

**LAND USE ORDINANCE CONSISTENCY ANALYSIS TABLE
CONDITIONAL USE PERMIT DRC2017-00123 / City Boy Farms**

Standard	Required	Proposed / Conditioned	In Compliance with Approval of Proposed CUP
Section 22.40.040 – Requirements for all Cannabis Activities			
Security <i>(Section 22.40.040.D)</i>	Security measures must deter trespass and theft	Application includes a security plan that is required to be reviewed and approved by the Sheriff's Department and would be maintained as an on-going condition of approval	Yes
Site Posting <i>(Section 22.40.040.E)</i>	Owner shall post all required approvals and licenses	Project has been conditioned to post all required approvals, permits and licenses	Yes
Records <i>(Section 22.40.040.F)</i>	Maintain documentation verifying that all cannabis/cannabis products are exchanged between licensed cannabis operations	Project has been conditioned to maintain clear and adequate records and documentation	Yes
Compliance <i>(Section 22.40.040.G)</i>	Conduct activities in compliance with all permits, licenses, County ordinance, and State law; pay of all required fees and taxes	Project has been conditioned to obtain all permits, State licenses, regulations and to provide payment of all required fees and taxes	Yes
Inspection <i>(Section 22.40.040.H)</i>	Sites are subject to review and inspection from law enforcement or any agents of the State or County charged with enforcement	Regular inspections by Code Enforcement staff would occur during the life of this Conditional Use Permit	Yes
Operation <i>(Section 22.40.040.I)</i>	Operations must be consistent with the information identified	The applicants would operate the proposed commercial cannabis business according to the stipulations in this land use permit at the location and in the manner identified with this permit	Yes
State License Required	The State cannabis license types shall be maintained in good status by the Permittee	The project has been conditioned to obtain the	Yes

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<i>(Section 22.40.040.J)</i>		applicable State licenses for cannabis activities	
Pesticides <i>(Section 22.40.040.K)</i>	Operations employing the use of pesticides shall obtain permits from the Department of Agriculture / Weights and Measures	The project has been conditioned to consult with the Department of Agriculture, County Agriculture Commissioner's Office, and Department of Pesticide Regulation regarding potential licensing and/or permitting requirements	Yes
Water Quality <i>(Section 22.40.040.L)</i>	Adhere to the environmental measures outlined by CCRWQCB; obtain permit once a permitting process is in place	The project has been conditioned to comply with standards and/or permitting requirements of the CCRWQCB and the State Water Resources Board	Yes
Location <i>(Section 22.40.040.M)</i>	Cannabis activities are prohibited on sites surrounded by federal land or accessed through federal land	The project site is not surrounded by federal land or on property where the only access is through federal land	Yes
Solid Waste and Recycling <i>(Section 22.40.040.N)</i>	Cannabis activities shall provide solid waste and recycling collection consistent with Sections 22.10.050.B and C	The project has been conditioned to provide solid waste and recycling collection consistent with Sections 22.10.050.B and C	Yes
Use of Residence <i>(Section 22.40.040.Q)</i>	Except for those activities considered exempt pursuant to Section 22.40.030, no structure or portion thereof used for residential purposes, including vacation rentals, shall be used for Cannabis Activities	The project does not propose to use any residential structures for cannabis cultivation	Yes
Section 22.40.050 – Cannabis Cultivation			
Limitation on use <i>(Section 22.40.050.A)</i>	Cannabis cultivation operations, number of sites, and ancillary structure	The proposed cultivation would occur on a 25-acre site in the Agriculture (AG) land	Yes

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	activities shall be limited by land use category and by type.	use category, with a maximum of 3 acres of outdoor and 22,000 square feet of indoor cultivation.	
Land use permit required (Section 22.40.050.B)	A Conditional Use Permit required; limited to previously registered operators; and shall expire after five years	Conditional Use Permit is utilizing Cooperative/Collective registration CCM2016-00287 under Urgency Ordinance 3334 and has an initial authorization term of five years from the effective date of this CUP, with the ability to seek an extension prior to expiration of the initial 5-year term	Yes
Cultivation Standards – Location (Section 22.40.050.D.1)	Cannabis cultivation shall not be located within 1,000 feet of a sensitive land uses	The project site is located more than 1,000 feet from sensitive receptors.	Yes
Cultivation Standards – Minimum Site Area (Section 22.40.050.D.2)	Indoor and outdoor cultivation in AG must be on a minimum 10-acre site	The project site is 42 acres and therefore exceeds minimum site area requirements	Yes
Cultivation Standards – Setbacks (Section 22.40.050.D.3)	Outdoor cultivation must be 300 feet from property line or public-right-of-way, whichever is closer, and 50 feet from riparian vegetation; indoor cultivation must be 100 feet from offsite residences and consistent with Agricultural Accessory Structure setbacks (sections 22.30.060 and 22.30.310 for Agricultural Accessory Structures)	The proposed cultivation meets the required setbacks on the northern, western, and southern property line. The project includes setback modifications to the eastern property line, in order to reduce project visual impacts to the surrounding residences and to increase site security. The setback modification request is supported by a third-party Odor Analysis and Odor Abatement Plan which concludes that nuisance odors should not be experienced	No; modification to standard requested

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		offsite. The project has been conditioned to be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite.	
Cultivation Standards – Air Quality <i>(Section 22.40.050.D.4)</i>	Cannabis cultivation sites located on an unpaved road shall mitigate the air pollution (i.e. dust) effects created by the use.	The access road (Quail Hollow Ln) is unpaved. The project has been conditioned to provide and implement a mitigation plan for continuing dust control from the property frontage to the nearest County-maintained road.	Yes
Cultivation Standards – Water <i>(Section 22.40.050.D.5)</i>	Cannabis cultivation sites that are in a groundwater basin at Level of Severity III shall offset water use.	The project site is located in an area with an impacted groundwater basin (Paso Robles Groundwater Basin) and area of severe decline and proposes to offset its water use at a 2:1 ratio.	Yes
Cultivation Standards – Screening and Fencing <i>(Section 22.40.050.D.6)</i>	Cannabis shall not be easily visible from offsite; activities shall occur within a secure fence at least six (6) feet in height. When necessary, the fencing shall be designed to allow for the movement of wildlife.	The outdoor cultivation areas located on site would be fully enclosed with six-foot wood or chain-link fencing with slats; having lockable gates.	Yes
Cultivation Standards – Renewable Energy <i>(Section 22.40.050.D.7)</i>	All sites engaging in artificial light or mixed-light indoor cannabis cultivation shall comply with State regulations regarding energy requirements.	The project has been conditioned to comply with State energy regulations	Yes
Cultivation Standards – Nuisance Odors <i>(Section 22.40.050.D.8)</i>	All cannabis cultivation shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected off site.	The project has been conditioned to ensure that nuisance odors are not detected off site	Yes

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Cultivation Standards – Pesticides <i>(Section 22.40.050.D.9)</i>	Pesticides and fertilizers shall be properly labeled, stored, and applied to avoid and prevent contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife.	The project has been conditioned to properly store, label and apply any pesticides and fertilizers	Yes
Section 22.40.060 – Cannabis Nursery			
Nursery Standards – Location <i>(Section 22.40.060.D.1)</i>	Cannabis nurseries shall not be located within 1,000 feet of a sensitive land uses.	The project site is located more than 1,000 feet from sensitive receptors	Yes
Nursery Standards – Minimum Site Area <i>(Section 22.40.060.D.2)</i>	No minimum site area is required in the Agriculture land use category.	The site is located in the AG land use category	Yes
Nursery Standards – Setbacks <i>(Section 22.40.060.D.3)</i>	Cannabis nurseries shall be setback 100 feet from any existing offsite residence, swimming pool, patio, or other living area of separate ownership. Outdoor cannabis nurseries shall be located at least 50 feet from the upland extent of riparian vegetation of any watercourse.	The proposed nursery areas would be more than 100 feet from any offsite residence, swimming pool, patio. The outdoor nursery would be 50 feet from the upland extent of riparian vegetation of any watercourse.	Yes
Nursery Standards – Air Quality <i>(Section 22.40.060.D.4)</i>	Cannabis nursery sites located on an unpaved road shall mitigate the air pollution (i.e. dust) effects created by the use.	The access road (Quail Hollow Ln) is unpaved. The project has been conditioned to provide and implement a mitigation plan for continuing dust control from the property frontage to the nearest County-maintained road.	Yes

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Nursery Standards – Water (Section 22.40.060.D.5)	Cannabis nursery sites that are in a groundwater basin at Level of Severity III shall offset water use	The project site is located in an area with an impacted groundwater basin (Paso Robles Groundwater Basin) and area of severe decline and proposes to offset its water use at a 2:1 ratio.	Yes
Nursery Standards – Screening and Fencing (Section 22.40.060.D.6)	Cannabis shall not be easily visible from offsite; activities shall occur within a secure fence at least six (6) feet in height. When necessary, the fencing shall be designed to allow for the movement of wildlife.	The outdoor nursery area would be fully enclosed with six-foot wood or chain-link fencing with slats; having lockable gates.	Yes
Nursery Standards – Renewable Energy (Section 22.40.060.D.7)	All sites engaging in artificial light or mixed-light indoor cannabis nursery shall comply with State regulations regarding energy requirements.	The project has been conditioned to comply with State energy regulations	Yes
Nursery Standards – Nuisance Odors (Section 22.40.060.D.8)	All cannabis nurseries shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite.	The project has been conditioned to ensure that nuisance odors are not detected offsite.	Yes
Nursery Standards – Pesticides (Section 22.40.060.D.9)	Pesticides and fertilizers shall be properly labeled, stored, and applied to avoid and prevent contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife	The project has been conditioned to properly store, label and apply any pesticides and fertilizers	Yes
Section 22.40.070 – Cannabis Manufacturing			
Limitations on use (Section 22.40.090.A)	Agriculture zoning limitations, size limitations, ancillary transport limited to cannabis products manufactured on site. Ancillary activities shall	The proposed manufacturing operation would produce cannabis products from cannabis grown on site only. Manufacturing facilities would	Yes

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	be limited by structure and by type.	occupy 1,900 square feet of gross floor area.	
<p>Manufacturing Standards – Location <i>(Section 22.40.070.D.1)</i></p>	Cannabis manufacturing shall not be located within 600 feet of a sensitive land uses	The project site is located more than 600 feet from sensitive receptors	Yes
<p>Manufacturing Standards – Setbacks <i>(Section 22.40.070.D.2)</i></p>	Setbacks are required as set forth in Section 22.10.140	The 8,000-square foot processing building is set back 30 feet from the nearest property line. The building meets the setbacks as set forth in Section 22.10.140.	Yes
<p>Manufacturing Standards – Nuisance Odors <i>(Section 22.40.070.D.3)</i></p>	All cannabis manufacturing shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite.	The project has been conditioned to ensure that nuisance odors are not detected offsite	Yes
<p>Manufacturing Standards-- Limitations <i>(Section 22.40.070.D.4)</i></p>	The manufacturing of cannabis edible products, as defined by this Title, that are in the shape of animals, people, insects, or fruit is prohibited	The project has been conditioned to prohibit the manufacturing of cannabis edible products that are in the shape of animals, people, insects, or fruit	Yes
Section 22.40.090 Cannabis Dispensaries			
<p>Limitations on Use <i>(Section 22.40.090 A.)</i></p>	<p>Not open to the public. Mobile dispensary not allowed.</p> <p>Allowed in the Agriculture land use category and limited to dispensing of cannabis that is grown on site or cannabis products manufactured with cannabis grown on site.</p>	The project has been conditioned to limit retail sales from the dispensary to deliveries only.	Yes

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Dispensary Standards - Location <i>(Section 22.40.090 D.2)</i>	May be no closer than 600 feet to cannabis-sensitive land uses.	The project site is more than 600 feet from cannabis-sensitive land uses.	Yes
Dispensary Standards - Setbacks <i>(Section 22.40.090.D.2)</i>	Setbacks are required as set forth in Section 22.10.140.	The 8,000-square foot processing building is set back 30 feet from the nearest property line. The building meets the setbacks as set forth in Section 22.10.140.	Yes
Dispensary Standards - Hours of Operation <i>(Section 22.40.090.D.3)</i>	Dispensaries may operate from 8:00 a.m. until 8:00 p.m. daily.	The proposed dispensary will operate 8AM to 8PM daily.	Yes