



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

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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 4/18/2019

**TO:** 4<sup>th</sup> District Legislative Assistant; Ag Commissioner, APCD, Assessor, Building Division, CAL FIRE / County Fire, Environmental Health, Public Works, Sheriff, CA Fish & Wildlife, Cal Trans, City of Santa Maria, Coastal San Luis Resource Conservation District, RWQCB, U.S. Forest Service, South County Advisory Council, AB52

**FROM:** Young Choi (805-788-2086 or ychoi@co.slo.ca.us)

**PROJECT NUMBER & NAME:** DRC2019-00051 SLO Cal Inc / Williams

**PROJECT DESCRIPTION:** Proposed Minor Use Permit for both indoor (greenhouse) and outdoor cannabis cultivation (see full Project Description) on Thompson Ave in Nipomo.

**APN(s):** 090-164-014

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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**



# 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

**DRC2019-00051**

Minor Use Permit  
090-261-014 /  
NICOLAS PITCHON (SLO CAL, INC)  
CANNABIS CULTIVATION, ANCILLARY NURSERY,  
PROCESSING

## APPLICANT INFORMATION Check box for contact

person assigned to this project

☒ Landowner Name Bob Williams Daytime Phone 805-698-9469  
Mailing Address 2155 Thompson Road, Nipomo, CA Zip Code 93444  
Email Address: \_\_\_\_\_

☒ Applicant Name SLO CAL, INC. / Nicolas Pitchon Daytime Phone 510-672-5598  
Mailing Address 526 Kentucky St. APT#4 San Luis Obispo, CA Zip Code 93405  
Email Address: npitchon@yahoo.com

☒ Agent Name Austen Connella Daytime Phone 415-837-3957  
Mailing Address 7731 Suey Creek Rd. Santa Maria, Ca Zip Code 93454  
Email Address: slocalroots@gmail.com

## PROPERTY INFORMATION

Total Size of Site: 300 Acres Assessor Parcel Number(s): 090-261-014  
Legal Description: see deed  
Address of the project (if known): 2155 S. Thompson Avenue, Nipomo, CA  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Wineman Road  
Describe current uses, existing structures, and other improvements and vegetation on the property:  
Agriculture, Cattle

## 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



# CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):  
2155 S. Thompson Avenue, Nipomo CA 93444, identified as Assessor Parcel Number 090-261-014,  
for which a construction permit, land use permit, land division, general plan or ordinance amendment, or  
LAFCo application referral is being filed with the county requesting an approval for: MUP - Cannabis Operations  
(specify type of project, for example: addition to a single family residence; or general plan amendment),  
do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
4. Print Name: Ben Williams  
Daytime Telephone Number: (805) 714-1326
5. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property N/A

## PERSON OR ENTITY GRANTING CONSENT:

Print Name: Robert Williams

Print Address: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_

Signature of landowner: \_\_\_\_\_ Date: \_\_\_\_\_

## AUTHORIZED AGENT:

Print Name: Austen Connella

Print Address: 7731 Suey Creek Rd. Santa Maria, Ca 93454

Daytime Telephone Number: (415) 837-3957

Signature of landowner: \_\_\_\_\_ Date: \_\_\_\_\_



# 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 Thompson 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? 090-261-014

**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:** 54,800 sq. feet 0 %

Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 %

Other (specify) Outdoor Canopy Area 130,680 sq. ft

Total area of all paving and **structures:** 52,500 new ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 0 ☒ sq. feet ☐ acres

Number of parking spaces proposed: n/a Height of tallest structure: 16'

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

**Setbacks:** Front 3,800' Right 300' Left 2,150' Back 300'

**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: 130,680 ☒ sq. feet ☒ acres

Total floor area of all structures including upper stories: 54,800 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: 5 acres  
Moderate slopes - 10-20%: 30 acres  
20-30%: 87 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: Santa Maria River
- 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: None
- 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: \_\_\_\_\_

## 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? 4,650 gallons
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: 6" casing pressurized irrigation lines.
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: South County Sanitary
3. Where is the waste disposal storage in relation to buildings? Please see Waste Disposal on 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 Unified
2. Location of nearest police station: S.L.O. Sheriff 1681 Front St. Oceano CA 93445
3. Location of nearest fire station: CAL Fire 450 Pioneer St. Nipomo Ca 93445
4. Location of nearest public transit stop: Teft at Carillo St.
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: 7 Days of operation a week 8 am-6pm
2. How many people will this project employ? 4-16
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. 1 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: Carpooling

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: Phase 2 development dependent on economic viability of cultivation operation  
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: Phase 2 Site Plan shows a construction of up to 22,500 sq. ft. of greenhouse, and 30,000 sq. ft self supporting nursery however this is dependent on economic viability of current cultivation operation  
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 \*: Operation is off-grid, Solar Panels to be installed

\*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, Soil Moisture Enhancement Techniques, "Spot" hand watering, Monitored hand/drip system for outdoor cultivation  
\*see water management plan  
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 (Mixed light, outdoor, nursery license types), Local business License, Pesticide applicator permit, Weigh-Master Certificate

(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

**DRC2019-00051**

Minor Use Permit  
090-261-014 /  
NICOLAS PITCHON (SLO CAL, INC)  
CANNABIS CULTIVATION, ANCILLARY NURSERY,  
PROCESSING



**SLO CAL, INC.**  
**SUPPLEMENTAL DEVELOPMENT STATEMENT**  
**CANNABIS MINOR USE PERMIT**  
**2155 S. THOMPSON AVENUE, NIPOMO, CA 93444**  
**APN (090-261-014)**

**PROJECT DESCRIPTION**

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<b>Parcel Size:</b>	312.20 Acres
<b>APN:</b>	090-261-014
<b>Address:</b>	2155 S. Thompson Avenue, Nipomo, CA 93444
<b>Land Use Designation:</b>	AG
<b>Williamson Act:</b>	Yes
<b>Water:</b>	On-Site Well
<b>Existing Uses:</b>	AG Barn, Cattle Grazing
<b>Access:</b>	S. Thompson Avenue

The subject property consists of one parcel totaling 312.20 acres, located at 2155 S. Thompson Avenue in Nipomo (APN 090-261-015), accessed off S. Thompson Avenue in the South County Inland Sub Planning Area and zoned Agriculture. Existing uses on the site include agriculture and cattle grazing.

