

**FINDINGS - EXHIBIT A
DRC2017-00123 City Boy Farms**

Environmental Determination

- A. Also to be considered at the hearing will be adoption of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 16, 2019, for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, and Hazards and Hazardous Materials are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because cannabis cultivation, cannabis nursery, cannabis manufacturing, and a cannabis dispensary, as a Cannabis Activity, is an allowed land use and, as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed cannabis cultivation does not generate activity that presents a potential threat to the surrounding property or buildings, water use would be minimized and actual usage shall be monitored, energy usage shall be monitored, security fencing shall be installed, pesticide use must comply with County Agriculture Department regulations, State water quality regulations shall be met, solid waste shall be properly disposed of, and nuisance odor shall be controlled. This project is subject to Land Use Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed cannabis activities does not conflict with the surrounding lands and uses (agriculture and rural residential), the site is more than 1,000 feet from sensitive land uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project. The project is accessed from Quail Hollow Lane and connects to South El Pomar Road. As described in the traffic study prepared by Rick Engineering Company dated June 17, 2018, the project is anticipated to generate 42 average daily trips (ADT). During harvest operations, the project is estimated to generate 72 ADT. The increased ADT will not reduce the Level of Service of roads and intersections serving the project. The project is conditioned to pay the Public Works Department the Templeton B Road Improvement Fee based on the latest adopted area fee schedule, project description, and trip rates.

Adjustments

- G. Modification of parking standards required by Land Use Ordinance Section 22.18.050.H is justified because the average number of daily employees would be limited to 19, with a maximum of 34 employees during harvests. As such, the use does not necessitate one parking space per 500 square feet of cultivation activities floor area, one parking space per 1,000 square feet of processing area, one parking space per 500 square feet of manufacturing area, and one parking space per 1,000 feet of dispensary area (or 67 total parking spaces) as required for Nursery Specialties, Manufacturing and Processing, Ag Processing, and Mail Order & Vending land uses where customers and members of the public visit. Reduced parking serving 36 spaces onsite will be adequate to accommodate all parking needs generated by the use and no traffic problems will result from the proposed modification of parking standards.
- H. Specific conditions of the site and/or vicinity make the required setback unnecessary or ineffective. Modification of the setback standards required by 22.40.050.D.3 is justified because views of the outdoor cultivation would be substantially limited by the existing topography and intervening riparian vegetation along the ephemeral creek. Site security would be improved by decreasing the potential for trespass and/or theft. The projects Cannabis Odor Analysis and Odor Abatement provides evidence on the proposed odor mitigation systems effectiveness at eliminating and containing nuisance odors on site. Modification of the setback will not allow nuisance odor emissions from being detected offsite.

Cannabis Cultivation

- H. The cannabis cultivation, as proposed, will comply with all the requirements of the State and County for the cultivation of cannabis, including dual licensure and participation in an authorized track-and-trace program.
- I. The cannabis cultivation will not be located within one thousand (1,000) feet of any pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility.
- J. The cannabis cultivation includes adequate measures that minimize use of water for cannabis cultivation at the site.
- K. The cannabis cultivation includes adequate quality control measures to ensure cannabis cultivated at the site meets State regulatory standards.
- L. The cannabis cultivation includes adequate measures that address enforcement priorities for cannabis activities including restricting access to minors and ensuring that cannabis and cannabis products are not supplied to unlicensed or unpermitted persons within the State and not distributed out of state.

Cannabis Nursery

- M. The proposed nursery, as proposed, will comply with all the requirements of State and County for the propagation of cannabis, including dual licensure and participate in an authorized trace and trace program.

- N. The cannabis nursery will not be located within one thousand (1,000) feet from any pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility.
- O. The cannabis nursery includes adequate measures that minimize use of water for cannabis propagation at the site.
- P. The cannabis nursery includes adequate measures that address enforcement priorities for cannabis activities including restricting access to minors and ensuring that cannabis and cannabis products are not supplied to unlicensed or unpermitted persons within the State and not distributed out of state.

Cannabis Dispensary

- Q. The cannabis dispensary, as proposed, will comply with all the requirements of the State and County for the dispensing of cannabis, including all dual licensure and participation in an authorized track-and-trace program.
- R. The cannabis dispensary will not be open to the public (mobile deliveries only) and will not be located within six hundred (600) feet from any pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility.
- S. The cannabis dispensary includes adequate measures that address enforcement priorities for cannabis activities, including restricting access to minors and ensuring that cannabis and cannabis products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of state.

Cannabis Manufacturing

- T. The cannabis manufacturing facility, as proposed, will comply with all the requirements of State and County for the manufacturing of cannabis, including dual licensure and participation in an authorized track and trace program;
- U. The cannabis manufacturing facility does not pose a significant threat to the public or to neighboring uses from explosion or from release of harmful gases, liquids, or substances;
- V. The cannabis manufacturing facility includes adequate quality control measures to ensure cannabis manufactured at the site meets industry standards and includes a documented employee safety training program, a Materials Data Safety Sheet (MSDS), and meets all requirements in the Health and Safety Code Section 11362.775, and as it may be amended;
- W. The cannabis manufacturing facility includes adequate measures that address enforcement priorities for cannabis activities including restricting access to minors and ensuring that cannabis and cannabis products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State.
- X. The cannabis manufacturing facility will not be located within six hundred (600) feet from any pre-school, elementary school, junior high school, high school, library, park,

playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility;