



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
TREVOR KEITH, *DIRECTOR*

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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 2/15/2019

**TO:** 4<sup>TH</sup> District Legislative Assistant, Agricultural Commissioner, APCD, Building Division, Assessor, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, PG&E, Nipomo CSD, Army Corps, CA Fish and Wildlife, Cal Trans, National Marine Fisheries Service, RWQCB, U.S. Fish and Wildlife, South County Advisory Council, AB52

**FROM:** Jan DiLeo (jdileo@co.slo.ca.us)

**PROJECT NUMBER & NAME:** DRC2018-00226 THOMAS\_SYZMCAK

**PROJECT DESCRIPTION:** Proposed Conditional Use Permit for 128,000 sq. ft. outdoor cannabis cultivation all to be located in hoop houses and 20,625 sq. ft. indoor cultivation, 20,625 sq. ft. indoor nursery, and including drying and bagging (processing) to be located at 1000 S. Thompson Ave, Nipomo, CA.

**APN(s):** 090-281-002

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**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.

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Date	Name	Phone
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RECEIVED

05 DEC 2018



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

PLANNING & 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

DLC 2018-00226

Department Use Only  
Do Not Mark  
(Staff Apply Label Here)

## APPLICANT INFORMATION

Check box for contact person assigned to this project

☒ Landowner Name William Syzmak Daytime Phone \_\_\_\_\_  
Mailing Address 11 Wildhorse Lane Rolling Hills Estates, CA Zip Code 90274  
Email Address: bill@preservationpartners.org

☒ Applicant Name Helios Dayspring (CCM2016-00107/Devon Thomas) Daytime Phone 805-461-5765  
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: 52 Acres Assessor Parcel Number(s): 090-281-002  
Legal Description: 1000 S. Thompson Avenue, Nipomo, CA 93444  
Address of the project (if known): \_\_\_\_\_  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Tefft Street exit off CA- HWY 101, accessed off S. Thompson Avenue  
Describe current uses, existing structures, and other improvements and vegetation on the property:  
Agricultural farming (22 acres berries)

## 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 \_\_\_\_\_ Date \_\_\_\_\_

FOR STAFF USE ONLY

## OTHER INFORMATION

Legal Lot Verification - how the parcel(s) was legally created.

Abandoned oil and gas wells - if applicable - information is available from the California Division of Oil & Gas, 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246.

## SUPPLEMENTAL INFORMATION

The following information may be required to be submitted before a review of the application can be completed. If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.

- ☐ Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180 et seq.
- ☐ Fire Safety Plan prepared pursuant to Section 22.52/23.05.080 et seq.
- ☐ Preliminary Grading/Drainage Plan - when required by Section 22.52/23.05.020 & .040
- ☐ Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- ☐ Archeological Report - where required, submit two copies.
- ☐ Botanical Report - where required, submit two copies.
- ☒ Biological Report - where required, submit two copies.
- ☒ Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- ☐ Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- ☐ Traffic Study - where required, submit two copies.
- ☐ Geologic Report - where required, submit two copies.
- ☐ Visual Analysis - for applications that propose development along significant visual corridors (such as Highways 101 and 1).
- ☐ Location, size, design and text of all existing and proposed signs.
- ☐ Location and design of solid waste disposal facilities - as required by Section 22.10.150/23.04.280.
- ☐ Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided.
- ☒ Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- ☒ Water will-serve letter OR Well pump test (4-72 hour).
- ☐ Sewer will-serve letter OR Percolation tests.
- ☐ County Public Works road requirements.
- ☐ Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan.
- ☐ Cost Accounting Agreement.
- ☐ Other \_\_\_\_\_

- ☒ Location, dimensions and use of all existing and proposed structures on the property, including buildings, decks, balconies, fences, walls, and other structural elements that extend into yard areas.
- ☒ Location, name, width, and pavement type of adjacent and on-site streets/alleys.
- ☐ Existing/proposed curbs, gutters & sidewalks. All points of access, both existing and proposed.
- ☒ Types and location of existing/proposed water supply and sewage disposal facilities.
- ☐ Location and dimensions of all existing/proposed easements, driveways and parking areas (enclosed or open), including pavement type.
- ☐ Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed.
- ☐ All areas proposed for grading and landscaping.
- ☐ Any areas proposed to be reserved and maintained as open space.
- ☒ Location, use and approximate dimensions of all structures within 100 feet of the site's boundaries.
- ☒ A vicinity map showing precisely how to drive to the site. (include street names and distances to help with describing how to get to the site)
- ☐ Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach

**PRELIMINARY FLOOR PLANS AND ARCHITECTURAL ELEVATIONS** - showing height of buildings and structures, color, texture and material of exterior finishes and roofing (not required for most agricultural buildings).

**ELEVATIONS** - (relative height) from the finish floor of the garage or other parking area to the edge of the pavement or road at the driveway entrance.

**COPIES OF PLANS** - If any of the information included as part of this application is available in digital format, please enclose the information via digital media.

**Full-Sized Plans**

- ☒ 7 copies of all drawings in a full-size format (larger than 11 by 17 inch page).

**Reductions**

- ☒ 1 copy of all drawings reduced to the size of an 8-1/2 by 11 inch page.
- ☒ 1 copy of all drawings reduced to the size of an 11 by 17 inch page.





# 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): \_\_\_\_\_

Describe existing and future access to the proposed project site: Existing/Primary access to remain off of S. Thompson Ave

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? 76 acres (090-281-005)

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: 45,000 sq. feet 0 % Landscaping: 0 sq. feet 0 %  
Paving: 0 sq. feet 0 % Other (specify) Outdoor canopy 2.94 acres

Total area of all paving and structures: 45,000 ☒ sq. feet ☐ acres  
Total area of grading or removal of ground cover: 0 ☒ sq. feet ☐ acres

Number of parking spaces proposed: 16 Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 425' Right 1,150' Left 750' Back 1,160'

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 \_\_\_\_\_

☐ 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: 115,200 ☒ sq. feet ☐ acres

Total floor area of all structures including upper stories: 45,000 sq. feet

## ~~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: 33 acres  
Moderate slopes - 10-20%: 19 acres  
20-30%: 0 acres  
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
- 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: CA State Highway 101



## 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 Berry farming and cannabis farming  
☐ Commercial/Office - Explain \_\_\_\_\_  
☐ Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? No service connections required
5. Do operable water facilities exist on the site?  
☒ Yes    ☐ No    If yes, please describe: Groundwater Well
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 \_\_\_\_\_ Hours / \_\_\_\_\_ GPM  
☐ Surrounding Well Logs    ☐ Hydrologic Study    ☒ Other Well Completion Reports, Water Management Plan

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? \_\_\_\_\_
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: Santa Maria Regional Landfill
3. Where is the waste disposal storage in relation to buildings? Please see Waste Disposal Site Plan
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

On Site Organic Composting in grow Areas

### **Community Service Information**

1. Name of School District: Lucia Mar
2. Location of nearest police station: SLO County Sheriff, 1681 Front St. Oceano CA
3. Location of nearest fire station: 20 Nipomo, 450 Pioneer St, Nipomo, CA 93420
4. Location of nearest public transit stop: Santa Maria Transit Center, Santa Maria, CA 93454
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: Agricultural cultivation
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.

### **Commercial/Industrial Project Information**

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

1. Days of Operation: 6 Days of operation a week 6 am-6pm (daylight hours)
2. How many people will this project employ? 17-11
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. 0

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: N/A

### 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 \*: \_\_\_\_\_

\*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:  
Efficient Irrigation Techniques and Scheduling
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: Riparian corridor not to be disturbed



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

(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 checked="" type="checkbox"/> Cultivation | <input checked="" 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: CCM2016-00107.

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: Robert Devon Thomas under the care of Helios Dayspring

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 checked="" type="checkbox"/> Indoor | <input checked="" type="checkbox"/> Outdoor |
| <input checked="" 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.

128,000 sq. ft. outdoor canopy, and 20,625 sq. ft. indoor 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
PG&E	408,636
<b>Total Annual kWh:</b>	408,636 kWh per year

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 Well (existing)		AFY for 3 Acres of Outdoor &	20,625 SF Indoor Cannabis Canopy
Month and Year			
1	2017	0.52	
2	—	0.52	
3	—	0.52	
4	—	0.52	
5	—	0.52	
6	—	0.52	
7	—	0.52	
8	—	0.52	
9	—	0.52	
10	—	0.52	
11	—	0.52	
12	—	0.52	
<b>Totals</b>		6.29 AFY	

## CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: 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.

### **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

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### 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 CONDITIONAL USE PERMIT  
1000 S. THOMPSON AVENUE, NIPOMO, CA 93444  
APN (090-281-002)

**PROJECT DESCRIPTION**

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<b>Parcel Size:</b>	52 Acres
<b>APN:</b>	APN (090-281-002)
<b>Address:</b>	1000 S. Thompson Ave, Nipomo CA 93444
<b>Land Use Designation:</b>	AG
<b>Williamson Act:</b>	Yes
<b>Water:</b>	On-Site Well
<b>Existing Uses:</b>	Agricultural Farming
<b>Access:</b>	S. Thompson Avenue

The subject property consists of one parcel totaling 52 acres, located at 1000 S. Thompson Avenue in Nipomo (APN 090-281-002), in the South County Sub Planning Area and zoned Agriculture. Existing uses on the site include 23 acres of agricultural farming producing blackberries, strawberries, and blueberries which shall remain. Approximately 6.5 acres of the property are proposed to be utilized for cannabis.

**Proposed Project**

---

A request by Helios Dayspring for a Conditional Use Permit to authorize the cultivation of cannabis, totaling 128,000 sq. ft. of outdoor canopy, and the construction of two 22,500 sq. ft. greenhouses for indoor cultivation and supportive nursery space (each with a canopy of 20,625 sq. ft.). The property will utilize CCM2016-00107 registered to Robert Devon Thomas under the care of Helios Dayspring. 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 bagging product for off-site processing, testing and entry into the commercial marketplace. The proposed project is located at 1000 S. Thompson Avenue, Nipomo, CA 93444, approximately 5.5 miles North of downtown Santa Maria.

**Figure 1: Vicinity Map**



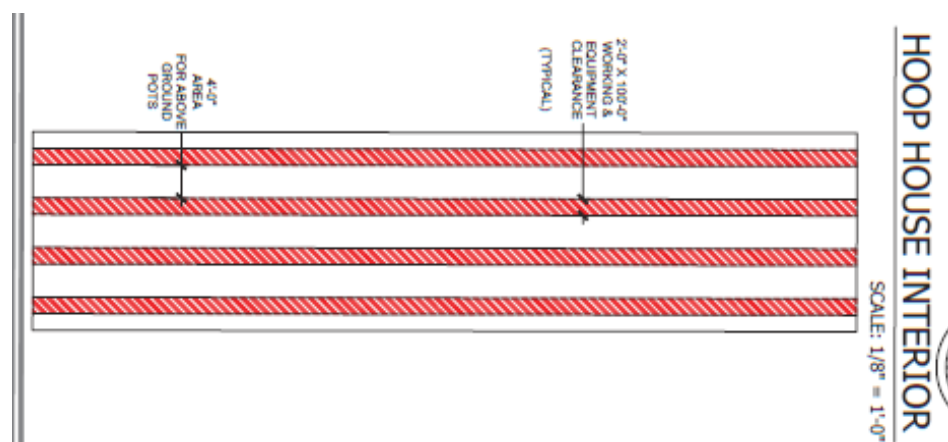
The Project site is approximately 52 acres in size. The site is located off S. Thompson Avenue which extends East and West of the project site. The property owner also owns and is proposing cannabis operations on the contiguously-owned parcel to the southwest, 530 Joshua Street (APN 090-281-005). The area is sparsely developed with very low densities and larger agricultural parcel sizes (40+) acres. The area's topography is relatively flat with 33 acres of the site being between 0-10% slope, and 19 acres of the site between 10-20 % slope. The average slope within the site is 13%.