Wineman Road is a 20' unpaved County maintained road. The County maintained portion of the road ends two-thirds down the property line and turns into a private paved road. An improved access road from Wineman Road will be installed in order to access the proposed cannabis site. Wineman Road crosses over a blue line drainage with two existing culverts. Wineman Road provides access to three residences, all relatives of the property owner. No road maintenance agreement will be necessary for this project

Neighbors: cattle, lemon grove, avocado orchard (all relatives)

Water irrigation lines exist throughout the property- 6' casing pressurized by diesel generator. Will need to add diesel storage tank. 3 existing wells onsite, 2 of which are operational. The one well proposed for cannabis use produces 25 GPM.



## Proposed Project

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A request by SLO CAL, INC for a Minor Use Permit to authorize the cultivation of cannabis totaling 3 acres of outdoor canopy (130,680 sq. ft.), 22,000 sq ft of greenhouse “Indoor” cultivation, 30,000 square feet of self supporting nursery cultivation and 10,800 steel building for Drying and Processing. There will be 200 Square feet of sea train storage for pesticides and nutrients. Cattle will continue to be raised onsite to comply with the Williamson Act contract (136 acres over two parcels). The property is registered via CCM2016-00279 (Nicolas Pitchon). 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, curing, and preparation of product for off-site testing and entry into the commercial marketplace. No additional site disturbance other than that required for greenhouse construction (Phase 2) is proposed as a part of this project. The proposed project is located at 2155 S. Thompson Avenue, Nipomo, CA 93444, approximately 3.9 miles South of the Left Street exit in Nipomo.



The Project site is approximately 312 acres in size and consists of a single legal parcel. The site is located on South Thompson Avenue, which extends North of the project site. The property owner also owns and is proposing cannabis operations on the parcel to the east (APN 090-261-015). The area is sparsely developed with very low densities and larger parcel sizes (100+) acres. The area’s topography is relatively flat with 30 acres of the site being between 20-30% slope, 82 acres of the site

between 10-20% slope, and 200 acres of the site being between 0-10% slope. The average slope within the site is 12%. Vegetation coverage consists primarily of rangeland with sparse coastal chaparral. The proposed project area consists of existing developed or otherwise denuded/graded areas. No vegetation removal or significant grading is necessary or proposed for any phase of the project.

**Table 1: Summary of Project Scope**

Type	Use	Size	Count	Total SF	Canopy SF
Hoop House	Flowering	100' x 24'	80	192,000	130,680
<b>TOTAL Hoop House</b>				<b>192,000</b>	<b>130,680</b>
Greenhouse	Mixed-Light Indoor Cultivation	187'6"x30	4	22,500	22,000
	Nursery/Vegetative	100' x 30'	10	30,000	0
<b>TOTAL Greenhouse</b>				<b>52,500</b>	<b>22,000</b>
Proposed Steel Building Storage seatrains	Drying / Processing storage	60 x180 9x40	8 2	10,800 720	

## Outdoor Cultivation

Three acres (130,680 sq. ft.) of outdoor cultivation area will be cultivated in 192,000 sq. feet of hoop-houses within a fenced area located in the north east corner of the property. The cultivation area will be securely fenced the around perimeter, with a compost area encompassed within the fencing.

## Indoor Cultivation (Mixed-Light)

Phase 2 will include up to 22,500 sq. ft of flowering greenhouse space and 30,000 sq. ft of self supporting nursery to be located next to the outdoor grow in the North Eastern portion of the property in an existing level area devoid of vegetation. The indoor cultivation will add two harvests per year.

## **Processing, Packaging, and Export of Product**

Drying and curing will be located within 8 sea trains and the proposed nursery area for preparation for distribution of product grown onsite to wholesale distributors. Once harvested product will be taken off-site for final distribution.

## **Site Operations Plan**

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### **Access**

The parcel is accessed from Wineman Road from S. Thompson Avenue, a 35' paved public road which extends to parcels North of the site. S. Thompson Avenue and Wineman road are paved up to the site entrance.

### **Entrance from Wineman Road to be Improved for Project Access**



## **Security**

The project has prepared a detailed Security Plan for confidential routing to the Sheriff's department for review. The proposed security plan includes solar powered security lighting with motion detection, fencing, secure entry and access gates to all cultivation areas, and full lighting of the secured cannabis storage area. Security cameras will be placed at all cultivation area access points, along with a field of view of each cannabis area. Cultivation areas will have complete visual coverage through the network of motion detection surveillance cameras. Further, access gates to cultivation area, along with the main entry gate will have remote messaging systems that send an alarm to emergency contact notification list when triggered. Packaged product ready for transport by licensed distributors will be stored in locked waterproof containers within a secure building. The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to security protocols. Existing security measures onsite provided by Smith's Alarms & Electronics Inc. A 5-string barbed wire fence runs along the property line.

## **Odor Management**

Land Use Ordinance 22.40.50.D.8 outlines requirements for Nuisance Odors from cannabis cultivation. The ordinance details that all cannabis cultivation shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite, as well as structures utilized for indoor cannabis cultivation to be equipped and/or maintained with sufficient ventilation controls to eliminate nuisance odor emissions from being detected offsite.

Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 2,000 feet away, existing vegetation and topographical relief. Building plans for Phase 2 greenhouses will include sufficient mechanical ventilation controls such as misting and evaporative coolers within the structures to ensure no nuisance odors are detected offsite. In addition, charcoal filters will be included to reduce the odor. The proposed operations are not anticipated to cause any odor issues. Please see attached Odor Control Plan including a contact number for nuisance complaints for the outdoor cultivation operation. Phase 2

greenhouse operations will include amendment of this Odor Control Plan to specify odor management activities associated with the greenhouse operations.

### **Signage**

No exterior signage distinctive to the cannabis operation is proposed.

### **Parking/Access**

The property site provides ample parking areas for the cultivation operations and are not in conflict with any adjacent properties or uses. The existing flat area will provide parking for staff as well as additional staff for Phase 2. See request for parking modification and required findings below.

### **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 first phase of the cultivation operation will require a total of 4 full time and 3-6 seasonal employees, who will travel to the site each day and arrive at approximately 8 am and leave at approximately 6 pm, 7 days a week. At full operational capacity, the staffing levels will increase to 5 full time and 3-6 seasonal employees, including existing owner participation. Operating time would stay the same, with hours approximately 8 am to 6 pm, 7 days a week. Once a year, during parts of the month of September and early October for harvest, 3-6 additional employees are onsite for a total of 12 to 14 people. The greenhouse operations will add 3 more harvests per year, during the months of May and September with hours of 8 am to 6 pm. 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. This will occur at the end of May, September and October to deliver the product to company partners.

(Please see attached Employee Safety Training-Manual for employee safety information)

## **Traffic**

Regular commercial operations result in 6 round trips per day in. There will be an additional 4 commercial deliveries per year for soil and farm supplies as well as seasonal part-time harvest staff. This is within standards for the access road and standard agricultural operations for the property.

## **Neighborhood Compatibility**

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. The general direction of the prevailing winds is East. The existing structure was previously used for agricultural purposes and is configured appropriately to meet the intended use. The greenhouses will be equipped with black-out features at night to eliminate light pollution. Any motion detection lighting used for security will be cast downwards to reduce light pollution. There is no projected increase in noise level from this project. Surrounding commercial-agricultural properties are owned by close relatives of the land owner.

## **Wastewater and Green Waste**

Cannabis 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 within in a defined soil compost area.

## **Sewage**

As necessary, portable ADA compliant toilets will be utilized with regular service and located adjacent to the greenhouse and cultivation area.

## **Pesticide and Fertilizer Usage**

Pesticide and fertilizer usage will be conducted following organic farming practices and in accordance to the County of San Luis Obispo Department of Agriculture standards.

Pest mitigation measures will include a perimeter wire fence of graduated mesh, with ¼ inch “chicken wire” buried 18 inches below the surface.



All materials will be stored within 2 permitted sea-train metal containers onsite according to standard good agricultural practices and in compliance with the Department of Agriculture operational regulations.  
(please see attached Pesticide and Storage and Hazard Response Plan)

## Setbacks

Land Use Ordinance section 22.40.050 (D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 feet from all property lines and public rights of way unless a modification request is made. The cultivation area will be at a 300' foot setback from the Northern property line, 2,150' foot setback from the Western property line, 3,800' foot setback from the southern property line, and a 300' foot setback from the Eastern property line.

The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et. al) are located well outside the 1000-foot setback required by 22.30.D.1. The Agriculture zoned parcel size of 312 acres meets the size requirement of 25 acres for 3 acres of outdoor cultivation and up to 22,000 sf of indoor. See Land Use View with 1000' buffer map shown below.



## **Air Quality**

The project is located on an existing agricultural site, and will be accessed via a private driveway with no new grading required. Solely bio-dynamic and organic practices are utilized. There are no predicted air quality impacts.

## **Screening and Fencing**

The proposed cultivation area will be fenced, with additional security controls as required by CDFA or BCC to be incorporated into existing operations, including security cameras, and fencing at key locations. Phase 2 greenhouses will be fenced according to ordinance requirements.

## **Water Management Plan**

The property is in the South Coast Water Planning Area, Nipomo Creek Watershed. The project site is served by one existing groundwater well on a neighboring property under the same ownership that has historically served the property for agricultural use. No import of water is necessary or will occur in association with the proposed cannabis cultivation operations. Limited surrounding agriculture combined with high recharge potentials support the land use of commercial cannabis cultivation. The projected water usage for all operations is 5.21 acre feet per year

(Please see attached water management plan for use breakdown, Irrigation/water conservation methods and well pump test)

## **Energy Use**

The operation is off-grid, Solar Panel generated. The total annual estimated energy use for the cannabis operation is 267,052 kWh. An estimated energy demand breakdown is attached. Applications for 3-Phase power will be submitted to PG&E for phase 2 development.

## **Issues Requiring Special Consideration**

### **Cultural Resources**

A Phase 1 Surface Survey is underway and will be provided under separate cover.

### **Biological Resources**

A biological resources assessment is underway and will be provided under separate cover.

### **Parking Modification and Required Findings**

The project site is designed to accommodate staff for the outdoor cultivation and Phase 2 greenhouse cultivation within the existing parking area adjacent to and south of the barn. Due to the limited nature of the staff required for the operation, parking standards as outlined in Chapter 22.18, Nursery Specialties are not appropriate for the project.

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

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

- a. The characteristics of the project, which consists of an owner-operated cannabis operation with seasonal temporary staff, do not necessitate the number of parking spaces, types of design, or improvements required by this chapter as the activities will be conducted by the property owner and part-time staff who have an existing parking area provided on site adjacent to the existing barn and existing cultivation area.
- b. The existing parking area is adequate to accommodate on the site all parking needs generated by the use as the operation will be staffed solely by two full time staff and seasonal part-time harvest staff. No additional parking than what is currently proposed.
- c. No traffic safety problems will result from the proposed modification of the parking standards as there is ample existing parking on the site for the cultivation project.

## **CEQA Categorical Exemption**

Section 15301 of the State CEQA Guidelines allows for existing projects and projects that have no potential for causing a significant effect on the environment to be exempt from the provisions of CEQA. The project application proposes to utilize an existing fenced area consisting of disturbed areas and non-sensitive annual grasses. There is no possibility that this project may have a significant effect on the environment.

The greenhouse location is within area that has been subject to previous disturbance. No enlargement of the access driveway, parking area, or developed use area is proposed. Baseline conditions shall remain constant for operational elements such as persons on the site and traffic.

No other measures beyond those required by County ordinances are necessary to address the environmental impacts associated with the proposed project. The proposed project does not include any environmental impacts or significant changes to the project site.

## **Williamson Act Contract**

The property (090-261-015) entered a land conservation contract in 2009 (AGP2009-00????).

**DRC2019-00051**

Minor Use Permit  
090-261-014 /  
NICOLAS PITCHON (SLO CAL, INC)  
CANNABIS CULTIVATION, ANCILLARY NURSERY,  
PROCESSING



**SLO CAL, INC.**  
**SUPPLEMENTAL DEVELOPMENT STATEMENT**  
**CANNABIS MINOR USE PERMIT**  
**2155 S. THOMPSON AVENUE, NIPOMO, CA 93444**  
**APN (090-261-014)**

**PROJECT DESCRIPTION**

---

<b>Parcel Size:</b>	312.20 Acres
<b>APN:</b>	090-261-014
<b>Address:</b>	2155 S. Thompson Avenue, Nipomo, CA 93444
<b>Land Use Designation:</b>	AG
<b>Williamson Act:</b>	Yes
<b>Water:</b>	On-Site Well
<b>Existing Uses:</b>	AG Barn, Cattle Grazing
<b>Access:</b>	S. Thompson Avenue

The subject property consists of one parcel totaling 312.20 acres, located at 2155 S. Thompson Avenue in Nipomo (APN 090-261-015), accessed off S. Thompson Avenue in the South County Inland Sub Planning Area and zoned Agriculture. Existing uses on the site include agriculture and cattle grazing.

Wineman Road is a 20' unpaved County maintained road. The County maintained portion of the road ends two-thirds down the property line and turns into a private paved road. An improved access road from Wineman Road will be installed in order to access the proposed cannabis site. Wineman Road crosses over a blue line drainage with two existing culverts. Wineman Road provides access to three residences, all relatives of the property owner. No road maintenance agreement will be necessary for this project

Neighbors: cattle, lemon grove, avocado orchard (all relatives)

Water irrigation lines exist throughout the property- 6' casing pressurized by diesel generator. Will need to add diesel storage tank. 3 existing wells onsite, 2 of which are operational. The one well proposed for cannabis use produces 25 GPM.

## Proposed Project

---

A request by SLO CAL, INC for a Minor Use Permit to authorize the cultivation of cannabis totaling 3 acres of outdoor canopy (130,680 sq. ft.), 22,000 sq ft of greenhouse “Indoor” cultivation, 30,000 square feet of self supporting nursery cultivation and 10,800 steel building for Drying and Processing. There will be 200 Square feet of sea train storage for pesticides and nutrients. Cattle will continue to be raised onsite to comply with the Williamson Act contract (136 acres over two parcels). The property is registered via CCM2016-00279 (Nicolas Pitchon). 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, curing, and preparation of product for off-site testing and entry into the commercial marketplace. No additional site disturbance other than that required for greenhouse construction (Phase 2) is proposed as a part of this project. The proposed project is located at 2155 S. Thompson Avenue, Nipomo, CA 93444, approximately 3.9 miles South of the Left Street exit in Nipomo.



The Project site is approximately 312 acres in size and consists of a single legal parcel. The site is located on South Thompson Avenue, which extends North of the project site. The property owner also owns and is proposing cannabis operations on the parcel to the east (APN 090-261-015). The area is sparsely developed with very low densities and larger parcel sizes (100+) acres. The area’s topography is relatively flat with 30 acres of the site being between 20-30% slope, 82 acres of the site



between 10-20% slope, and 200 acres of the site being between 0-10% slope. The average slope within the site is 12%. Vegetation coverage consists primarily of rangeland with sparse coastal chaparral. The proposed project area consists of existing developed or otherwise denuded/graded areas. No vegetation removal or significant grading is necessary or proposed for any phase of the project.

**Table 1: Summary of Project Scope**

Type	Use	Size	Count	Total SF	Canopy SF
Hoop House	Flowering	100' x 24'	80	192,000	130,680
<b>TOTAL Hoop House</b>				<b>192,000</b>	<b>130,680</b>
Greenhouse	Mixed-Light Indoor Cultivation	187'6"x30	4	22,500	22,000
	Nursery/Vegetative	100' x 30'	10	30,000	0
<b>TOTAL Greenhouse</b>				<b>52,500</b>	<b>22,000</b>
Proposed Steel Building Storage seatrains	Drying / Processing storage	60 x180 9x40	8 2	10,800 720	

## Outdoor Cultivation

Three acres (130,680 sq. ft.) of outdoor cultivation area will be cultivated in 192,000 sq. feet of hoop-houses within a fenced area located in the north east corner of the property. The cultivation area will be securely fenced the around perimeter, with a compost area encompassed within the fencing.

## Indoor Cultivation (Mixed-Light)

Phase 2 will include up to 22,500 sq. ft of flowering greenhouse space and 30,000 sq. ft of self supporting nursery to be located next to the outdoor grow in the North Eastern portion of the property in an existing level area devoid of vegetation. The indoor cultivation will add two harvests per year.

## **Processing, Packaging, and Export of Product**

Drying and curing will be located within 8 sea trains and the proposed nursery area for preparation for distribution of product grown onsite to wholesale distributors. Once harvested product will be taken off-site for final distribution.

## **Site Operations Plan**

---

### **Access**

The parcel is accessed from Wineman Road from S. Thompson Avenue, a 35' paved public road which extends to parcels North of the site. S. Thompson Avenue and Wineman road are paved up to the site entrance.

### **Entrance from Wineman Road to be Improved for Project Access**



## **Security**

The project has prepared a detailed Security Plan for confidential routing to the Sheriff's department for review. The proposed security plan includes solar powered security lighting with motion detection, fencing, secure entry and access gates to all cultivation areas, and full lighting of the secured cannabis storage area. Security cameras will be placed at all cultivation area access points, along with a field of view of each cannabis area. Cultivation areas will have complete visual coverage through the network of motion detection surveillance cameras. Further, access gates to cultivation area, along with the main entry gate will have remote messaging systems that send an alarm to emergency contact notification list when triggered. Packaged product ready for transport by licensed distributors will be stored in locked waterproof containers within a secure building. The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to security protocols. Existing security measures onsite provided by Smith's Alarms & Electronics Inc. A 5-string barbed wire fence runs along the property line.

## **Odor Management**

Land Use Ordinance 22.40.50.D.8 outlines requirements for Nuisance Odors from cannabis cultivation. The ordinance details that all cannabis cultivation shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite, as well as structures utilized for indoor cannabis cultivation to be equipped and/or maintained with sufficient ventilation controls to eliminate nuisance odor emissions from being detected offsite.

Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 2,000 feet away, existing vegetation and topographical relief. Building plans for Phase 2 greenhouses will include sufficient mechanical ventilation controls such as misting and evaporative coolers within the structures to ensure no nuisance odors are detected offsite. In addition, charcoal filters will be included to reduce the odor. The proposed operations are not anticipated to cause any odor issues. Please see attached Odor Control Plan including a contact number for nuisance complaints for the outdoor cultivation operation. Phase 2

greenhouse operations will include amendment of this Odor Control Plan to specify odor management activities associated with the greenhouse operations.

### **Signage**

No exterior signage distinctive to the cannabis operation is proposed.

### **Parking/Access**

The property site provides ample parking areas for the cultivation operations and are not in conflict with any adjacent properties or uses. The existing flat area will provide parking for staff as well as additional staff for Phase 2. See request for parking modification and required findings below.

### **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 first phase of the cultivation operation will require a total of 4 full time and 3-6 seasonal employees, who will travel to the site each day and arrive at approximately 8 am and leave at approximately 6 pm, 7 days a week. At full operational capacity, the staffing levels will increase to 5 full time and 3-6 seasonal employees, including existing owner participation. Operating time would stay the same, with hours approximately 8 am to 6 pm, 7 days a week. Once a year, during parts of the month of September and early October for harvest, 3-6 additional employees are onsite for a total of 12 to 14 people. The greenhouse operations will add 3 more harvests per year, during the months of May and September with hours of 8 am to 6 pm. 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. This will occur at the end of May, September and October to deliver the product to company partners.

(Please see attached Employee Safety Training-Manual for employee safety information)

## **Traffic**

Regular commercial operations result in 6 round trips per day in. There will be an additional 4 commercial deliveries per year for soil and farm supplies as well as seasonal part-time harvest staff. This is within standards for the access road and standard agricultural operations for the property.

## **Neighborhood Compatibility**

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. The general direction of the prevailing winds is East. The existing structure was previously used for agricultural purposes and is configured appropriately to meet the intended use. The greenhouses will be equipped with black-out features at night to eliminate light pollution. Any motion detection lighting used for security will be cast downwards to reduce light pollution. There is no projected increase in noise level from this project. Surrounding commercial-agricultural properties are owned by close relatives of the land owner.

## **Wastewater and Green Waste**

Cannabis 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 within in a defined soil compost area.

## **Sewage**

As necessary, portable ADA compliant toilets will be utilized with regular service and located adjacent to the greenhouse and cultivation area.

## **Pesticide and Fertilizer Usage**

Pesticide and fertilizer usage will be conducted following organic farming practices and in accordance to the County of San Luis Obispo Department of Agriculture standards.

Pest mitigation measures will include a perimeter wire fence of graduated mesh, with ¼ inch “chicken wire” buried 18 inches below the surface.

All materials will be stored within 2 permitted sea-train metal containers onsite according to standard good agricultural practices and in compliance with the Department of Agriculture operational regulations.  
(please see attached Pesticide and Storage and Hazard Response Plan)

## Setbacks

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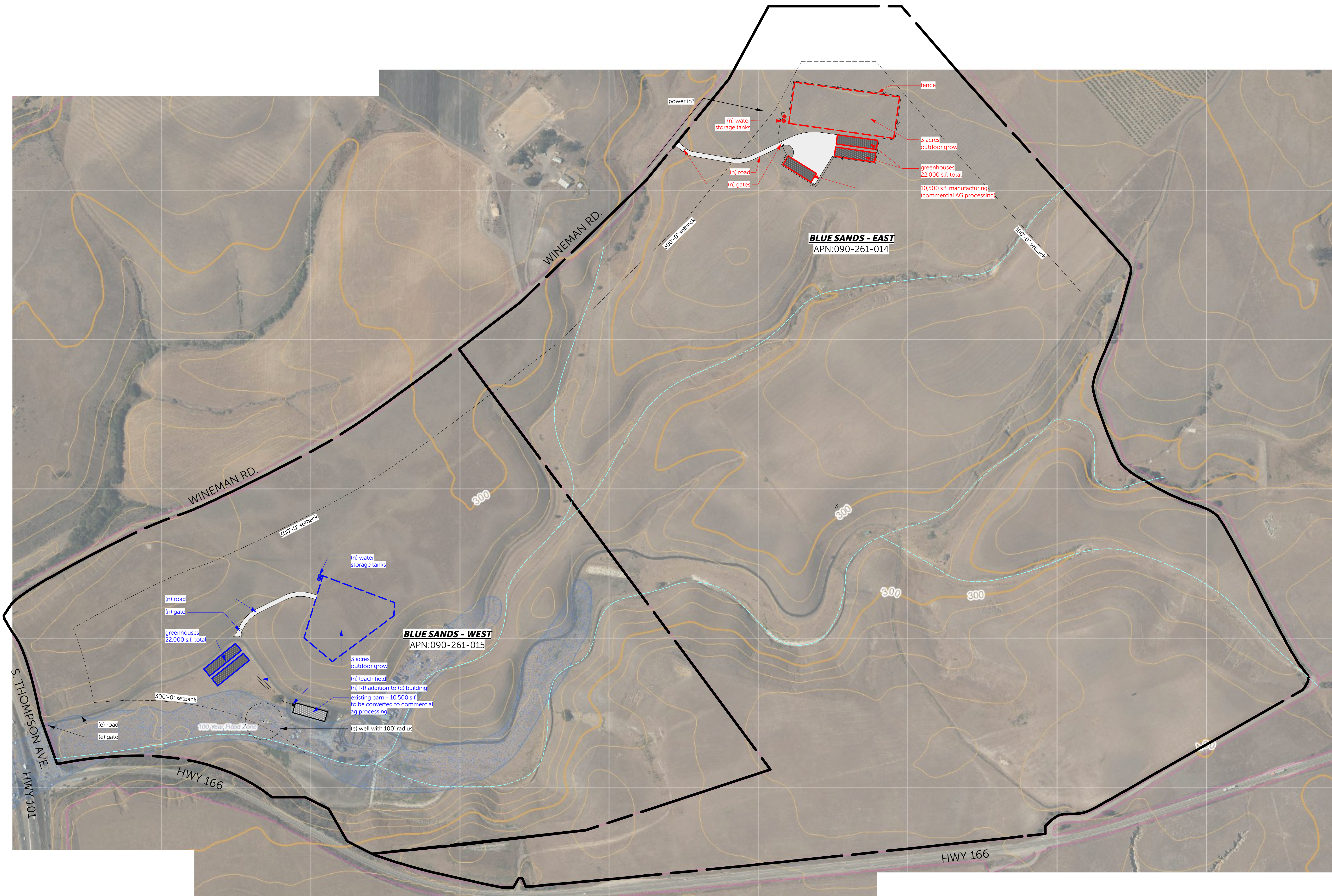
No other measures beyond those required by County ordinances are necessary to address the environmental impacts associated with the proposed project. The proposed project does not include any environmental impacts or significant changes to the project site.

## **Williamson Act Contract**

The property (090-261-015) entered a land conservation contract in 2009 (AGP2009-00????).



