



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 6/25/2018
TO: 4th District Legislative Assistant, Building Division, Public Works, Agricultural Commissioner, Air Pollution Control Board, Sheriff, Planning Division-Williamson Act, Cal Fire/County Fire, CA Fish and Wildlife, US Fish and Wildlife, RWQCB, South County Advisory Council, AB52
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)

PROJECT NUMBER & NAME: DRC2018-00093 DAYSPRING

PROJECT DESCRIPTION: Proposed Minor Use permit for 3 one-acre outdoor and 22,000 sq/ft indoor cannabis cultivations alongside 22,000 sq/ft greenhouse for ag processing (curing/drying) to be located at 510 Rancho Rd. Nipomo, CA 93444

[APN\(s\):](#) 090-241-003

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

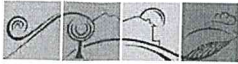
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
 ☐ Tree Permit
 ☒ Minor Use Permit
☐ Conditional Use Permit/Development Plan
 ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver
 ☐ Other
 ☐ Site Plan
☐ Surface Mining/Reclamation Plan
 ☐ Zoning Clearance
☐ Amendment to approved land use permit
 ☐ Variance

DRC2018-00093

Minor Use Permit
 090-241-003 / 510 RANCHO RD
 HELIOS DAYSPRINGS
 CANNABIS - 3.1 acre outdoor and 22,000 sq/ft indoor
 cultivation sites CCM 2016-00297

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Donavan Family LLC Daytime Phone (805)928-5011
 Mailing Address PO Box 797 Santa Maria, CA Zip Code 93465
 Email Address: _____

☐ Applicant Name Helios Dayspring Daytime Phone (805)356-5151
 Mailing Address 8570 Casanova Road Atascadero, CA Zip Code 93422
 Email Address: houseofholistics2013@gmail.com

☒ Agent Name Kirk Consulting / Lisa Bugrova/ Jamie Jones Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Rd, Atascadero, CA Zip Code 93422
 Email Address: Lisa@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: +/- 220 Acres Assessor Parcel Number(s): 090-241-003
 Legal Description: _____
 Address of the project (if known): 510 Rancho Road, Nipomo, CA 93444
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Access is off of Rancho Road and S. Dana Foothill Road
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Single Family Residence and Vineyard

PROPOSED PROJECT

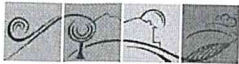
Describe the proposed project (inc. sq. ft. of all buildings): See Project Description

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 6/14/18

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: Existing/Primary access to remain off Rancho Road and S. Dana Foothill Rd.

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Agriculture South: Agriculture
East: Agriculture West: Agriculture

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 800 sq. feet .0 %
Paving: 0 sq. feet 0 %
Landscaping: 0 sq. feet 0 %
Other (specify) Cannabis Cultivation and Nursery greenhouse
Total area of all paving and structures: 0 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 0 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 10-existing Height of tallest structure: 14'4" greenhouse
Number of trees to be removed: 0 Type: n/a
Setbacks: Front 644' Right 368' Left 1213' Back 2,820'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☒ Other portable toilets
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

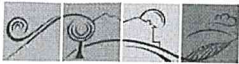
Fire Agency: List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 3 ☐ sq. feet ☒ acres
Total floor area of all structures including upper stories: 800 sq. feet + 44,000 sf greenhouses

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____ sf
Total of area of the lot(s) minus building footprint and parking spaces: _____ sf



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 200 acres
Moderate slopes - 10-20%: 22 acres
20-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: Drainage
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: Hoophouses visible from Rancho Road

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain Cannabis cultivation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 1.2 AFY
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: onsite wells
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? Yes ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☒ Pump Test 4 Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☒ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☒ No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage-disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☒ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? within cannabis use areas (compost)
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: Lucia Mar Unified School District, Arroyo Grande, CA
2. Location of nearest police station: Santa Maria Police Department, 1111 W. Betteravia Road, Santa Maria, CA 93458
3. Location of nearest fire station: 450 Pioneer ST, Nipomo, CA 93444
4. Location of nearest public transit stop: n/a
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: Single Family Residence, Citrus
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☒ Yes ☐ No
If yes, please include two copies of the report with the application. Under separate cover

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: 7 days Hours of Operation: 6 am - 2pm
2. How many people will this project employ? 4-7
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: N/A
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 2

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? ☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): n/a
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: No. Greenhouses will be compliant with State Energy Regulations for cannabis

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
N/A
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?
☐ Yes ☒ No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): CDFA, BCC, Business License

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
CANNABIS APPLICATION SUPPLEMENT

PLN-2018
12/8/2017

The following information is required in addition to the Land Use Permit Application.

Cannabis Activities Proposed

- | | | |
|---|-------------------------------------|---|
| <input type="checkbox"/> Cultivation | <input type="checkbox"/> Nursery | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input type="checkbox"/> Dispensary | <input type="checkbox"/> Distribution Facility |

For Cultivation and Nurseries ONLY

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016-_____.

What is the applicant on the approved registration? *Note: The applicant name on the registration must match the applicant name on the land use permit.*

Name of applicant: _____

Are you planning on cultivating on the same site that a registration was approved for?

- ☐ Yes ☐ No

What type of State cultivation license are you seeking?

- | | | | |
|--------------------------------------|--|---------------------------------|----------------------------------|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Type 2 | <input type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor | <input type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light | | | |

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):

CANNABIS APPLICATION SUPPLEMENT

- ☐ On my floor plan submitted with the application
☐ On an additional document submitted with my application

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours.
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.
- Repeat this for each piece of equipment and the total amounts for each month.
- Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources.

Source or utility name	Expected kWh drawn annually
Total Annual kWh:	

Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using reclaimed water, identify that as a source. If you are utilizing more sources of water than may be included on this form, you may include that information on a separate page submitted with this application.

Estimate the total water used in the production of marijuana by month. If recording estimates for multiple sources, estimate these amounts separately.

Source			
Month and Year			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
Totals			

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☐ No

List of pesticides anticipated to be used: _____

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide
☐ Ethanol ☐ Mechanical ☐ None
☐ Other _____

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☐ Type 9 – non-storefront dispensary ☐ Type 10 ☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes ☐ No

How many vehicles do you anticipate delivering product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10 ☐ 11-50 ☐ 51-100 ☐ >100 ☐ N/A Storage Only/Other



HELIOS DAYSPRING
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS USE PERMIT
510 RANCHO ROAD, NIPOMO, CA 93444 (APN 090-241-003)

PROJECT DESCRIPTION

Parcel Size:	220 Acres total
APNs:	APN 090-241-003
Address:	510 RANCHO ROAD, NIPOMO, CA 93444
Land Use Designation:	AG
Water:	On-Site Well
Domestic Sewer:	On-Site Septic System
Existing Uses:	Residency & Vineyard
Access:	Rancho Road and S. Dana Foothill Rd.

Proposed Project: Cannabis Use Permit

A request by Helios Dayspring for a Minor Use Permit to authorize the cultivation of cannabis consisting of 3 acres of outdoor canopy and 22,000 sf of indoor canopy. Cultivation and drying will occur in existing hoopouses, and two new 22,000 sf greenhouses. One greenhouse will be used for cultivation and the second will be used for curing/drying. There will be 400 SF of pesticide storage, and 400 SF of nutrition storage within the securely fenced areas. The cultivation is currently in operation in accordance with CCM2016-00297. All hoopouses are existing with greenhouses to be built. The proposed project is located at 510 Rancho Road, Nipomo, CA 93444, just East of N. Thompson Road, and approximately 8 miles East of California State Highway 101. The site is within the Agricultural land use category, and in the South County Inland Sub Planning area.

Figure 1-Location

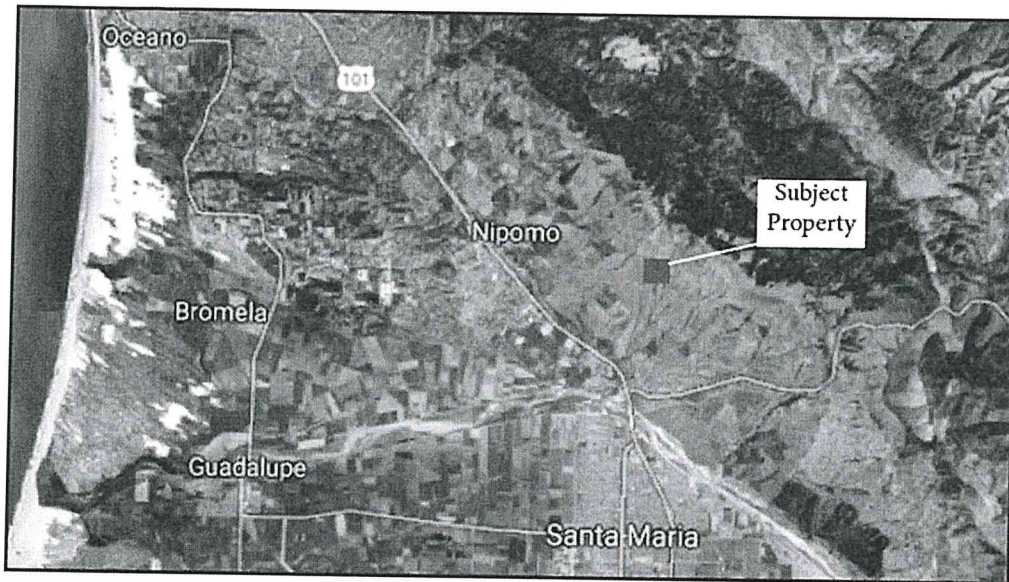
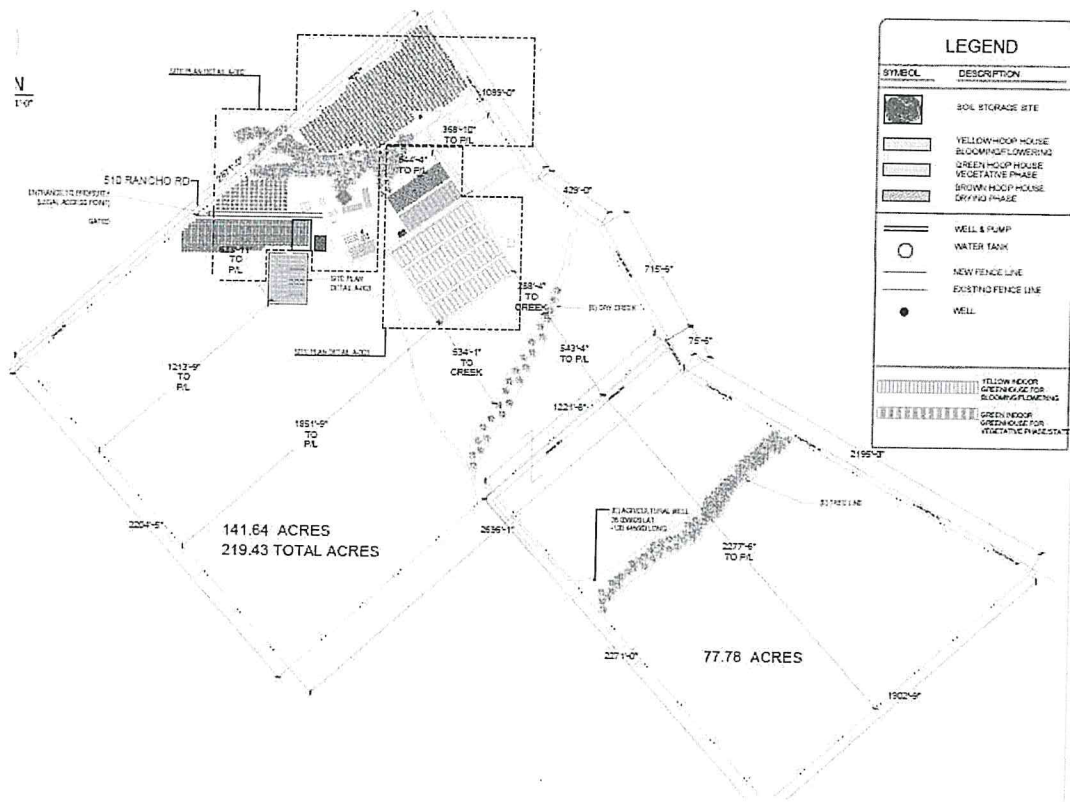


Figure 2- Site Plan



The project site is approximately 222 acres in size and consists of two legal parcels. The site is located on Rancho Road, approximately 8 miles East of California State Highway 101. The area is sparsely developed with very low densities and larger parcel sizes (40+ acres), all in agricultural production. The area's topography is relatively flat in the immediate area, with sloping hillsides nearby. Vegetation coverage is sparse surrounding the site, with moderately dense coastal chaparral and Eucalyptus within the site along drainages located outside of the proposed crop conversion areas. Average slope of the parcels in the area is 7.

The site is accessed from Rancho Road. This road provides access to one parcel beyond the applicant's site and is paved all the way to the applicant's driveway. Rancho Road intersects with S. Dana Foothill Road to the East and S. Thompson Avenue to the West. Rancho Road is the main accessway for all parcels on this site.

Processing and Export of Product

Drying and curing operations will be located within a proposed Drying House on the site and existing hoopouses. Once harvested, product will be taken off-site for processing and final distribution.

Access

The site is accessed from Rancho Road. This road provides access to one parcel beyond the applicant's site and is paved all the way to the applicant's driveway. Rancho Road intersects with S. Dana Foothill Road to the East and S. Thompson Avenue to the West. Rancho Road is the main accessway for all parcels on this site. This project will not require a road maintenance agreement.

Existing site access is adequate for the proposed operations, which will utilize existing onsite staff and will not result in additional traffic trips associated with the proposed crop conversion.

Site Operations Plan

Security

The proposed security plan includes placement of several cameras at key locations throughout the property to ensure that unauthorized access does not occur as well as secure fencing around all cannabis use areas with restricted entry. All cannabis use areas will be contained within secure fencing with locked gates and constructed according to controls as required by the Bureau of Cannabis Control and California Department of Food and Agriculture, as well as in consultation with the local sheriff. Staff security measures are in place to ensure that product is not removed from the site except through proper channels for distribution purposes. The site will operate in full compliance with State licensing requirements for track and trace which will further ensure adherence to security protocols. State licensing standards from the Bureau of Cannabis Control require submission of detailed security plans and controls which will be prepared and submitted to the appropriate agencies upon approval of the land use permit and to the County sheriff's office for approval as part of the local business licensing.

Odor Management

Odor from the cultivation areas is naturally mitigated by the distance to the nearest offsite residence being over 1,000 feet away, construction of hoop houses over the flowering cultivation areas, and use of mixed light greenhouses. The proposed nursery operation is not anticipated to create any odor issues. No additional odor management control devices are necessary. In the event there is a concern with off-site odor management, appropriate mitigation will be installed at the greenhouses to provide additional screening of the odor.

Signage

No exterior signage distinctive to the cannabis operation is existing or proposed.

Parking/Access

The property site provides ample accessible and level parking areas for the cultivation operations and are not in conflict with any adjacent properties or uses. Any required striping or grading improvements for ADA access to the greenhouse buildings will be incorporated into the building permits for those structures. All existing cultivation operations and hoophouses are easily accessible from the existing operations area that serves the current cannabis cultivation as well as current citrus farming operations.

Staffing

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. The site at full operation requires a total of 7 full time staff with the hours of 6:00 am to 6:00 pm. Three times a year, in May, July and September for harvest, four additional employees will be onsite for a total of 11 with the same hours of operation. These harvest times are six days long where the cannabis is cut and hung inside each hoop house. Drying will occur inside hoop houses then bucket into totes, then delivered to processing facility. Once dried, staff cut the product, transfer it into totes where it is taken to an offsite processing facility for trimming and preparation for sale. An occasional fourth harvest may occur if there is not an early rain, at the same employee levels listed above.

Employee Safety

The cultivation operations are managed by an established grower familiar with controls necessary to ensure employee safety. In accordance with State licensing requirements the applicant will prepare and submit as part of the business license process a full employee safety and management plan.

Neighborhood Compatibility

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. No sensitive uses are located in the vicinity of the project site.

Wastewater and Green Waste

Hoop house and greenhouse cultivation will not produce any wastewater as all water is used within the planting environment. Water conservation techniques established in the berry industry will be applied at the site to further conservation and environmental management.

All green waste consisting of dead and/or stripped of flower plants and soil are composted onsite within a defined waste storage area.

Pesticide and Fertilizer Usage

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 in small containers within spill containment bins and consist of the following: Activia, Regalia, Venerate, Mildew Cure, neem oil, sulfur, Dawn dish soap, Monterey County insect spray, Merit, Floramiite, Abemectan SM99, Green Clean, Nutrients Flora Nova Grow / Bloom, Armor Si, Diamond Nectar, Carboload, bat guanos, Silica Blast, Root XL, Overdrive, Big Bud, Fox Farm Big Bloom, Tiger Bloom, Big Bud, Kelp me Kelp you, Wholy Mackerel, Micro Brew, Kangaroots, Open Sesame, Beastie Bloomz Chaching. Specifications attached.

Setbacks

Land Use Ordinance Section 22.40.050(D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 foot all property lines and public rights of way. Sensitive habitats and offsite uses are also considered in the setbacks. The outdoor cultivation area will be located over 350 feet from the nearest property line and over 280 feet from an existing intermittent drainage on the site.

The 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 Agriculture-zoned parcel meets the size requirement of 50 acres for 3 acres of outdoor cannabis cultivation and 22,000 sf of mixed-light cultivation. All cannabis uses will be within hoop house structures or in greenhouses. The nearest offsite residential structure is over 1,000 feet from the proposed cultivation area.

Air Quality

The project is located on an existing agriculturally cultivated site. The site access is paved and no dust effects are anticipated.

Access, Screening and Fencing

The site is accessed from Rancho Road which continues beyond the site. Additional security controls as required by CDFA or BCC would be incorporated into the existing operations, including security cameras and fencing at key locations as shown on the site plan. Fencing will be secure and at least 6' in height to be in compliance with security controls as required by local and state licensing as well as comply with County ordinance standards.

Fencing specifications will be provided as part of the building permit process for the project once the land use permit is approved for processing.

Water Management Plan

The project site is served by one existing well that has historically served the property for the residential, citrus cultivation, and registered cannabis cultivation. A 4- hour pump test completed on the well in April 2018 determined a measured flow rate of 364 gallons per minute. Citrus cultivation covers approximately 11 acres of the site. With a water demand factor of 2.3 acre feet per year (AFY), this existing use of water for citrus growing is served by the well onsite for a total estimate of 27.5 AFY. Utilizing the Central Coast Regional Water Quality Control Board cannabis development team estimates for indoor and outdoor cannabis operations, the proposed use will require approximately 1.2 AFY. The existing well is equipped to accommodate this water use.

Cultivation Hoophouse/Greenhouse/Nursery					
	Use Factor (gallons)	sf	days/yr	gall/yr	AFY
Greenhouse	0.1	22,000	260	572000	1.2
Hoophouse	0.03	130680	150	588060	0.37
TOTAL		152680		1160060	1.2

Citrus Water Use Estimates

			AFY
Citrus	2.3 Applied Water (Acre Feet/Acre/Year)	11 Acres	27.5

Energy Use

The project is served by PG&E electrical service, which is adequate for the proposed cultivation and nursery operations.

Resources Requiring Special Consideration:

Biological Resources

County Land Use Ordinance Standard 22.60.040D defines additional information required for discretionary land use permits. The standard allows a waiver of content (22.60.040E) when a written request is provided that states the specific conditions of a site negate the need for additional information.

Request for Waiver of Content-22.60.040E

22.60.040D Additional information required. 4. Biological Report

This project site is not within mapped range of any sensitive species in the region and does not propose any site disturbance in proximity to riparian areas, wetland habitat, or undisturbed grassland habitat. County vegetation data defines the majority of the property as Shrub, with no oaks present. As clearly defined in the site plan, all use areas are confined to leveled fenced areas previously utilized for agricultural production. No tree removal or impact to native vegetation would occur. No sensitive biological resources are anticipated to be potentially impacted.

Archeological

Due to the presence of a defined drainage onsite, an archeological report was prepared. The surface survey determined negative results for presence of sensitive resources. The records research is underway and the final report will be submitted under separate cover.

Traffic

The property is accessed from an existing road north west of the project site fronting Rancho Road. Rancho Road intersects with W. Foothill Rd to the East and S. Thompson Ave to the West. The cannabis cultivation consists of crop replacement of the existing winery and will not in any expansion of use or traffic trips.

The Institute of Transportation Engineers (ITE) and various published traffic study documents researched by registered traffic engineers has found that with the exception of Cannabis Dispensaries, other cannabis growing related facilities function similarly to other similar uses, in this case, greenhouses and open agriculture. Although ITE does not have published trip generation rates for greenhouses, the County of Santa Barbara in 2013 published traffic generation data for greenhouses that house a variety of agriculture. Those rates are used to estimate the traffic trips associated with the growing areas. At the project site, similar to the applicant's other operation, the open agriculture uses are current production, so the crop change would not result in any net change in traffic volumes. The existing land uses trip generation is already accounted for in existing traffic volumes. The 22,000 sf greenhouse

would result in a project total equal to a previously evaluated project for the applicant, with an estimated evening peak hour total of 2.

Screening and Fencing Plan

The site topography and location of the proposed outdoor cannabis cultivation are preclude visibility from offsite. Fencing will extend around the entire cannabis use areas in compliance with local and state guidelines. Solid and durable screening fencing at least 6 feet in height with secure gates will be installed.



Parcel Information

APN: 090-241-003

Assessee: DONOVAN FAMILY LLC

Care Of: %PATRICIA DONOVAN-JOHNSON

Address: PO BOX 797 SANTA MARIA
CA 93456

Description: RHO NIPOMO LT 14 POLL PART LT C

Site Address:
00510 RANCHO RD

Tax Rate Area Code: 052041

Estimated Acres: 222.17

Community Code: SCSC

Supervisor District: Supdist 4

Avg Percent Slope: 7



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
----	--



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00093	Land Use	6/15/2018 9:21:38 AM
PRE2017-00045	Pre-Application	2/2/2018 9:32:02 AM
COD2016-00368	Code Enforcement	1/9/2017 2:40:19 PM
PMT2016-04857	Determination	12/30/2016 10:13:06 AM
PMT2016-04855	Determination	12/30/2016 10:08:43 AM

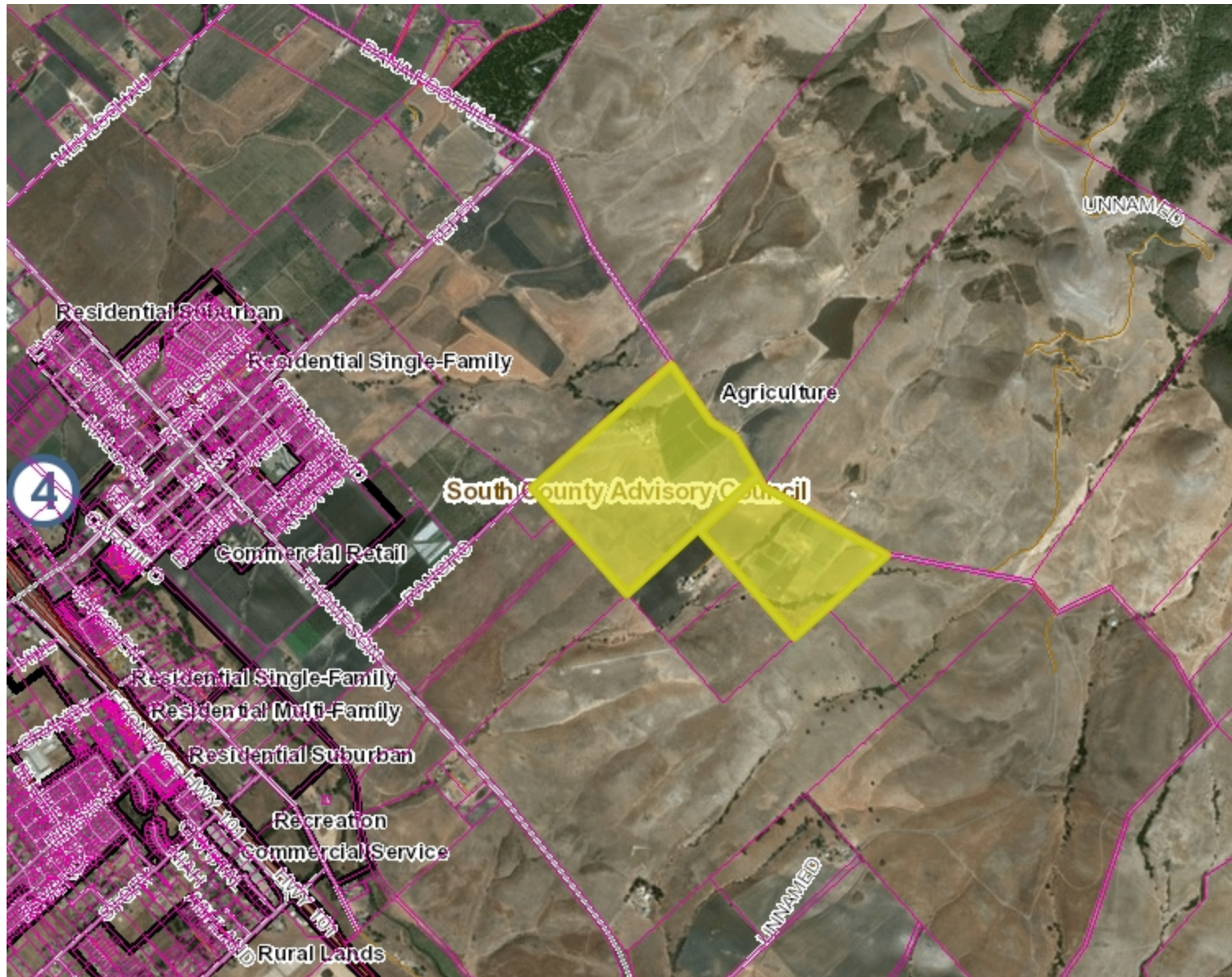


Parcel Summary Report











APN: 090-241-003

CCM2016-00297	CCM - Condition Compliance Monitoring	11/17/2016 12:41:41 PM
PMT2015-04069	PMTR - Residential Permit	5/17/2016 11:30:54 AM
A3384	PMTR - Residential Permit	1/20/1998 12:00:00 AM
83670	PMTR - Residential Permit	11/27/1990 12:00:00 AM
82360	PMTR - Residential Permit	6/13/1990 12:00:00 AM

Interactive Data Viewer



Legend

-  SLO County Parcels
- Roads**
 -  CalTrans
 -  Maintained by SLO CO
 -  Private Maintenance
 -  Federal or State Maintenance
- Community Advisory Groups**
 -  Community Advisory Group Boundary
 -  Cayucos Citizens Advisory Council Subarea
 -  Creston Advisory Body Sub Areas
-  Supervisor Districts
-  Land Use Outlines

-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department



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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 24 of 31

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance

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 © County of San Luis Obispo Planning and Building Department

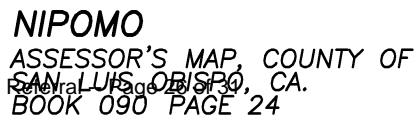


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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



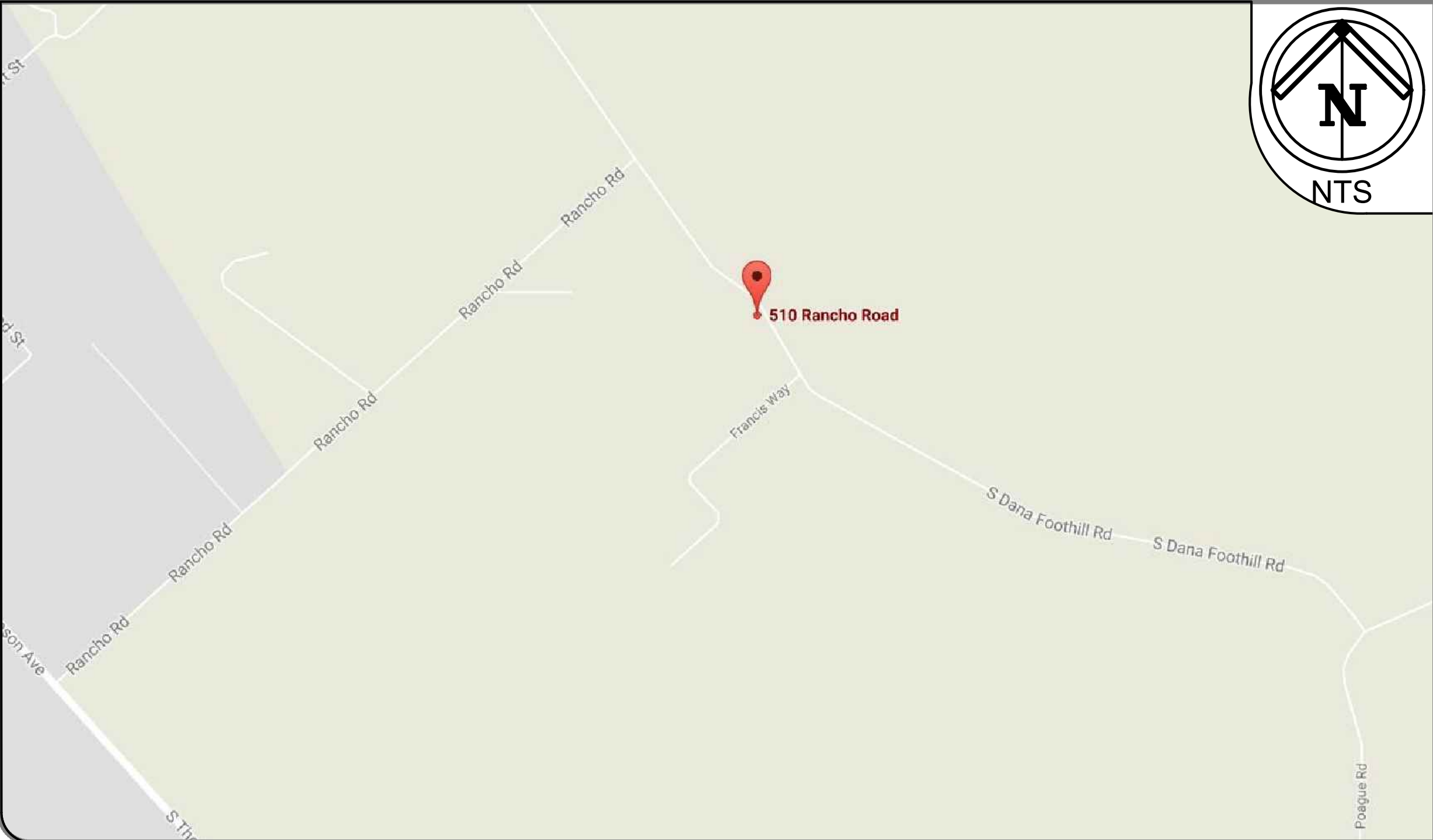
Referral -- Page 25 of 31



NIPOMO SITE

510 RANCHO ROAD
NIPOMO, CA 93444
APN: 090-241-003

VICINITY MAP



SCOPE OF WORK:

- ~2.5 Acres Outdoor Cultivation in Existing Hoophouses
- ~0.5 acre Outdoor Nursery in Existing Hoophouses
- 16,920 SF Outdoor Drying in Existing Hoophouses
- 22,000 SF Indoor (Greenhouses) Cultivation
- 22,000 SF Indoor (Greenhouses) Drying
- 400 SF Pesticide Storage
- 400 SF Nutrition Storage

SHEET INDEX:

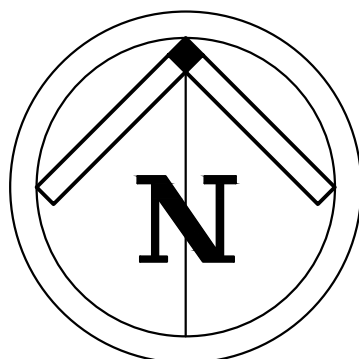
- | | |
|--------|--|
| G-001 | TITLE SHEET |
| A-001 | SITE PLAN |
| A-002 | SITE PLAN DETAIL A |
| A-003 | SITE PLAN DETAIL B |
| A-004 | PROPERTY PLAN DETAIL A (FL. PLAN) |
| FQ-101 | HOOPHOUSE INTERIOR
(WORK & EQUIPMENT CLEARANCE) |

NIPOMO SITE
510 RANCHO ROAD
NIPOMO, CA 93444

PROJECT:

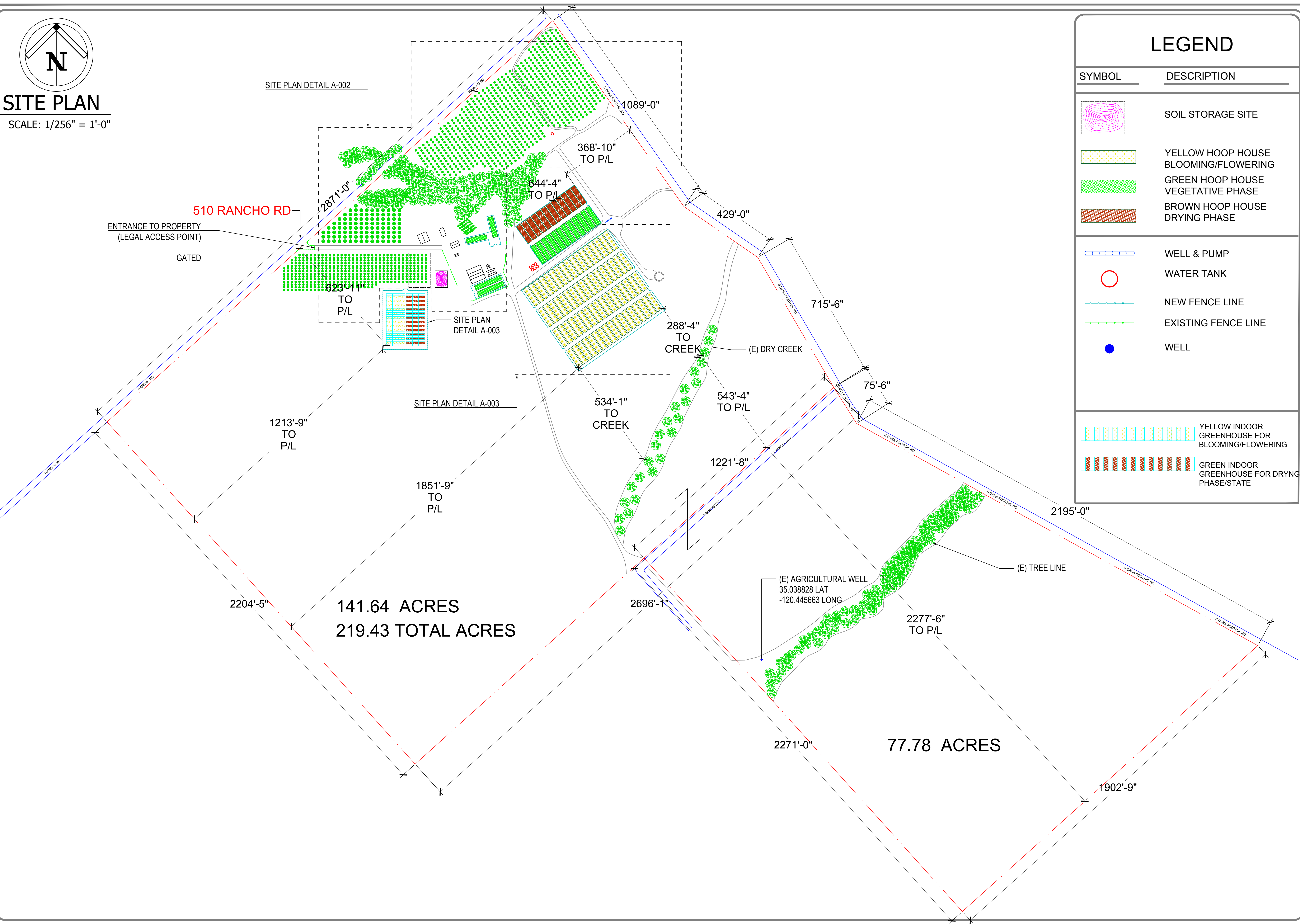
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REV BY: ----
REV DATE: ----

SHEET NUMBER:
G-001



SITE PLAN

SCALE: 1/256" = 1'-0"



LEGEND

SYMBOL	DESCRIPTION
	SOIL STORAGE SITE
	YELLOW HOOP HOUSE BLOOMING/FLOWERING
	GREEN HOOP HOUSE VEGETATIVE PHASE
	BROWN HOOP HOUSE DRYING PHASE
	WELL & PUMP
	WATER TANK
	NEW FENCE LINE
	EXISTING FENCE LINE
	WELL
	YELLOW INDOOR GREENHOUSE FOR BLOOMING/FLOWERING
	GREEN INDOOR GREENHOUSE FOR DRYING PHASE/STATE

NIPOMO SITE

510 RANCHO ROAD
NIPOMO, CA 93444

PROJECT:

DRAWN BY: GA

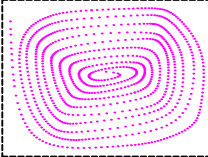

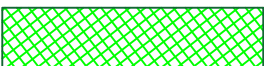
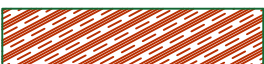
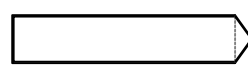
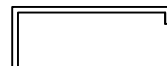






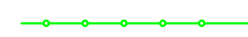



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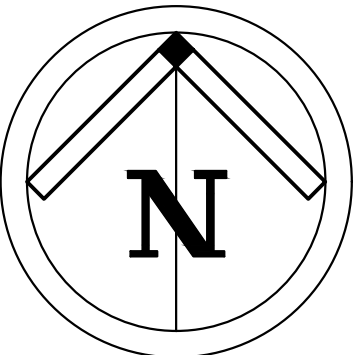
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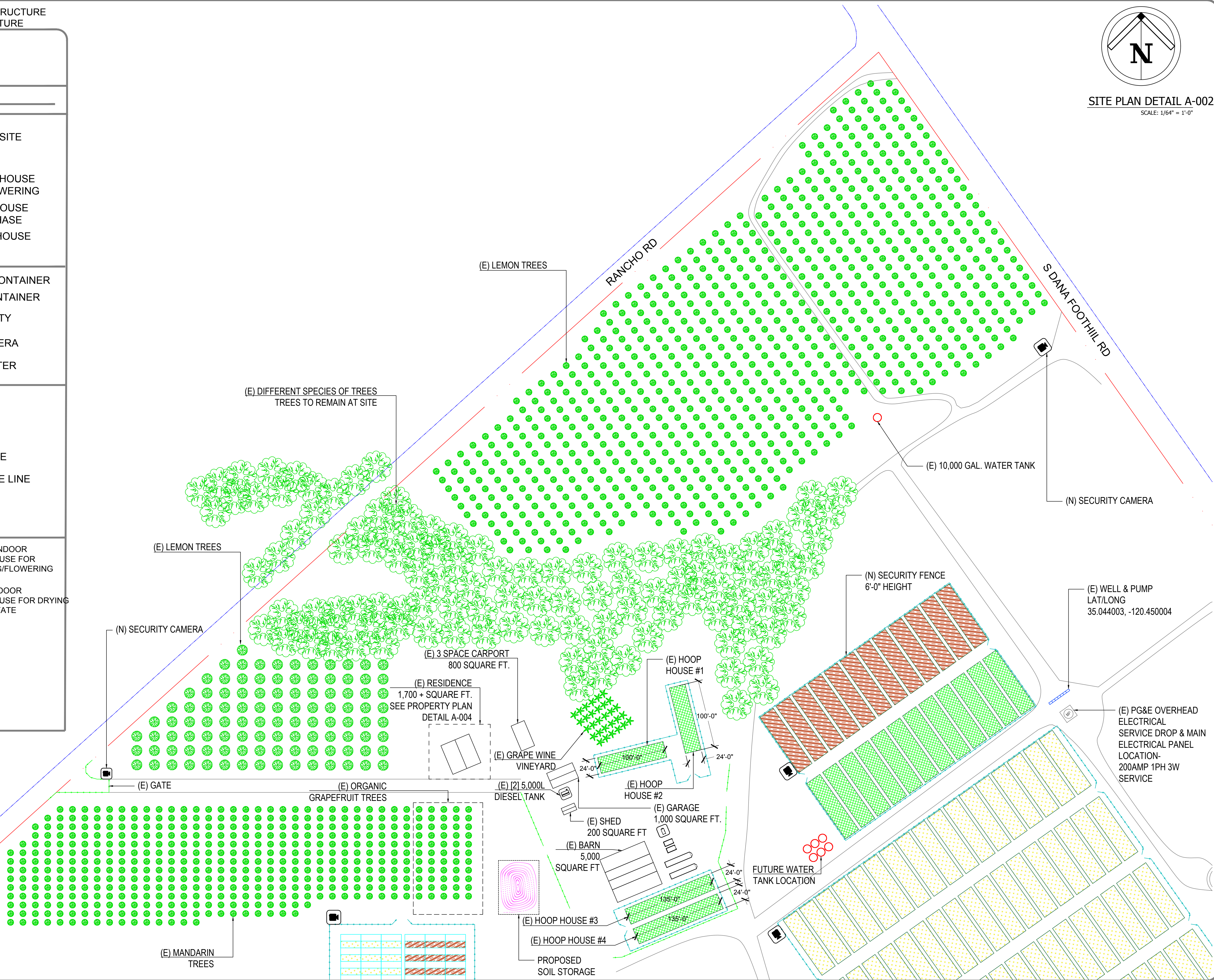
NOTE: (E) DENOTES EXISTING STRUCTURE
(N) DENOTES NEW STRUCTURE

LEGEND

SYMBOL	DESCRIPTION
	SOIL STORAGE SITE
	YELLOW HOOP HOUSE BLOOMING/FLOWERING
	GREEN HOOP HOUSE VEGETATIVE PHASE
	BROWN HOOP HOUSE DRYING PHASE
	SEATRIN 40' CONTAINER
	DUMPSTER CONTAINER
	PORTABLE POTTY
	SECURITY CAMERA
	DIESEL 5,000 LITER
	WELL & PUMP
	WATER TANK
	NEW FENCE LINE
	EXISTING FENCE LINE
	
	YELLOW INDOOR GREENHOUSE FOR BLOOMING/FLOWERING
	GREEN INDOOR GREENHOUSE FOR DRYING PHASE/ STATE



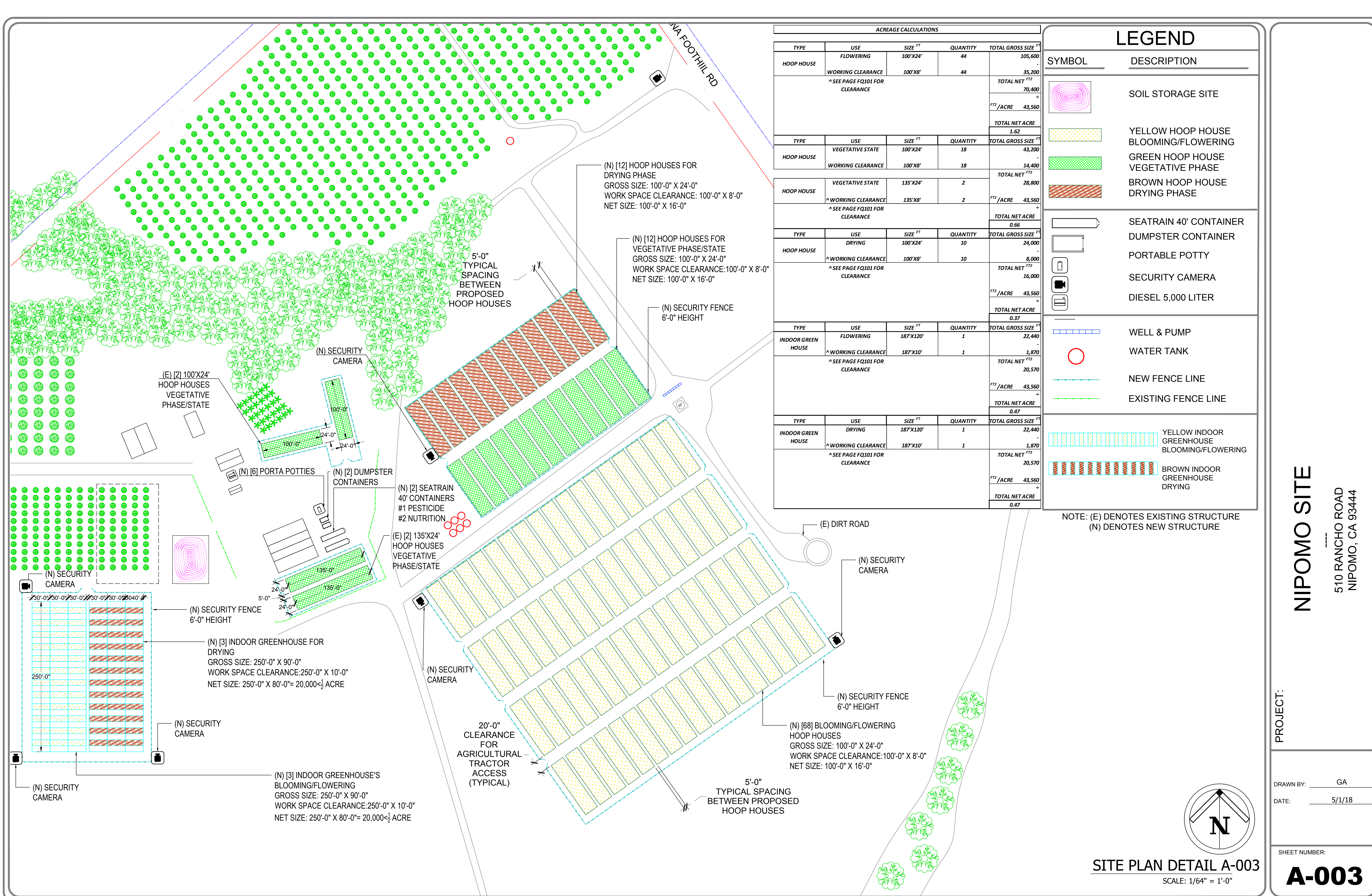
SITE PLAN DETAIL A-002
SCALE: 1/64" = 1'-0"



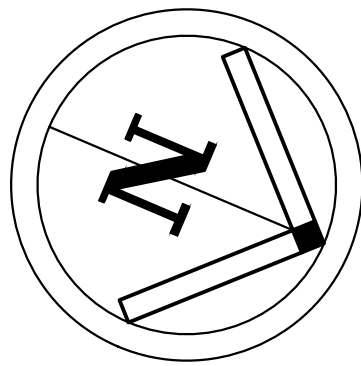
PROJECT:
NIPOMO SITE
510 RANCHO ROAD
NIPOMO, CA 93444

DRAWN BY: GA
DATE: 5/1/18

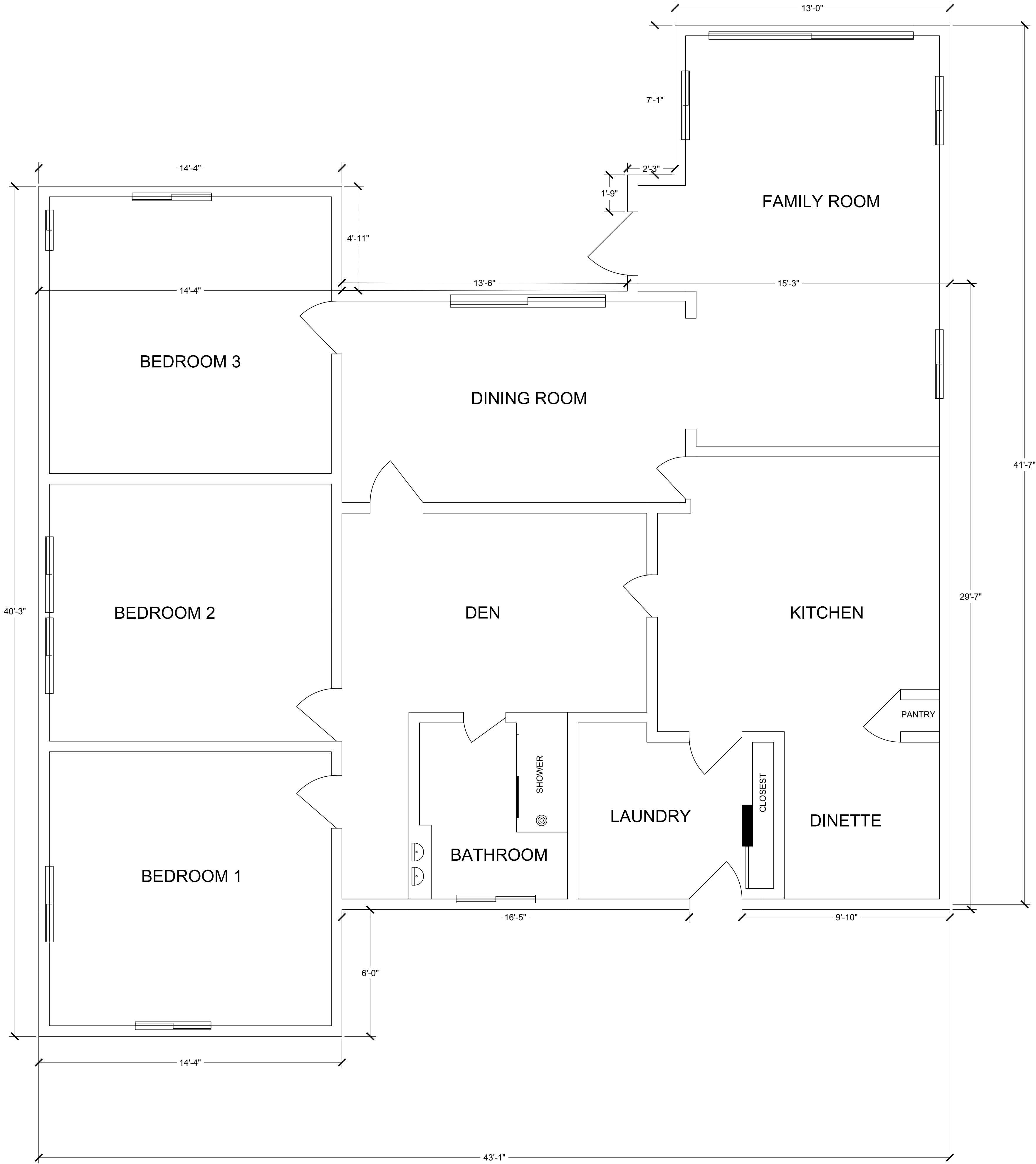
SHEET NUMBER:
A-002



NOTE:
TOTAL MEASURED SQUARE FOOTAGE: 1,624 FT²
COUNTY PROPERTY INFO: 1,643 FT²



PROPERTY PLAN DETAIL A-004
SCALE: 3/8" = 1'-0"