**Table 1: Summary of Project Scope**

Type	Use	Size	Count	Total SF	Canopy SF
Hoop House	Flowering	100' x 24'	80	192,000	<b>128,000</b>
Hoop House	Drying	100' x 24'	10	24,000	16,000
<b>TOTAL Hoop House</b>				<b>216,000</b>	
Greenhouse 1	Mixed-Light Cultivation	187'6" x 120'	1	22,500	<b>20,625</b>
Greenhouse 2	Nursery/Vegetative	187'6" x 120'	1	22,500	20,625
<b>TOTAL Greenhouse</b>				<b>45,000</b>	<b>41,250</b>

## Outdoor Cultivation

Outdoor cultivation consists of 80 hoophouses utilized for flowering/blooming cannabis crop, totaling 192,000 SF with a canopy of 128,000 SF (2.93 acres) in clearly defined rows of canopy in each hoophouse. If necessary to maintain clearly defined walkways as required by CDFA for determination of net canopy within each hoophouse, the cannabis canopy may include netting around the hoop rows to maintain pathways as they grow (see example images below). All hoophouses will have secure 12' security and wind screening providing a visual barrier around the perimeter and locked entrance gates. The soil compost site is located to the west of the hoophouses, along with two seatrain containers for pesticide and fertilizer storage, and a waste container for non-compostable waste.



## NOTE: EMAIL CONFIRMATION FROM CDFA

**From:** CDFA CalCannabis Scientists@CDFA <cdfa.CalCannabis\_Scientists@cdfa.ca.gov>  
**Sent:** Thursday, July 5, 2018 1:59 PM  
**To:** Lisa Bugrova  
**Subject:** RE: Canopy Definitions

Hello Lisa,

Yes, it is appropriate to calculate the canopy based on the net space utilized for canopy within the hoops as long as each row has clearly identifiable boundaries. Please refer to the updated definition of canopy in section 8000 of the emergency regulations found here:  
<https://static.cdfa.ca.gov/MCCP/document/060418%20CalCannabis%20text%20of%20proposed%20emergency%20Regulations%20readout.pdf>

TEXT OF EMERGENCY REGULATIONS - [static.cdfa.ca.gov](https://static.cdfa.ca.gov)  
[static.cdfa.ca.gov](https://static.cdfa.ca.gov)

TEXT OF EMERGENCY REGULATIONS . Page 1 of 65 Changes are indicated by strikeout and underline.  
CALIFORNIA CODE OF REGULATIONS . TITLE 3. FOOD AND AGRICULTURE

### Indoor Cultivation (Mixed-Light)

Indoor cultivation consists of one indoor greenhouse totaling 45,000 SF. The greenhouse will be split into two uses: one side will be utilized for mixed-light cultivation totaling 22,500 SF with 20,625 SF of canopy; the other side will be utilized as a nursery or vegetative state of crop, totaling 22,500 SF with 20,625 of canopy). The soil compost site is located to the north of the greenhouses, along with two seatrain containers for pesticide and fertilizer storage, and a waste container for non-compostable waste.

### Drying and Export of Product

Drying will be located within ten hoophouses totaling 24,000 SF. Once harvested, product will be taken off-site for processing and distribution. There will be no processing, manufacturing, or distribution onsite.

### Figure 2: Detailed Site Plan







**Odor Management**

Odor from the outdoor cultivation areas is naturally mitigated by the project design for nuisance odors, as the cultivation is sited adjacent to a contiguously-owned parcel that will be operating as a cannabis farm and therefore no odor issues would occur for that parcel. Setbacks to the public right-of-way and adjacent agricultural use parcels are over 400' for the outdoor cultivation and no nuisance odors are anticipated. In addition, nuisance odor of the cultivation areas is naturally mitigated by the topography and existing crops to remain between the cultivation sites and the nearest offsite residence. Compliance with the County's monitoring program will ensure that any concerns due to nuisance odors that may be raised will be addressed as appropriate. No additional mitigation for the outdoor activity is required.

The greenhouse proposed for flowering cannabis is located over 230' from the property line and over 1,475' from the nearest offsite residence. The greenhouses will be equipped with a Dynamic® Activated Carbon Matrix odor control and air handling system to provide internal pressurized air conditioning, temperature control, and extensive air filtration odor control. This system is compliant with Section 22.404.050D.8- Nuisance Odors by providing sufficient mechanical ventilation controls including misting and evaporative coolers that work in conjunction with an activated carbon filtration system installed within the structure. Refer to Plan Set page Z-101 for product specifications.

**Signage**

No exterior signage distinctive to the cannabis operation is proposed.

**Staffing/Employee Safety**

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. No manufacturing, dispensary, or distribution activities are proposed. No public access to the site will occur at any time. The cannabis cultivation activities at full operational capacity will require a total of seven staff with the hours of 6:00 am-6:00 pm, six days a week with seasonal fluctuations to consider daylight hours necessary for cultivation work. 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 for drying. Drying will occur inside hoop houses. Once dried, staff cut the product, then transfer it into totes where it

is taken to an offsite processing facility for trimming, processing and preparation for sale. An occasional fourth harvest may occur if there is not an early rain, at the same employee levels listed above. Bathroom facilities will be provided for employees, consisting of six porta potties near the cultivation areas.

Once dried the product is transported immediately offsite. Product transport is anticipated after each harvest, and will consist of 1 passenger van or utility vehicle accessing the site over the course of 1 week.

Regular (existing) commercial agricultural operations result in 2 round trips per day in a commuter truck. There will be an additional 4 commercial deliveries per year for soil and farm supplies. This is within standards for the access road and standard agricultural operations for the property.

### **Neighborhood Compatibility**

Cannabis cultivation is a commercial agricultural operation consistent with previous and current agricultural use of the property and surrounding area. There is no projected increase in noise level from this project. No sensitive uses are located within the vicinity of the project site.

### **Wastewater and Green Waste**

Hoop house cultivation will not produce any wastewater as all water is used within the planting environment. All green waste consisting of dead and/or stripped of flower plants and soil are composted onsite. A waste bin is located next to the compost site for any waste that is non-compostable.

### **Sewage**

No on-site subsurface sewage disposal system will be used. Portable toilets will be utilized with regular service (4 existing and 6 new portable restrooms will be available onsite).

### **Hazard Response Plan**

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 on shelving inside metal containers 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. See attached product specifications. There will be a total of 2 seatrain containers, each at 8' x 40' or 320 sq. ft.: one for pesticides and one for nutrition, see detail FQ-102. Soil will also be stored and amended as necessary onsite; see Sheet A-002 for locations of soil storage. Diesel storage will be installed according to Building Department requirements with verified connections to ensure no spillage occurs. Any spills will be contained and properly cleaned in accordance with controls in place for the commercial farming industry.

### **Setbacks**

Land Use Ordinance section 22.40.050 (D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300' from all property lines and public rights of way. The cultivation area will be at a 1,160' setback from the Southern property line (of contiguously owned parcel), 750' setback from the Western property line, 425' setback from the Northern property line/public ROW, and a 1,150' setback from the Eastern property line. The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et. al) are located well outside the 1000' setback required by 22.30.D.1. The agricultural zoned parcel size of 52 acres meets the size requirement of 50 acres.

A historical U.S. Army corps of Engineers Jurisdictional Delineation Report previously delineated the riparian corridor of Nipomo Creek, and the proposed uses are to remain outside the 50' setback from Nipomo Creek at any point.

### **Air Quality**

The project is located on an existing agricultural site, with no grading required and solely organic practices utilized. There are no predicted air quality impacts.

### **Water Management Plan**

The property is in the South Coast Water Planning Area, Nipomo Valley Watershed. Several creeks feed the groundwater recharge area around the water source site, namely Nipomo Creek. The project site is served by one existing groundwater well that has historically served the property for agricultural use. In 2008, two new

irrigation intake galleries were installed by Olberding Environmental, Inc. along two existing constructed drainage channels that flow into Nipomo Creek to serve the 30 acres of farmland on the property (see attached Streambed Alteration report). There are two 5,000 gallon water storage tanks onsite that will be utilized for irrigation. No import of water is necessary or will occur in association with the proposed cannabis cultivation operations. The projected water usage is as follows:

<b>Cultivation Hoophouse/Greenhouse</b>					
	<b>Use Factor (gallons)</b>	<b>sf</b>	<b>days/yr</b>	<b>gall/yr</b>	<b>AFY</b>
<b>Greenhouse FLOWER</b>	0.1	22500	260	585000	1.8
<b>Greenhouse NURSERY</b>	0.1	22500	260	585000	1.8
<b>Hoophouse FLOWER</b>	0.03	192000	150	864000	2.69
<b>TOTAL</b>		<b>237,000</b>		<b>2,034,000</b>	<b>6.29</b>

The daily average anticipated for the year: 5,572 gallons per day. Compared to prior crops grown onsite, the switch to the cultivation of cannabis from berries on the same acreage is a reduction of 8.05 to 12.25 AFY, as shown in the table below.

#### **Comparative Agriculture Use**

			<b>AFY</b>
Deciduous (blueberry, blackberry)	3.5 Applied Water (Acre Feet/Acre/Year)	3.5Acres	12.25
Strawberry	2.3 Applied Water (Acre Feet/Acre/Year)	3.5 Acres	8.05

#### **Energy Use**

The estimated energy usage for the two greenhouses totaling 45,000 SF is 408,636 kWh per year and will be compliant with State renewable energy standards. See the estimated breakdown attached.

#### **Issues Requiring Special Consideration**

##### **Williamson Act**

The property is under Williamson Act contract. Irrigated agriculture consists of, and will continue to be berry production. Berries are farmed on approximately 36 acres of the contiguously-owned parcels (090-281-005 and 090-281-002). See attached Williamson Act Contract information.

#### **Biological Resources**

The project site does not propose any site disturbance to riparian areas or wetland habitats. The County Vegetation data defines the majority of the property as Herbaceous, with no oaks present. No tree removal or impacts would occur. All proposed uses are located on previously tilled land and located outside of the corridor and associated riparian/wetland habitat of Nipomo Creek.

Olberding Environmental biologists prepared a Biological Resources Analysis of the project site in 2008 in association with a historical stream crossing project and implemented several protective measures required as part of the agency permitting for the crossing to ensure the construction activities for the streambed crossing did not have any biological impacts. Those measures included avoiding impacts to onsite trees and shrubs to prevent destroying the nesting habitat for birds, protective measures to be implemented during grading and excavation activities in proximity to Nipomo Creek. The project has been designed to avoid any disturbance within 50' of the creek corridor and associated riparian and/or wetland areas. Further, the cultivation is proposed on previously tilled agricultural land.