DATE: February 21, 2019 TIME: 9:16:24 AM FILE NAME: Blue Sands\_California\_SD.vsx



1

## OVERALL SITE PLAN

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PROJECT:

## BLUE SANDS

CLIENT:

/MEET/CONTENT/:

## OVERALL ARCHITECTURAL

CON/ULTANT:

/TAMP:



DATE:

February 21, 2019

REVI/ON/:

JOB NUMBER:

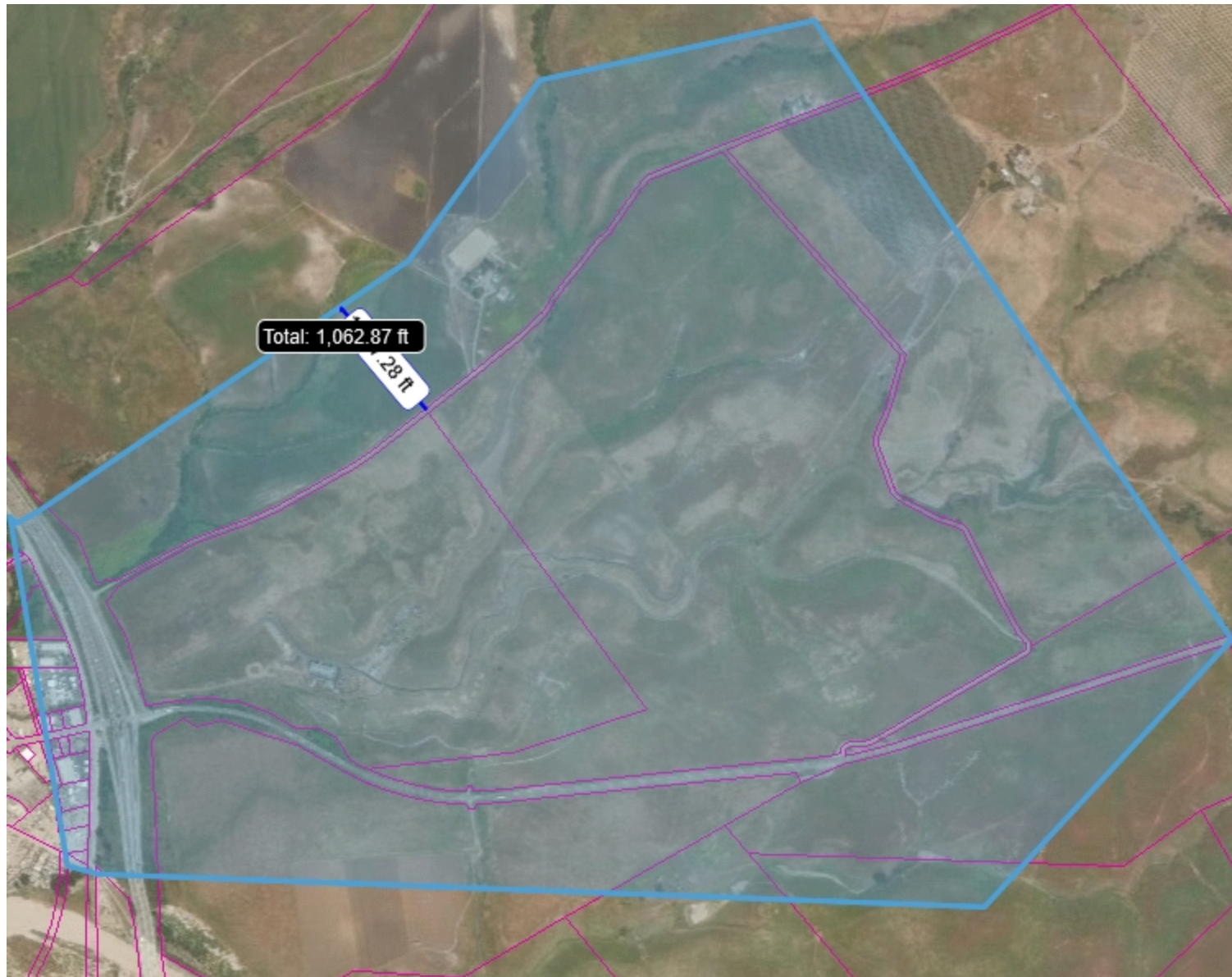
1837

/HEET:



AS1.0



# Interactive Data Viewer



## Legend

-  SLO County Parcels
-  SLO County Boundary

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



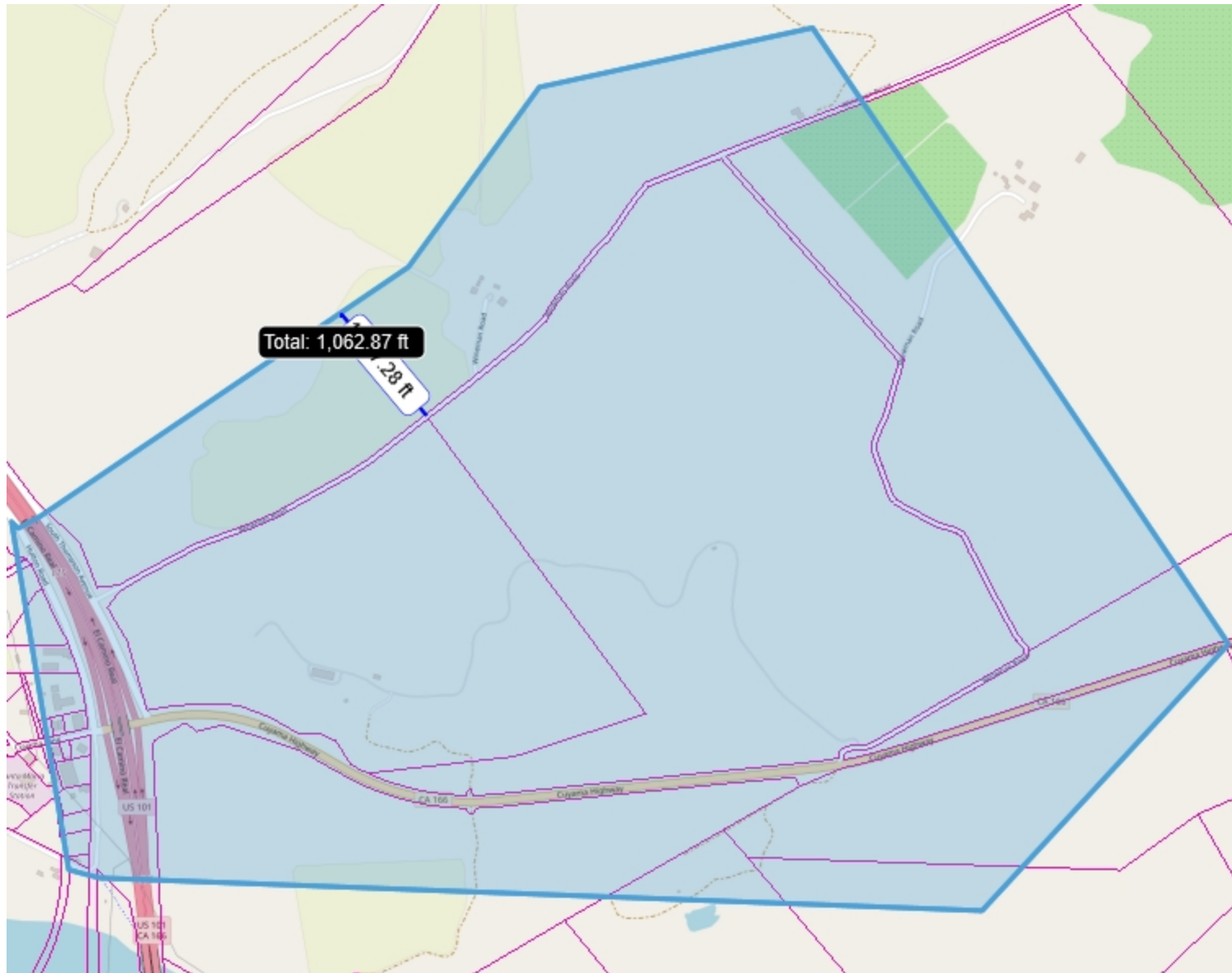
The County of San Luis Obispo does not assume liability for any damages  
 caused by errors or omissions in the data and makes no warranty of any kind,  
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





