existing parking area is adequate to accommodate on the site all parking needs generated by the use as the operation will be staffed solely by the property owner with pick-ups and deliveries conducted by the business owner and associates. No more than three parking spaces are necessary, which are provided in the existing parking area.
- 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 property owner-operated nursery.

Williamson Act

The project site was determined to be in compliance in 2013 when a new solar installation was sited on the property, taking up approximately 14 acres of the 120-acre parcel. The parcel maintains continued non-irrigated agricultural activities with a small amount of irrigated agriculture in compliance with the historical Williamson Act parameters on the parcel. The proposed cannabis cultivation will be located on less than 5 acres of the parcel and would not impact the ongoing livestock grazing activities. In consideration of the Agricultural Department's recent interpretation that a project without irrigated agriculture is non-compliant with the Williamson Act and in order to move this project forward, the applicant has submitted a Notice of Non-Renewal for the Williamson Act.