## Parcel Information

**APN:** 090-281-002

**Assessee:** CHAVEZ ANTONIO TRE

**Care Of:**

**Address:** 530 JOSHUA ST NIPOMO  
CA 93444

**Description:** RHO NIPOMO PTN LT 28

**Site Address:**  
00000

**Tax Rate Area Code:** 052041

**Estimated Acres:** 51.38

**Community Code:** SCSC

**Supervisor District:** Supdist 4

**Avg Percent Slope:** 13



Selected Parcel

## Land Use Information

### Land Uses Combining Designations

AG	Flood Hazard Area
----	-------------------



Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
PROJ-2019-00029	Cannabis Activities	1/24/2019 3:34:41 PM
T-APV. C18-0085-0002-N	Lot	12/12/2018 9:18:21 AM
DRC2018-00226	Land Use	12/5/2018 12:45:40 PM
SUB2018-00052	Subdivision	8/13/2018 1:46:07 PM
PMT2009-00967	PMTR - Residential Permit	12/23/2009 3:23:45 PM



---

PMT2004-03625	PMTR - Residential Permit	6/2/2005 11:40:10 AM
ZON2004-00680	Zoning Clearance	3/21/2005 3:06:30 PM

---

## Clerk Recorder Documents

---

2006-R-031131  
1990-R-079512  
1956-R-C11375



# Interactive Data Viewer



## Legend

SLO County Parcels

### Roads

CalTrans

Maintained by SLO CO

Private Maintenance

Federal or State Maintenance

-1,504.66 0 752.33 1,504.66 Feet 1: 9,028



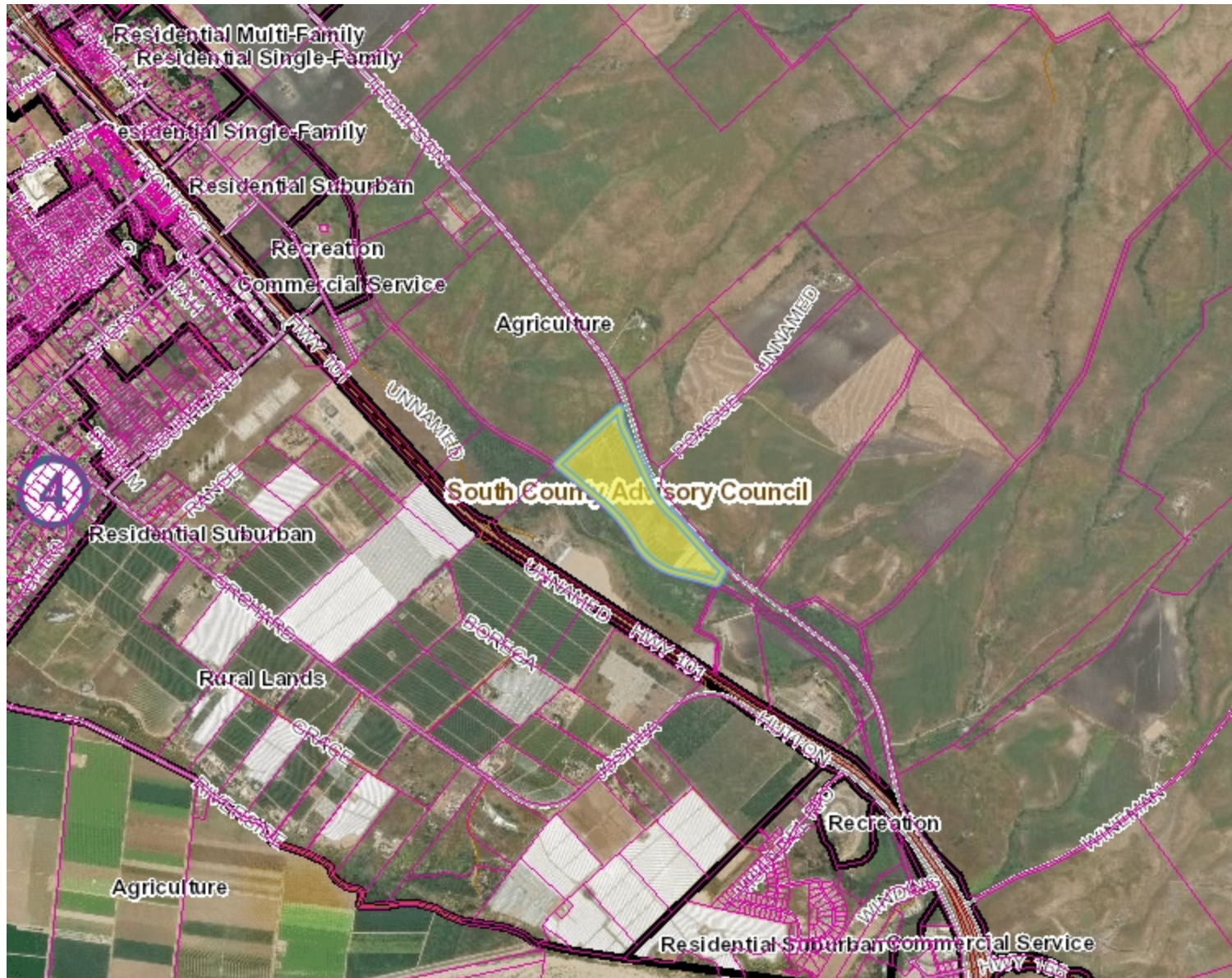
The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





# 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



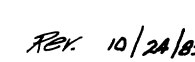
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © County of San Luis Obispo Planning and Building Department



The County of San Luis Obispo does not assume liability for any damages  
 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



















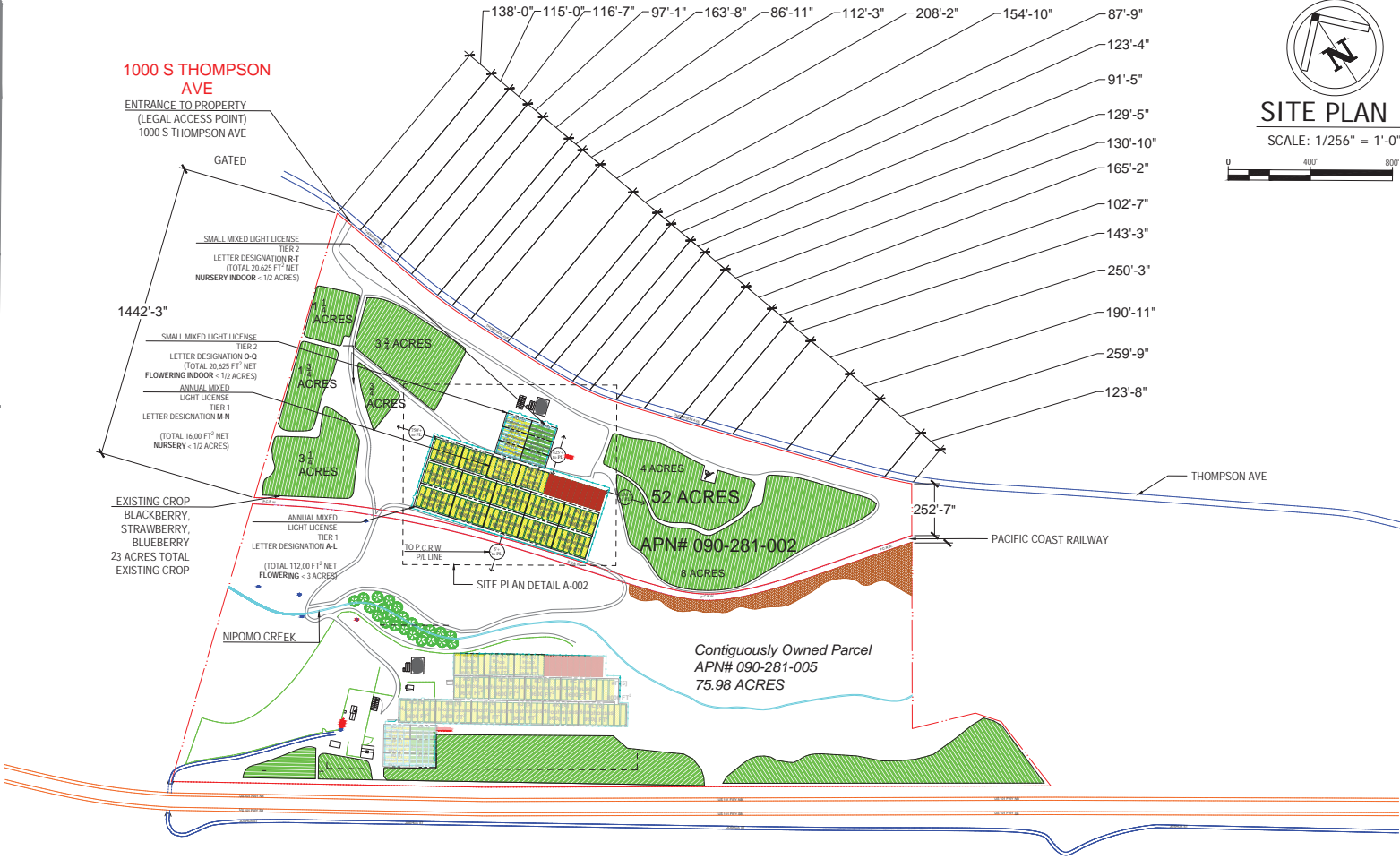
**This Map Is Prepared  
For Assessment  
Purposes Only.**





LEGEND

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



SITE PLAN

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



1000 S THOMPSON

1000 S THOMPSON AVE  
NIPOMO, CA 93444

PROJECT:

DRAWN BY: GA














DATE: 11/4/18

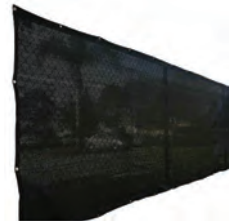
SHEET NUMBER:

A-001

# LEGEND

SYMBOL DESCRIPTION

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



SECURITY & WIND BREAK  
12'-0" FENCE MADE FROM POLYETHYLENE  
IN BLACK COLOR FOR PRIVACY

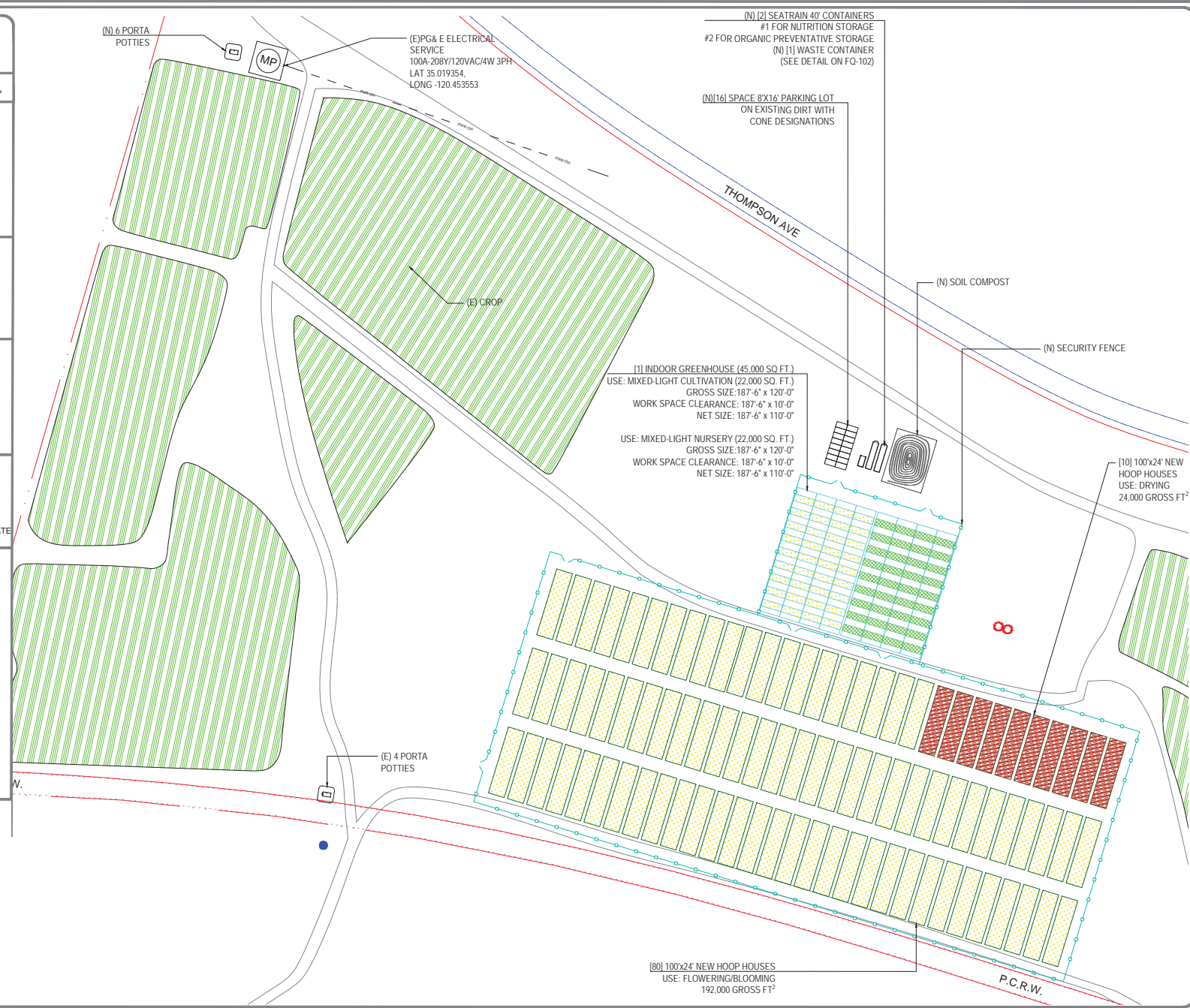
SECURITY PLAN MAY DIFFER, NEW FENCE  
LINE IS USED FOR REFERENCE

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



SITE PLAN DETAIL A-003

SCALE: 1/8" = 1'-0"



1000 S THOMPSON

1000 S THOMPSON AVE  
NIPOMO, CA 93444

PROJECT:

DRAWN BY: GA

DATE: 11/4/18

SHEET NUMBER:

A-002



EQUIPMENT LEGEND  
IRRIGATION



IRRIGATION LINE



WELL & PUMP



WATER TANK

(N) IRRIGATION ROUTE  
ABOVE GRADE  
VIA APPROVED CONDUIT  
WITH INTENDED USE

(N) [1] INDOOR  
GREENHOUSE

(N) [2] 10,000 GAL.  
PLASTIC WATER TANKS

(90) NEW HOOP HOUSES

P.C.R.W.



SITE PLAN DETAIL A-003

SCALE: 1/8" = 1'-0"



PROJECT:

DRAWN BY: GA

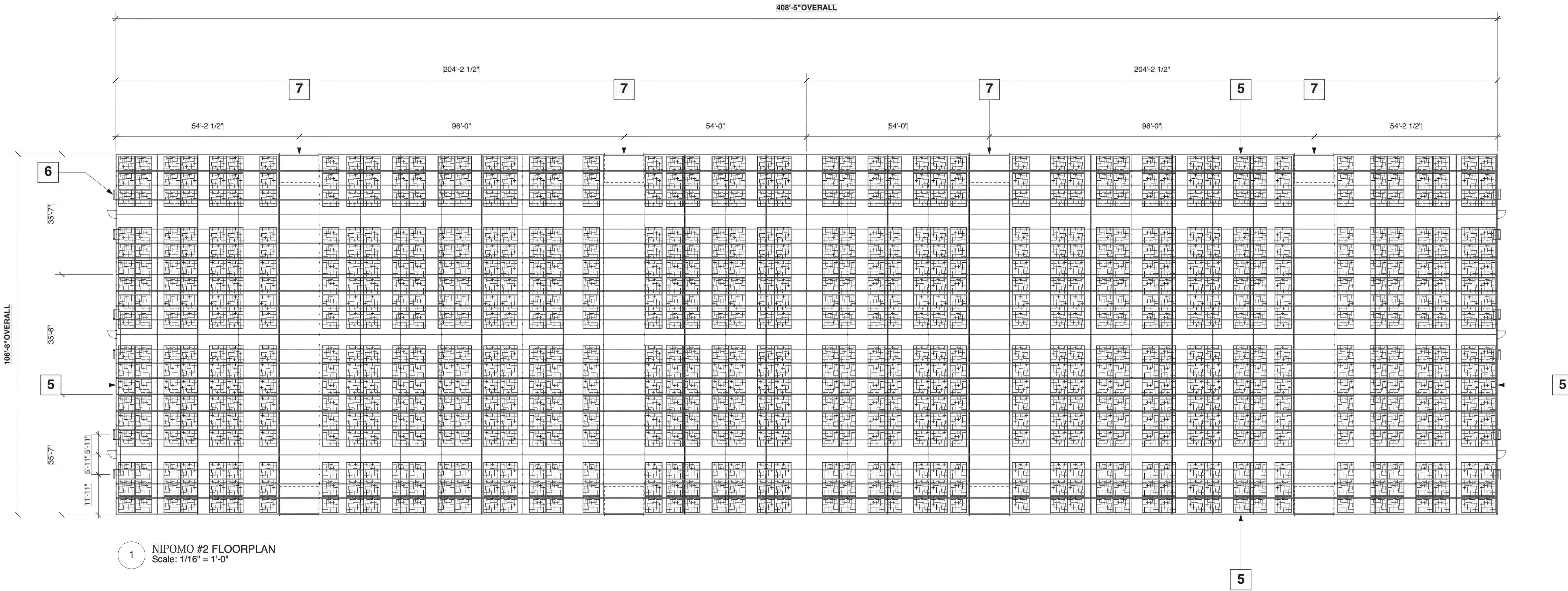
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SHEET NUMBER:

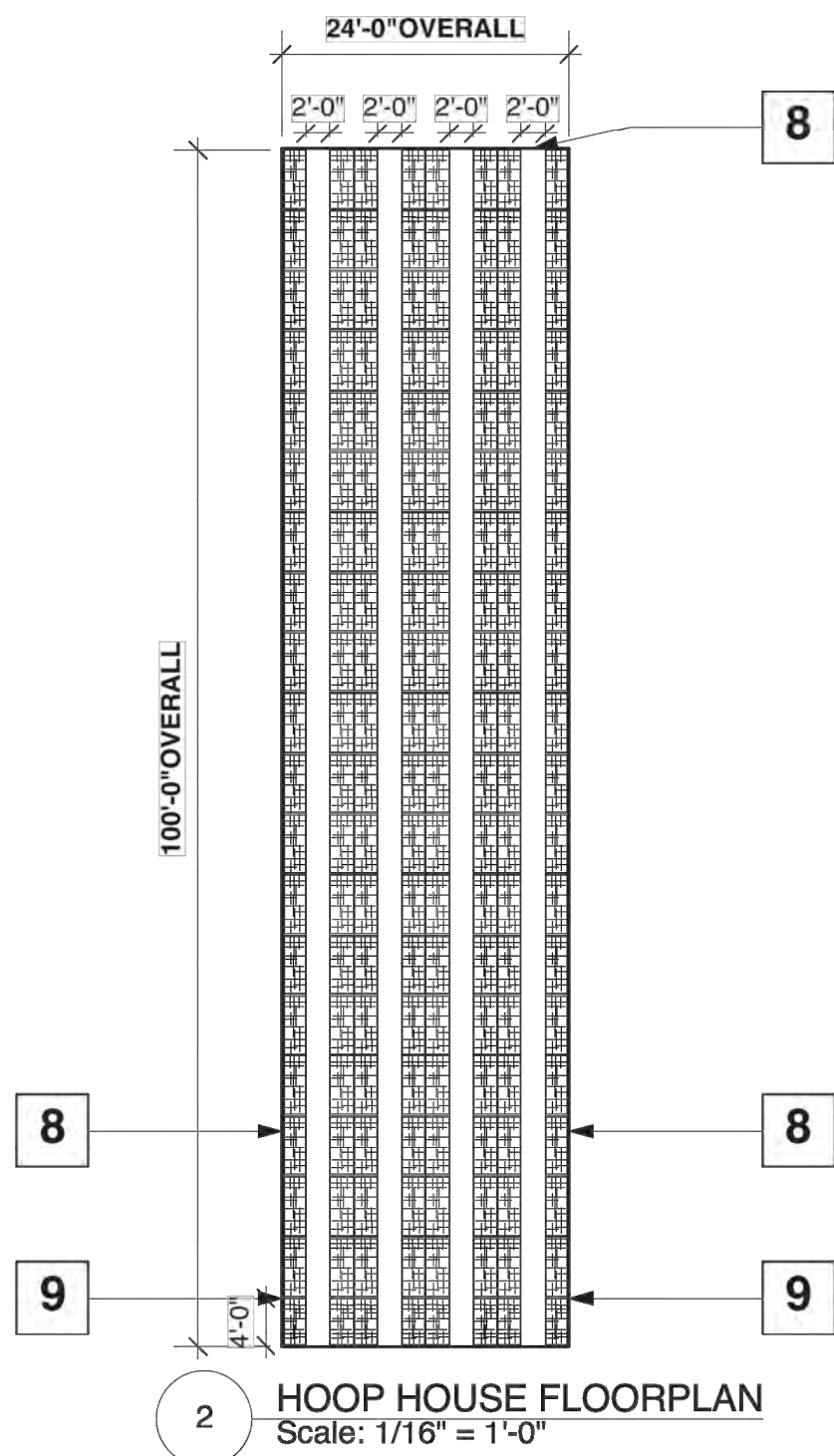
A-003

1000 S THOMPSON  
1000 S THOMPSON AVE  
NIPOMO, CA 93444





1 NIPOMO #2 FLOORPLAN  
Scale: 1/16" = 1'-0"

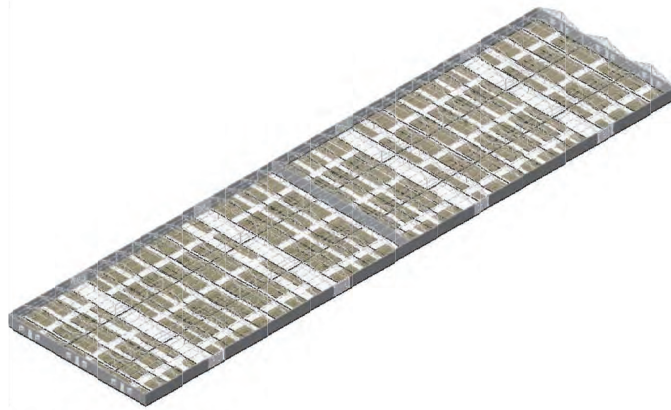


2 HOOP HOUSE FLOORPLAN  
Scale: 1/16" = 1'-0"

REFERENCE NOTES:

- |   |                                  |
|---|----------------------------------|
| 1 | 2" S.O. STEEL PURLINS            |
| 2 | 9" S.O. STEEL COLUMN             |
| 3 | TENZALOY COLUMN CAP              |
| 4 | 8MM CLEAR POLYCARBONATE TWINWALL |
| 5 | ALUMINUM WALL                    |
| 6 | INTAKE SHUTTERS                  |
| 7 | GARADGE DOOR                     |
| 8 | GREENHOUSE FILM                  |
| 9 | 1/4-GUAGE 1.88" O.D. PIPE        |

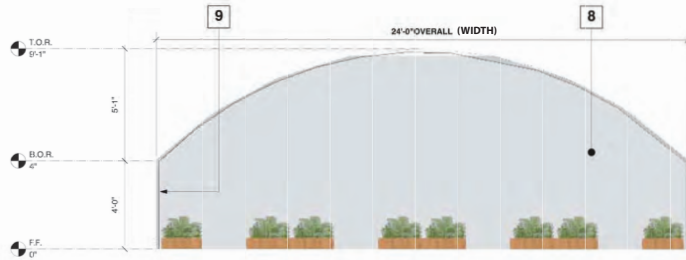




1 LOS OSOS SITE #2 INDOOR GROW  
Scale: 1/32" = 1'-0"



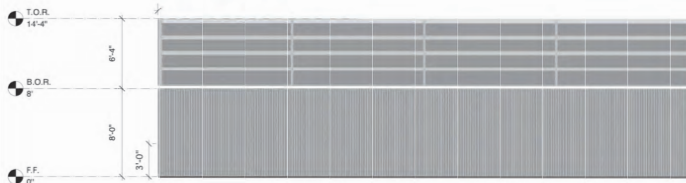
2 STANDARD HOOP HOUSE  
Scale: 1/8" = 1'-0"



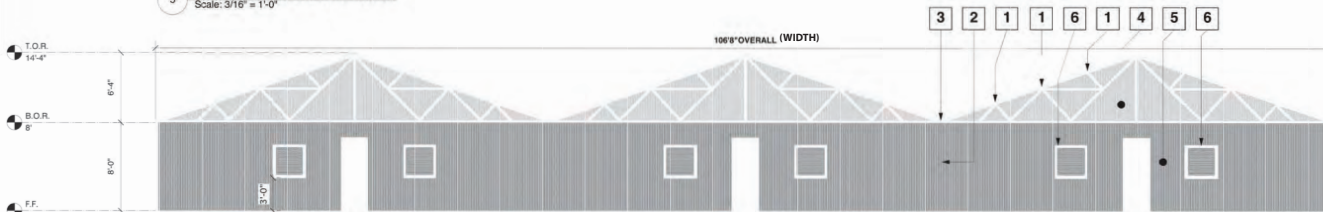
3 HOOP HOUSE SOUTH ELEVATION  
Scale: 3/8" = 1'-0"



4 HOOP HOUSE EAST ELEVATION  
Scale: 3/8" = 1'-0"



5 LOS OSOS SITE #2 EAST ELEVATION  
Scale: 3/16" = 1'-0"



6 LOS OSOS SITE #2 SOUTH ELEVATION  
Scale: 3/16" = 1'-0"

REFERENCE NOTES:

- 1 2" S.G. STEEL PURLIN
- 2 3" S.G. STEEL COLUMN
- 3 TENZLOY COLUMN CAP
- 4 8MM CLEAR POLYCARBONATE TWINWALL
- 5 ALUMINUM WALL
- 6 INTAKE SHUTTERS
- 7 GARAGE DOOR
- 8 GREENHOUSE FILM
- 9 14 GAUGE 1.88" O.D. PIPE



CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE CHAPTER 4 DIVISION 4.4 **PER 2016 CRC**

**CODES:** ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- 2016 CALIFORNIA BUILDING CODE (**IBC**), BASED ON THE **2015 IBC**
- 2016 CALIFORNIA RESIDENTIAL CODE (**IRC**), BASED ON THE **2015 IRC**
- 2016 CALIFORNIA MECHANICAL CODE (**MCC**), BASED ON THE **2015 UMC**
- 2016 CALIFORNIA PLUMBING CODE (**IPC**), BASED ON THE **2015 UMC**
- 2016 CALIFORNIA ELECTRICAL CODE (**CEC**), BASED ON THE **2014 NEC**
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA RESIDENTIAL ENERGY STANDARDS
- 2016 CALIFORNIA GREEN BUILDING CODE (**CGBC**)
- 2016 CALIFORNIA FIRE CODE (**FCF**), BASED ON THE **2015 IFC**

**INTERNATIONAL FIRE CODES**

- PROJECT CONDITIONS OF APPROVAL**
- COUNTY OF SAN LUIS OBISPO STANDARD CONDITIONS, AMENDMENTS/ AND SELECTED CODE REQUIREMENTS ON FILE AT THE COMMUNITY DEVELOPMENT DEPARTMENT**
- ALL OTHER CODES AND ORDINANCES ADOPTED BY THE COUNTY OF SAN LUIS OBISPO AGENCIES HAVING JURISDICTION OVER THIS PROJECT**

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE COUNTY OF SAN LUIS OBISPO ADOPTED CODE AND ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND I/WE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2016 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CENC).

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION AND GROUND DISTURBING ACTIVITIES PER THE COUNTY OF SAN LUIS OBISPO STANDARDS.

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

**NOTE: SUBJECT TO CHANGE AS PROJECT CONSTRUCTION PROGRESSES  
AND GENERAL CONTRACTOR TAKES ON RESPONSIBILITY**





CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR FILLING A MINIMUM OF 50% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE CHAPTER 4 DIVISION 4 PER 2016-CRC

**CODES: ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:**  
 -2016 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2015 IRC  
 -2016 CALIFORNIA RESIDENTIAL CODE (CRC), BASED ON THE 2015 IRC  
 -2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC  
 -2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC  
 -2016 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2014 NEC  
 -2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
 -2016 CALIFORNIA ENERGY CODE  
 -2016 CALIFORNIA RESIDENTIAL ENERGY STANDARDS  
 -2016 CALIFORNIA GREEN BUILDING CODE (CGB)  
 -2016 CALIFORNIA FIRE CODE (CFI), BASED ON THE 2015 IFI

INPPA NATIONAL FIRE CODES  
PROJECT CONDITIONS OF APPROVAL  
COUNTY OF SAN LUIS OBISPO STANDARD CONDITIONS, AMENDMENTS AND  
SELECTED CODE REQUIREMENTS ON FILE AT THE COMMUNITY DEVELOPMENT  
DEPARTMENT, PLANNING AND BUILDING DIVISION  
ALL OTHER CODES AND ORDINANCES ADOPTED BY THE COUNTY OF SAN LUIS  
OBISPO AGENCIES HAVING JURISDICTION OVER THIS PROJECT

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE COUNTY OF SAN LUIS OBISPO ADOPTED CODE AND ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND IWE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2016 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CEnc).

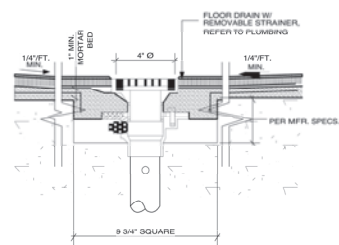
EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION AND GROUND DISTURBING ACTIVITIES PER THE COUNTY OF SAN LUIS OBISPO STANDARDS.

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL IS FUNCTIONAL.

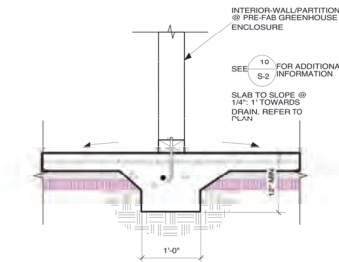
**NOTE:** SUBJECT TO CHANGE AS PROJECT CONSTRUCTION PROGRESSES  
AND GENERAL CONTRACTOR TAKES ON RESPONSIBILITY



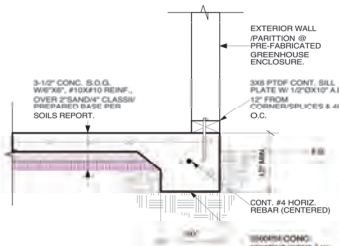
## 21



## 20



1 <sup>st</sup>	<b>11</b>
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1 <sup>st</sup>	10
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EQUIPMENT LEGEND

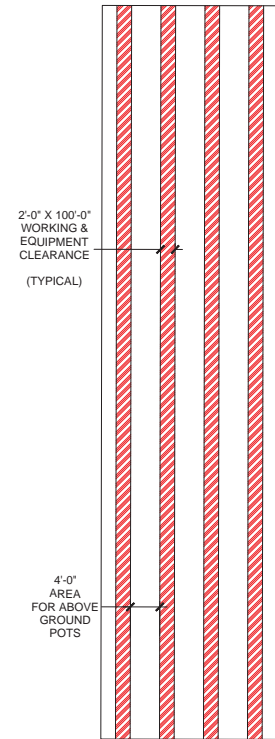
SYMBOL	DESCRIPTION
	EQUIPMENT & WALKWAY ACCESS

SQUARE FOOTAGE FOR FLOWERING:  
HOOP HOUSE SIZE 100'X24'=2400 FT<sup>2</sup>  
WALKING & EQUIP= 800 FT<sup>2</sup>  
NET SQUARE FEET= 1600 FT<sup>2</sup> GROW AREA



HOOP HOUSE INTERIOR

SCALE: 1/8" = 1'-0"



NOTE: EMAIL CONFIRMATION FROM CDFA

From: CDFA Cannabis Scientists@CDFA <cdfa.Cannabis\_Scientists@cdfa.ca.gov>  
Sent: Thursday, July 5, 2018 1:58 PM  
To: Lisa Bugrowa  
Subject: RE: Canopy Definitions

Hello Lisa,

Yes, it is appropriate to calculate the canopy based on the net space utilized for canopy within the hoops as long as each row has clearly identifiable boundaries. Please refer to the updated definition of canopy in section 8000 of the emergency regulations found here:  
<https://static.cdfa.ca.gov/MCCP/document/060418%20CalCannabis%20Text%20to%20Proposed%20Emergency%20Regulations%20Readout.pdf>