# Interactive Data Viewer



## Legend

- SLO County Parcels
- SLO County Boundary

-3,009.33 0 1,504.66 3,009.33 Feet 1: 18,056



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Map for Reference Purposes Only





Cannabis MUP

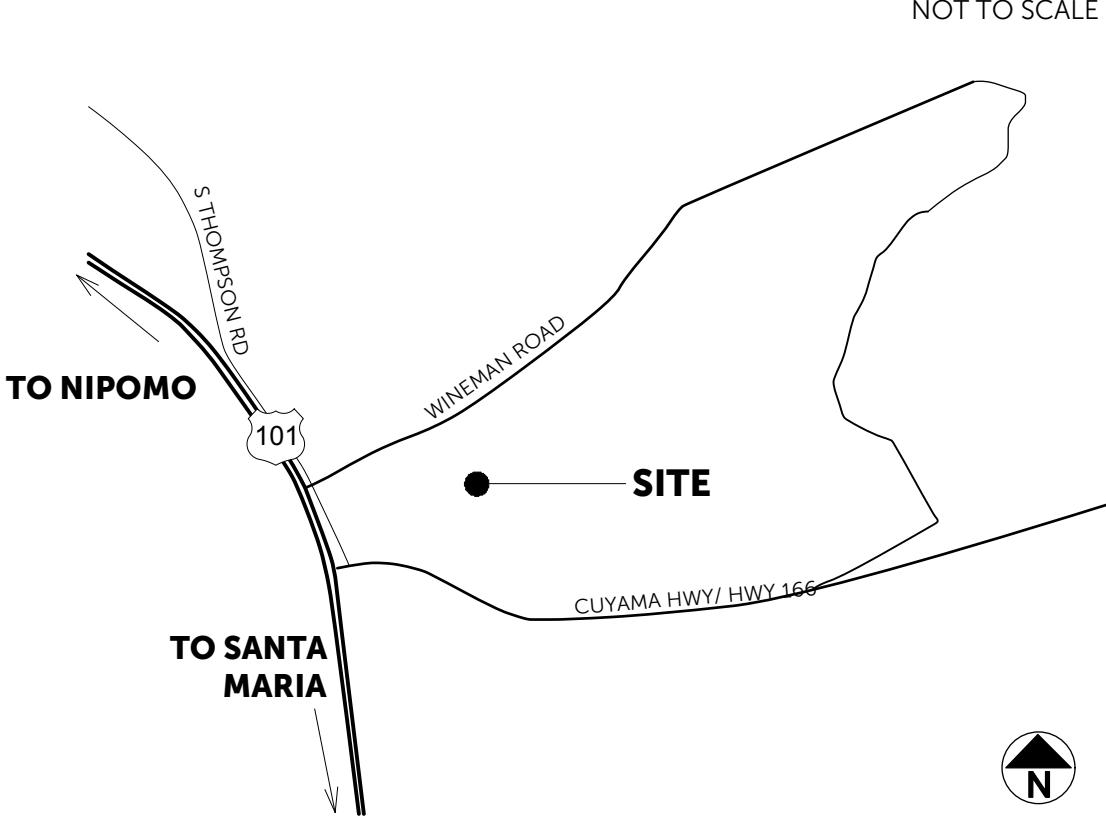
# SLO CAL, INC. WEST

1837 South Thompson Avenue, Nipomo CA 93444

DIRECTORY

Buisness Owner.	SLO CAL, INC. Austen Connella & Nicholas Pitchon 7731 Suey Creek Rd. Santa Maria, CA 93454 Phone: (415) 837-3957 email: slocalroots@gmail.com
Property Owner.	Bob Williams Benn Williams 1837 South Thompson Ave. Nipomo Ca 93444 Phone: (805) 698-9469 Phone: (805) 714-1326 Email: bennwilliams23@yahoo.com
Architect of Record.	REISS DESIGN STUDIO Shana Reiss, C-32912 3055 Durcan Lane, Suite A San Luis Obispo, CA 93401 Phone: (805) 706-0645 Email: shana@reissdesignstudio.com
Civil Engineer.	ROBERTS ENGINEERING, INC. Timothy P. Roberts, RCE 35366 2015 Vista De La Vina Templeton, CA 93465 Phone: (805) 239-0664 Email: tim@robertsenginc.com
Planning Consultant.	KIRK CONSULTING Jamie Jones 8830 Morro Road Atascadero, CA 93422 Phone: (805) 461-5765 Email: jamie@kirk-consulting.net

VICINITY MAP



PLANNING DATA BY PREMISE

<b>ZONING</b>	AG
COMMUNITY	San Luis Obispo County
PLANNING AREA	
OTHER	Flood Hazard Area
<b>FIRE INFORMATION</b>	
JURISDICTION	CAL Fire/County Fire
HAZARD ZONE	Moderate Fire Severity zone, non-VH-FHSZ <i>This project shall comply with materials and construction methods for Exterior Wildfire Exposure per current CBC Chapter 7A &amp; CRC Section R327 (where applicable)</i>
<b>SETBACKS/YARDS</b>	300'0"
<b>BUILDING AREAS</b>	Commercial AG Barn 10,500 S.F. Greenhouse 22,000 S.F. Greenhouse/ Nursery 30,000 S.F.
<b>SITE AREAS</b>	Outdoor Grow 3 Acres
<b>PARKING</b>	Required 11 Spaces