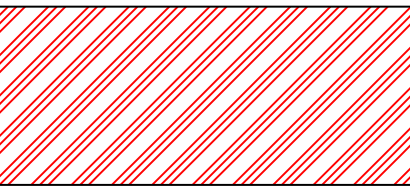


PROJECT:
NIPOMO SITE
510 RANCHO ROAD
NIPOMO, CA 93444

DRAWN BY: GA
DATE: 5/1/18

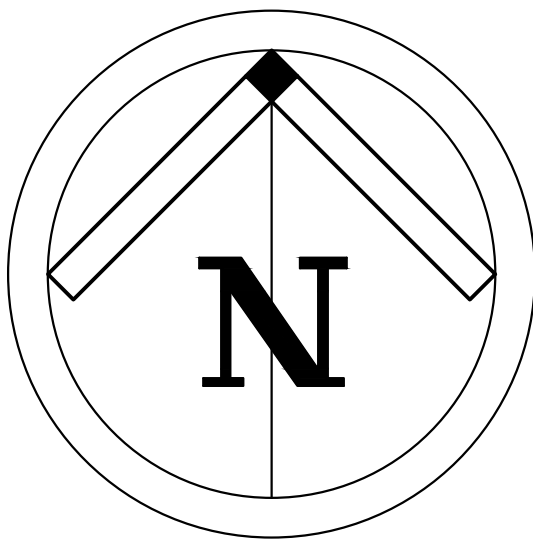
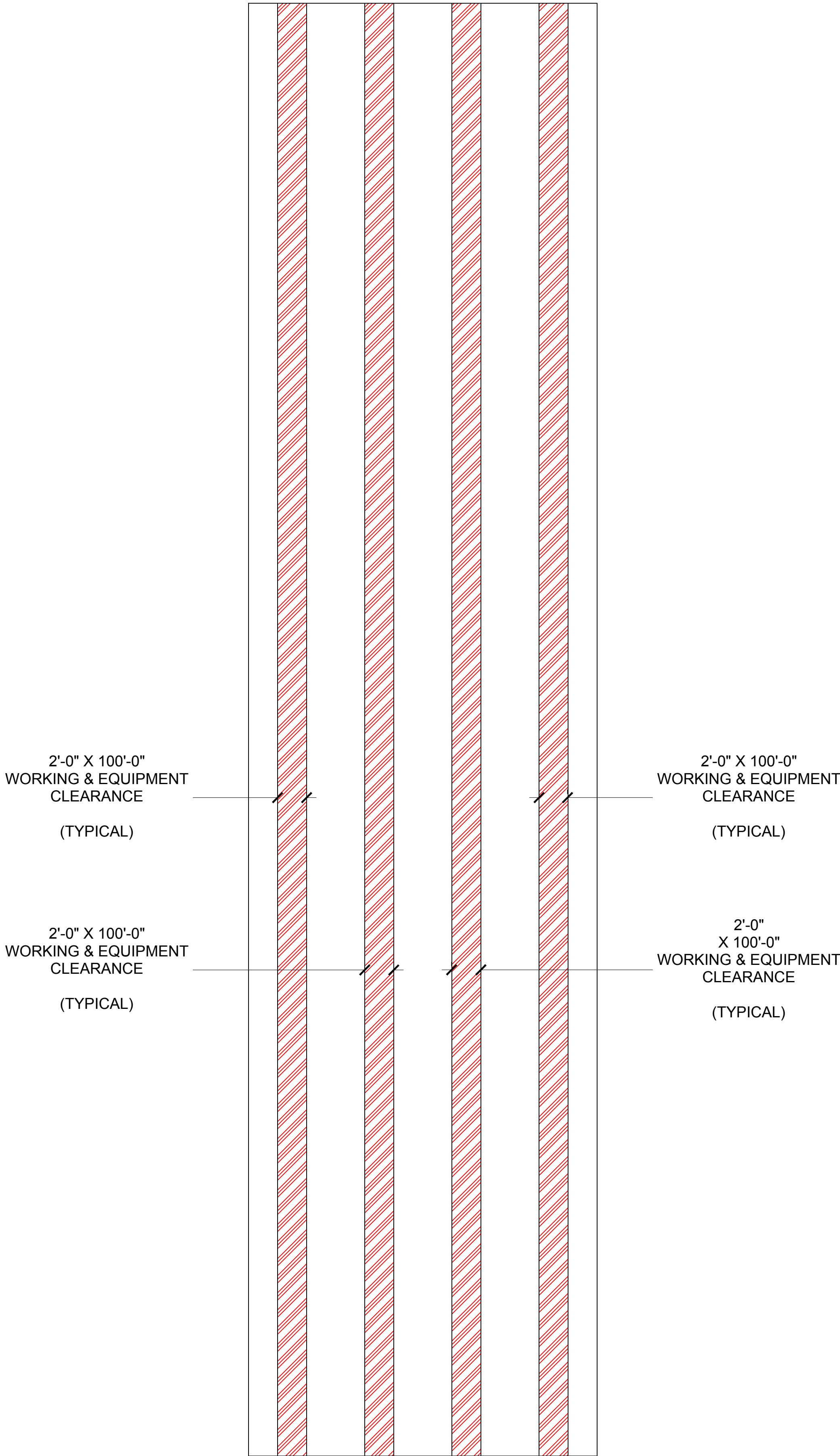
SHEET NUMBER:
A-004

EQUIPMENT LEGEND

SYMBOL	DESCRIPTION
	EQUIPMENT & WALKWAY ACCESS

SQUARE FOOTAGE FOR FLOWERING:

HOOP HOUSE SIZE 100'X24'=2400 FT²
WALKING & EQUIP= 800 FT²
NET SQUARE FEET= 1600 FT² GROW AREA



HOOP HOUSE INTERIOR

SCALE: 3/16" = 1'-0"

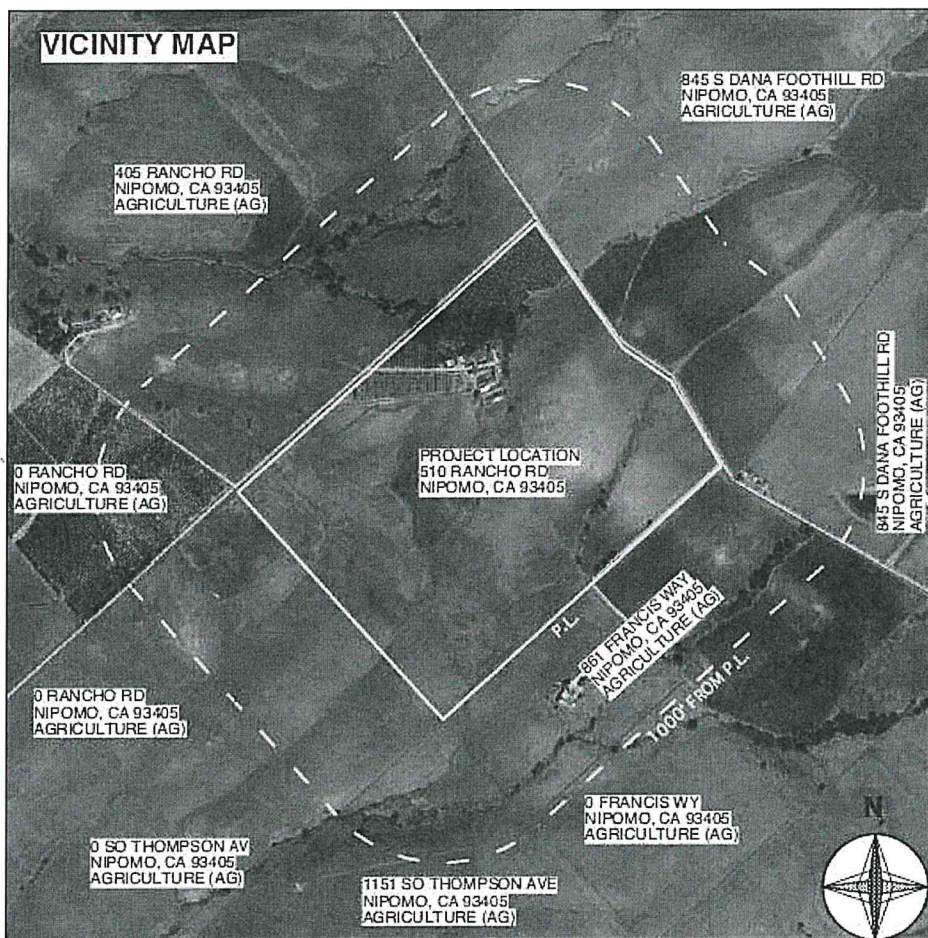
NIPOMO SITE
510 RANCHO ROAD
NIPOMO, CA 93444

PROJECT :

DRAWN BY: GA
DATE: 5/1/18

SHEET NUMBER:
FQ-101

BUFFER MAP



Kirk Consulting

Buffer Map
Rancho Road Buffer Map
510 Rancho Road
Nipomo, CA 93444
Sheet 2: Buffer Map
APN: 090-241-003

SCALE: 1/64" = 1'	
DATE: May. 14.18	
510 Rancho Road Nipomo, CA	
Sheet	
B-1	