**TEXT OF EMERGENCY REGULATIONS - static.cdfa.ca.gov**  
static.cdfa.ca.gov

TEXT OF EMERGENCY REGULATIONS, Page 1 of 65 Changes are indicated by strikeout and underline  
CALIFORNIA CODE OF REGULATIONS, TITLE 3. FOOD AND AGRICULTURE

ELECTRICAL LOAD EXAMPLES OF 42,000 SQUARE FEET GREENHOUSE

43,200 sqft Greenhouse Electrical Load Estimate Spreadsheet v8

Facility-wide Electrical Load Estimates				
Lighting	Count	Voltage (V)	Current (A)	Power (kW)
HPS lights in the Flower Zone	600	277	3.77	626.6
	0			0.0
Cooling	Count	Voltage (V)	Current (A)	Power (kW)
54" 1-HP single speed 3 phase exhaust fans	40	460	1.7	31.3
24" 3/4-HP two speed exhaust fans	10	115	6.8	7.8
Evaporative pad wall pumps	4	115	11	5.1
Drive motor for roof vents in corridor (1/20 HP)	10	115	0.68	0.8
Drive motor for vent on evap pad wall	4	480	0.87	1.7
Shutters on upper gable wall	10	120	0.28	0.3
Vertical air flow fans for mixing	30	460	0.6	8.3
Fogco Odor Mitigation Pump, VFD 10.6 gal/min	1	480	12	5.8
Fogco Zone Valves	12	480	1	5.8
Heating	Count	Voltage (V)	Current (A)	Power (kW)
Unit heaters in the grow area, apx (Delta - T to supply)	0	0	0	0.0
Unit heaters in the Central Corridor, apx	2	120	2.1	0.5
Shade & Heat Curtain/ Light Dep Curtain	Count	Voltage (V)	Current (A)	Power (kW)
Drive motor for Shade Curtain	6	115	2.5	1.7
Drive motor for Blackout Curtain	6	115	2.5	1.7
CO2 Generators	Count	Voltage (V)	Current (A)	Power (kW)
CO2 Burners	10	120	1.00	1.2
Maximum coincident load: the largest load you can expect at any time				
	(kW or KVA)			698
	(Amps)			2541
Total of equipment minus lighting	(kW or KVA)			72
	(Amps)			279

ACREAGE CALCULATION SUMMARY

APN: 090-281-002

TYPE	USE	SIZE (SF)	QUANTITY	TOTAL GROSS SIZE
HOOP HOUSE	FLOWERING	100' x 24'	80	192,000
	WORKING CLEARANCE	100' x 8'	80	64,000
				<b>TOTAL NET</b>
				<b>128,000</b>
HOOP HOUSE	DRYING/CURING	100' x 24'	10	24,000
	WORKING CLEARANCE	100' x 8'	10	8,000
				<b>TOTAL NET</b>
				<b>16,000</b>
INDOOR GREENHOUSE	FLOWERING	187'6" x 120'	1	22,500
	WORKING CLEARANCE	187'6" x 10'	1	1,875
				<b>TOTAL NET</b>
				<b>20,625</b>
INDOOR GREENHOUSE	VEGETATIVE	187'6" x 120'	1	22,500
	WORKING CLEARANCE	187'6" x 10'	1	1,875
				<b>TOTAL NET</b>
				<b>20,625</b>

PROJECT: 1000 S THOMPSON  
1000 S THOMPSON AVE  
NIPOMO, CA 93444

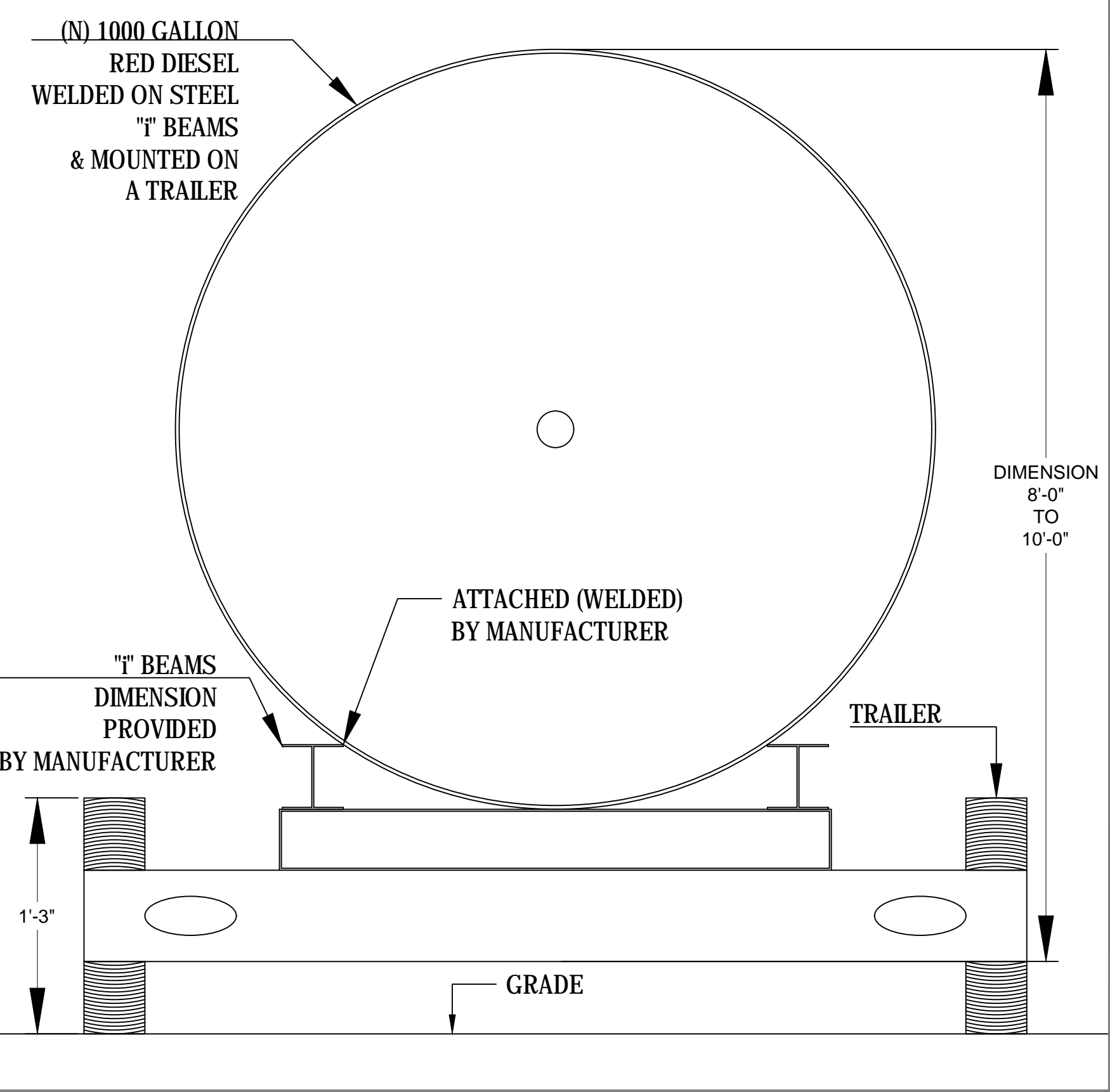
DRAWN BY: GA  
DATE: 11/4/18

SHEET NUMBER: FQ-101



CONTAINER FLOOR PLANS

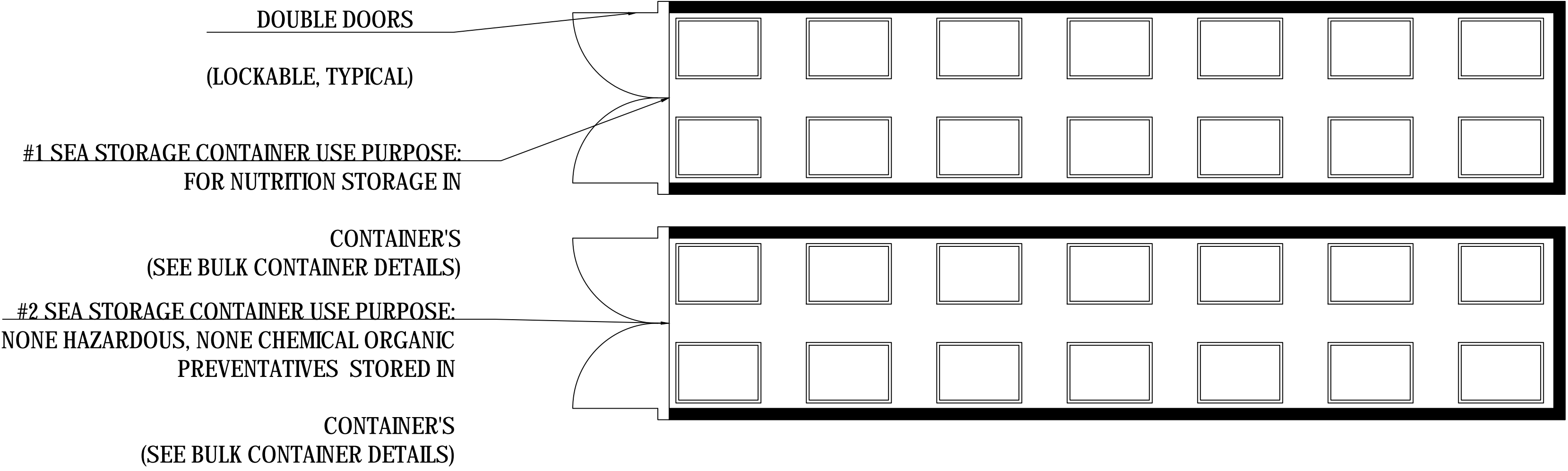
SCALE: 1 1/2" = 1'-0"



..\..\Diesel Tank 1000 Gallon\IMG\_0121.JPG

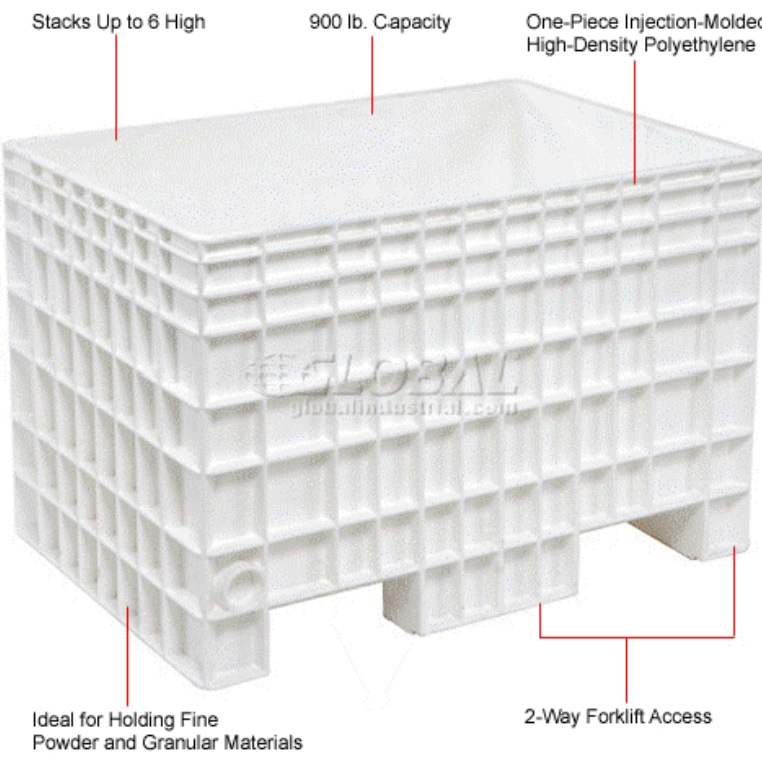
CONTAINER FLOOR PLANS

SCALE: 1/4" = 1'-0"



BULK CONTAINER DETAILS

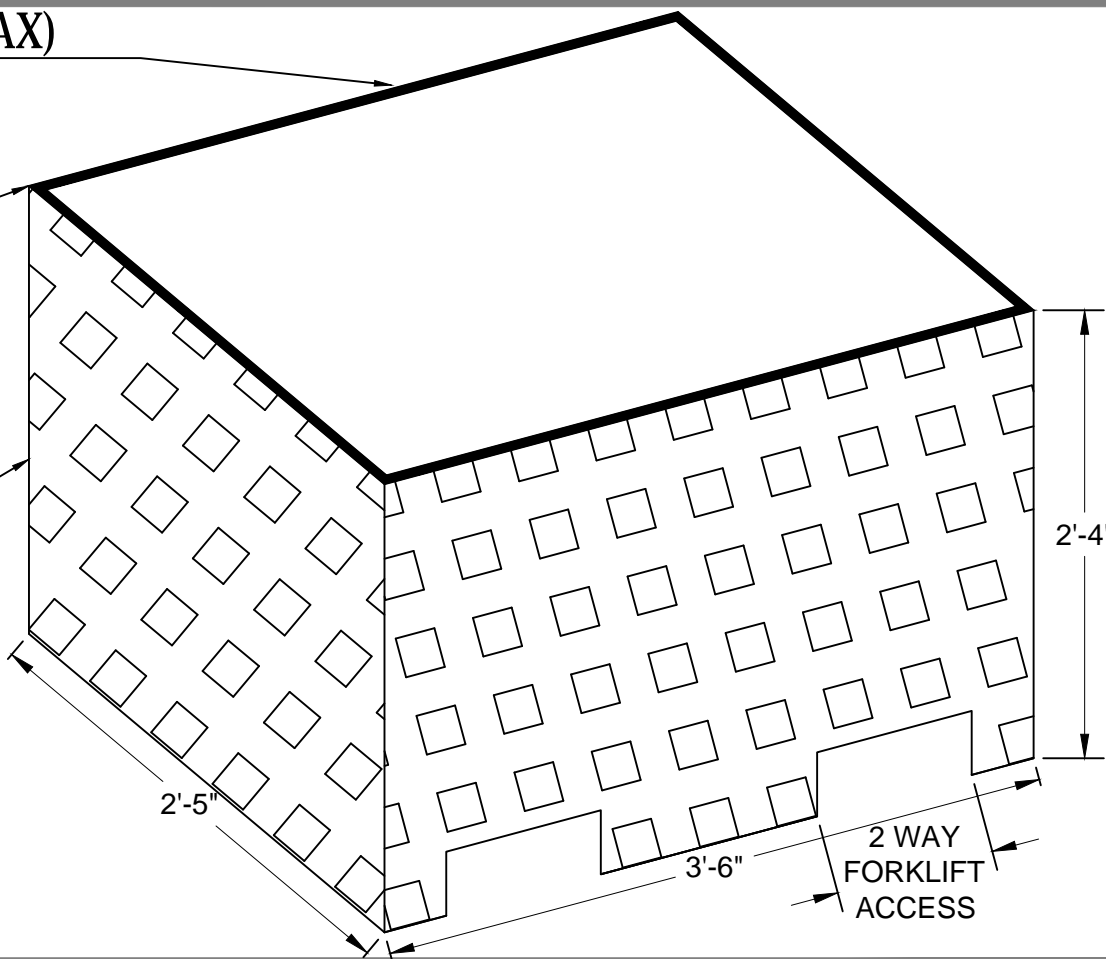
SCALE: 1" = 1'-0"



STACKS (6 HIGH MAX)

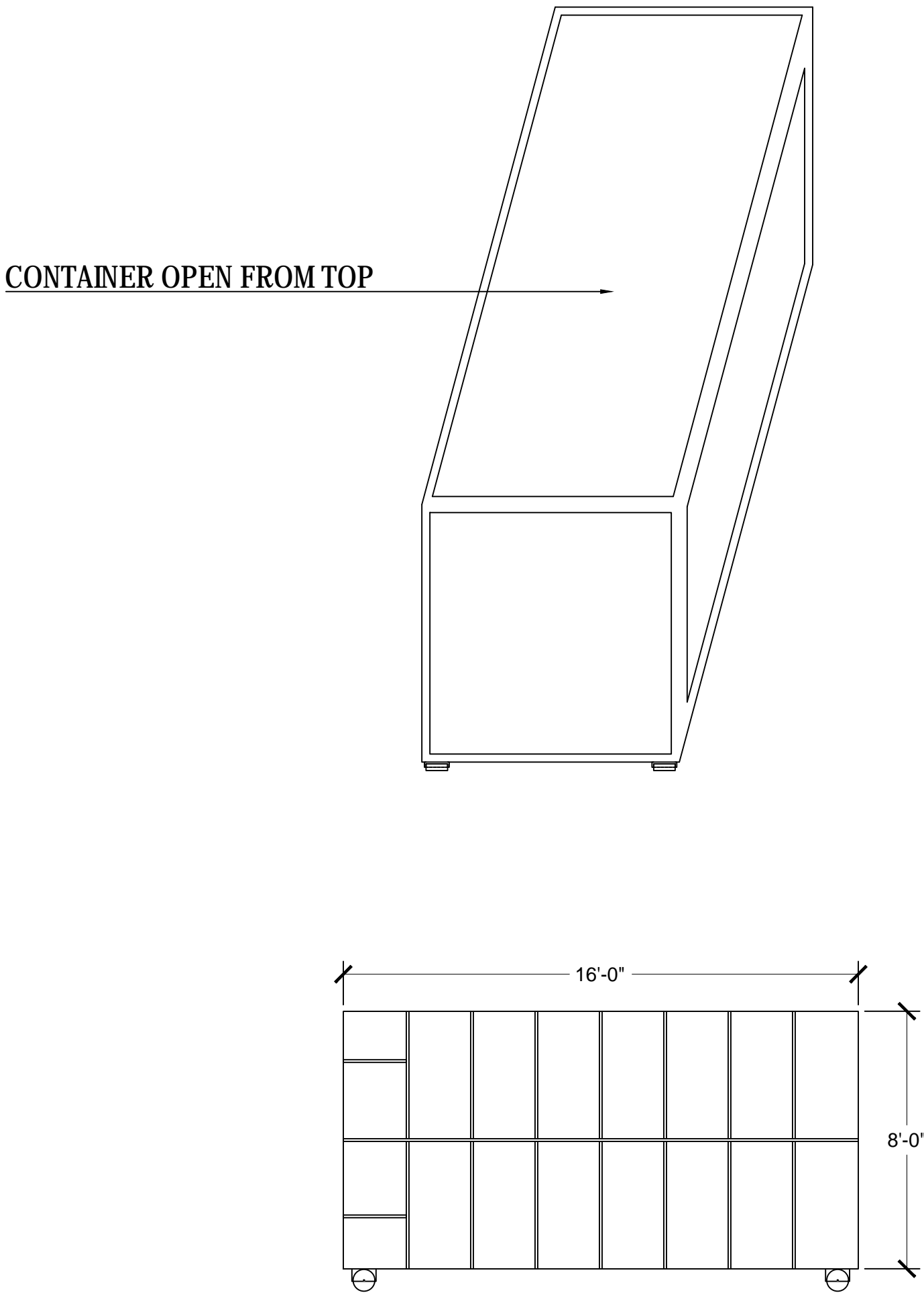
900 lb. CAPACITY

FDA APPROVED  
SEAMLESS, IMPACT-RESISTANT ONE-PIECE  
INJECTION MOLDED CONSTRUCTION OF  
STRUCTURAL-FOAM HIGH-DENSITY  
INDUSTRIAL GRADE POLYMER



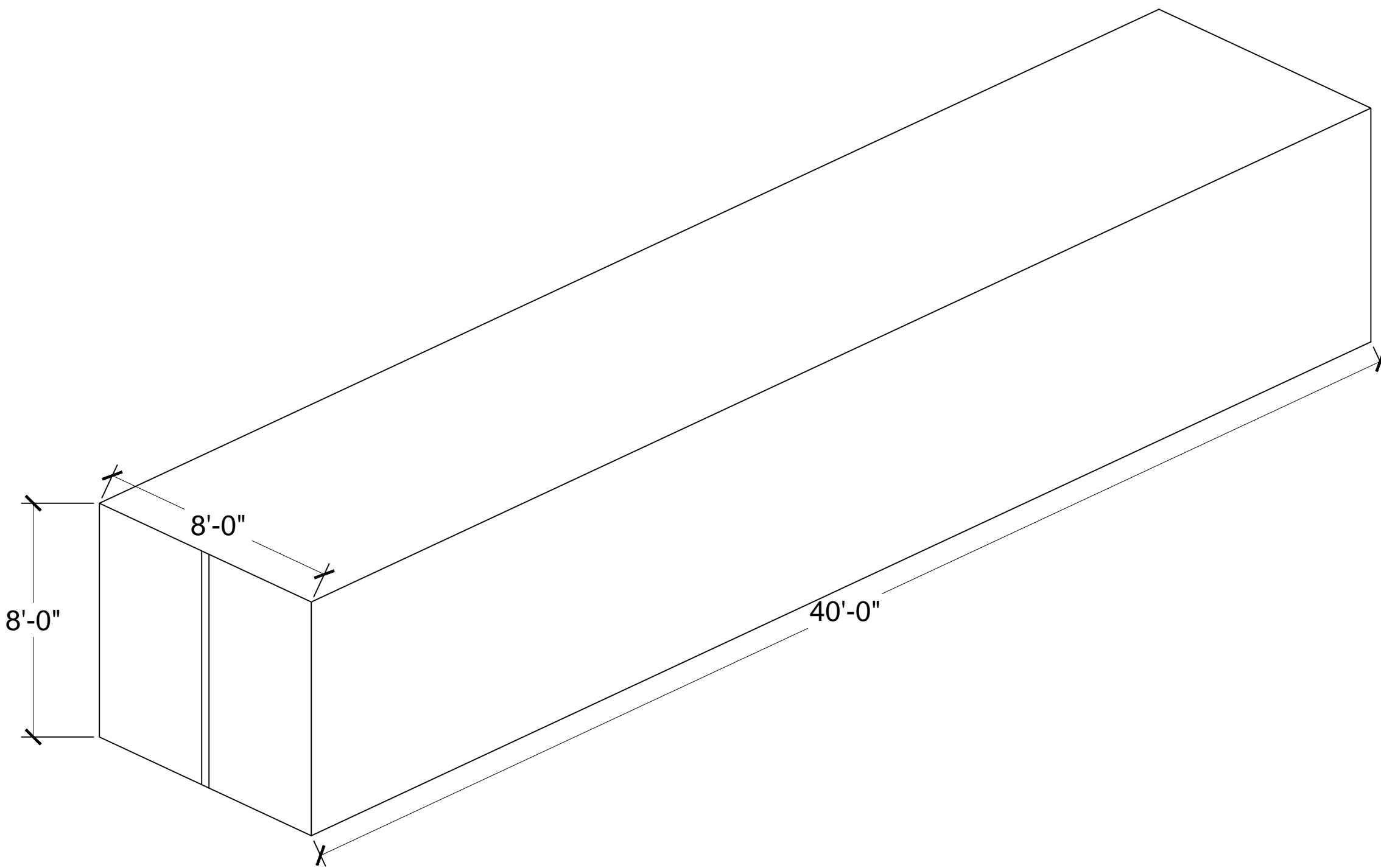
WASTE CONTAINER DIMENSIONS

SCALE: 1/4" = 1'-0"



SEA STORAGE CONTAINER DIMENSIONS

SCALE: 1/4" = 1'-0"



PROJECT:

530 JOSHUA & 1000 S THOMPSON

530 JOSHUA ST & 1000 S THOMPSON AVE  
NIPOMO, CA 93444

DRAWN BY: GA  
DATE: 8/4/18

SHEET NUMBER:

FQ-102



# CUTSHEETS


## Odor Control and Air Handling Systems


The proposed greenhouse ventilation and air treatment system will provide internal pressurized air conditioning, temperature control and extensive air filtration odor control. The primary system utilizes a dynamic, polarized media air-cleaning component installed on the air intake side. An atomized water mist evaporates and will release an odor-neutralizing component into the air to eliminate odors. This works in conjunction with an activated carbon filtration system installed in the duct system to remove air exhaust side odors from the system at an individual scale. Dynamic air cleaners are designed to remove the most harmful spores and bacteria as well. This type system is best suited for the required odor removal, affect a high plant yield and quality, and lessen the overall maintenance of the system.


This dynamic, low static pressure air cleaner system offers efficient passive filters, which, in turn, are more energy efficient. The advantage is primarily due to the ability to eliminate the traditional large scale, pellet-based carbon systems and improve upon the resistance to airflow for lower energy consumption. Additionally, the ACM systems due not shed carbon dust therefore no additional filtration is required downstream to further restrict airflow. Most importantly, for agricultural operation, the ceramic carbon does not absorb moisture to load prematurely in humid or wet conditions making it more efficient. This system has a number of other benefits: it reduces foreign contaminants, reduces costs from CO2 and energy, and avoids crop contamination;


Additionally, in conjunction to the dynamic system, smaller type units, or carbon filtered wall exhaust/supply fans may also be used to compliment the main system and to provide individual, or specific ventilation treatment and conditioning to any single green house that would require an elevated air flow or more extensive filtration without involving the entire greenhouse complex. During different levels of propagation, odor levels can fluctuate and be more intense then at other levels, therefore, this applied method is both efficient and relative to crop development. These smaller type units utilize an absorbent carbon filter for odor removal and energy efficiency.

This system will be employed in all interior greenhouse cultivation areas. The system will be monitored for air-quality with a consistent maintenance program to insure efficiency and air quality are kept at an acceptable and compliant level of operation.



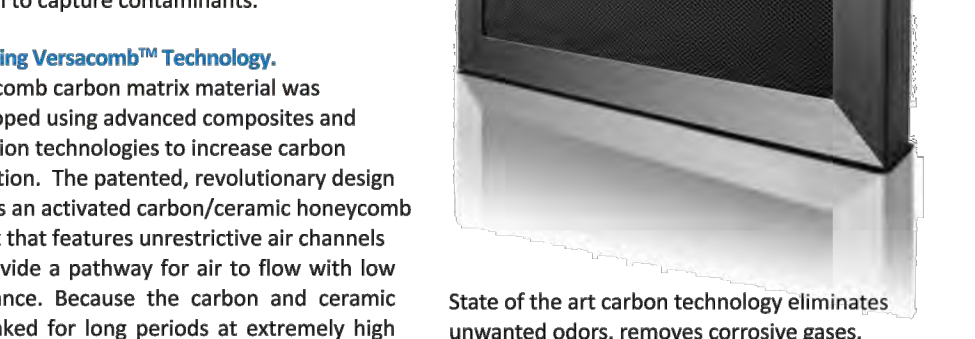






Activated carbon filtration systems have been used for decades in critical applications for the removal of harmful odors and chemical gases. Carbon works through a process called adsorption – the deposition of a gas on solid. Because of its molecular structure, carbon is an excellent natural adsorbent. For this reason, hospitals, museums, and clean manufacturing facilities all rely on the power of activated carbon to capture contaminants.

**Featuring Versacomb™ Technology.** Versacomb carbon matrix material was developed using advanced composites and extrusion technologies to increase carbon utilization. The patented, revolutionary design utilizes an activated carbon/ceramic honeycomb matrix that features unrestricted air channels to provide a pathway for air to flow with low resistance. Because the carbon and ceramic are baked for long periods at extremely high temperature, they are tightly bound together, eliminating dust shedding and the need for downstream filters. Today, Dynamic Carbon Matrix is a perfect solution for a wide range of applications. Dynamic Carbon Matrix systems require less space, operate with a very low pressure drop and require no post filters, enabling Dynamic Carbon Matrix to be used today in a variety of applications where carbon filtration was previously not an option.



State of the art carbon technology eliminates unwanted odors, removes corrosive gases, removes target contaminants, and supplies purified air more efficiently.

In composition, the material is composed of a carbon/ceramic mixture that is extruded and then baked to produce parts a variable number of channels (cells) through which air can pass. The cells per square inch (CPSI) can vary from 16 to 400 although the weight percent of the carbon is kept constant.

**Dynamic Carbon Matrix can be used in:**

- Specialty Applications: such as museums, hospitals, labs, manufacturing, embassies.
- Problem Applications: to address issues such as entrainment of kitchen fumes or engine exhaust fumes.
- General Applications: cleaning the air of gas phase contaminants in commercial buildings or for reduced outdoor air applications.
- Industrial Applications: including pulp and paper, petrochemical plants and refineries, as well as municipal and private wastewater treatment plants.


**Outstanding Performance:** Carbon effectiveness and longevity are functions of weight and contact time. More weight means more capacity for odor removal and a longer service life. One gram of activated carbon has 10,000 square feet of internal surface area. One pound of activated carbon has a surface area equal to about 125 acres. Based on the contaminants of concern and their concentration levels, the media life for Dynamic Carbon Matrix is predictable. In addition, the media can be engineered on a job-by-job basis to meet specific performance requirements such as static pressure drop, maximum face velocity and residence time. Common target contaminants include Hydrogen Sulfide, Chlorine, Sulfur Dioxide, Chlorine Dioxide and other acid gases and odors.

**Physical Properties**

- Density – 26.6 lb/ft<sup>3</sup>
- Crush Strength – 300 psi minimum
- Dust-free under normal operation

**Removal Capacity**

Hydrogen Sulfide – 40% by weight  
Sulfur Dioxide – 15% by weight  
Xylene – 13% by weight  
Toluene – 9% by weight



**Unsurpassed Versatility:**

- Suitable for high airflow applications (>500 fpm).
- Suitable for high temperature applications up to 500°F.
- Suitable for damp conditions up to 99% RH.
- Can be mounted horizontally or vertically with airflow in either direction.
- Maximum gaseous contaminant removal and protection from gas-phase contaminants.
- Can be installed and disposed of without the need for any special safety precautions.

Gases Controlled	Untreated Mesoporous	Ki Mesoporous	Untreated Microporous	Ki Microporous	A Mesoporous
	Diesel Fumes Vehicle Exhaust Ozone VOCs Hydrocarbons Tobacco Odor	Hydrogen Sulfide Sulfur Dioxide Chlorine Sulfides Xylene Toluene Mercaptans	Cooking Odors Food Odors Diesel Fumes Vehicle Exhaust Ozone VOCs Xylene Tobacco Odor	Chinese Drywall Hydrogen Sulfide Sulfur Dioxide Carbonyl Sulfide Chlorine Sulfides Hydrocarbons Toluene Mercaptans	Ammonia Amines


**Dynamic Carbon Matrix systems offer many advantages over pellet based systems**

The most widely used commercial carbon filtration systems consist of 1"-2" deep trays filled with carbon pellets. Large arrays are typically used and air handling systems require powerful fans to overcome very high resistance to airflow. And because carbon pellet systems can shed carbon dust, downstream filters become necessary which can further restrict airflow.

Extended life pellets were introduced in the marketplace over a decade ago, and are formulated to maintain their shape and integrity for a period of four years of operation. Over time, pellets are subject to diurnal and seasonal swings in temperature and humidity, as well as constant vibrations. Granular residue will eventually plug screen material and lead to channeling in the media, which can allow untreated, contaminant laden air to enter the protected space.

Dynamic Carbon Matrix systems can be retrofitted into existing pellet cassettes (V-banks) and HVAC units and provide significant advantages including:


- Dynamic Carbon Matrix systems have up to a 60% lower pressure drop, reducing blower horsepower by up to 50% compared to pellet systems.
- Half the size and a fraction of the weight of a pellet based system.
- Easier to use and maintain because they do not require vacuum trucks, pellet handling or confined space entry that is associated with media change out.
- Dynamic Carbon Matrix systems have significantly smaller footprints and much lower weights, making installation easier and less costly than traditional pellet systems.
- Fast and effective contact at velocities up to six times greater than traditional pelletized carbon beds.
- Unlike pellet based systems which typically break through after about 66% utilization of the pellet media, properly rotated Dynamic Carbon Matrix systems use 100% of the media as the media modules are replaced over time.



**Engineered Solutions**

Dynamic Carbon Matrix systems can provide a purified air cleaning solution to prevent corrosion of valuable electronic equipment in process industries – helping reduce downtime and costly repairs. In addition, Dynamic Carbon Matrix removes odors and protects the environment from subsequent destruction of dilute solvents. Dynamic Air Quality Solutions will provide a comprehensive solution of equipment, activated carbons, service, and technical know-how. Backed by the state of the art research capabilities, our team of scientists and engineers understands the unique chemistry between the air we breathe and its effects on your environment.

Dynamic Air Quality Solutions  
P.O. Box 1258  
Princeton, New Jersey 08542  
(800) 578-7873, (609) 924-8524 fax  
www.DynamicAQCS.com



DYN-236 (6/16)

PROJECT:

5330 JOSHUA &amp; 1000 S THOMPSON

530 JOSHUA ST & 1000 S THOMPSON AVE  
NIPOMO, CA 93444

DRAWN BY: GA  
DATE: 8/4/18

SHEET NUMBER:

# Z-101