PROJECT INFORMATION

<b>SCOPE OF WORK</b>	A proposal for a MUP with an existing 10,500 SF commercial ag building to be re-purpose as cannabis curing/drying/processing with a new ada compliant restroom. 3 acres outdoor grow. 22,000 SF greenhouse and 30,000 sf nursery/ greenhouse		
<b>PROJECT ADDRESS</b>	02155 S Thompson Ave, Nipomo, CA 93444		
<b>APN</b>	090-261-015		
<b>LEGAL DESCRIPTION</b>	RHO NIPOMO PTN LT 32 & 61		
<b>LOT SIZE</b>	148.86 Acres		
<b>UTILITIES</b>	Electricity Natural Gas Water Service Sewer Service	PG&E Southern California Gas Company Private Well Private Septic	

SHEET INDEX

T1	TITLE SHEET
AS1	OVERALL ARCHITECTURAL SITE PLAN
AS2	ENLARGED ARCHITECTURAL SITE PLAN
A1	COMMERCIAL AG BUILDING (FLOOR PLAN/ ELEVATIONS)
C1	TITLE SHEET
C2	NOTES AND DETAILS
C3	CIVIL SITE PLAN
C4	GRADING, DRAINAGE, EROSION CONTROL PLAN
C5	GRADING, DRAINAGE, EROSION CONTROL PLAN
C6	GRADING, DRAINAGE, EROSION CONTROL PLAN

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PROJECT:

CANNABIS MUP

SLO CAL, INC.

(WEST)

CLIENT:

SLO CAL, INC.

Austen Connella

7731 Suey Creek Road

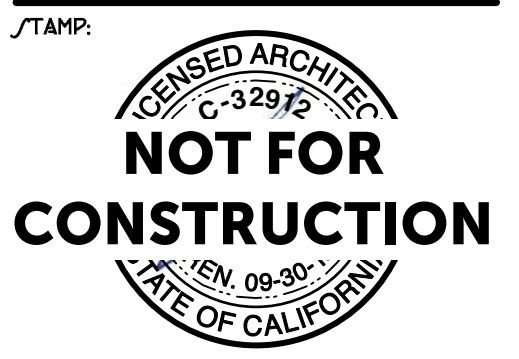
Santa Maria, CA 93454

Phone: (415) 837-3957

MEET/CONTENT/:

TITLE SHEET WEST

CONSULTANT:



DATE: March 28, 2019

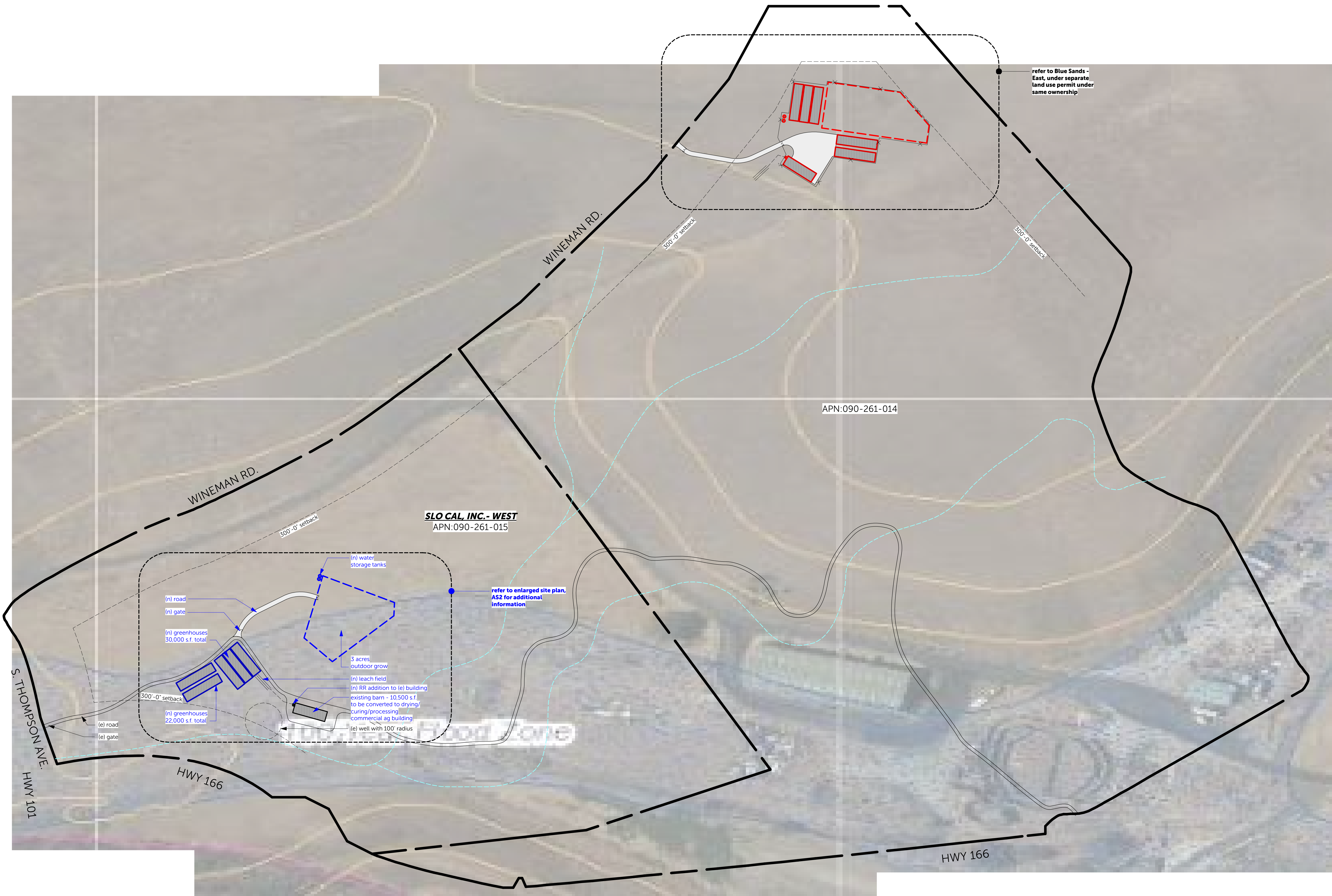
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JOB NUMBER: 1837

SHEET: T1



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## OVERALL ARCHITECTURAL SITE PLAN

Scale: 1:3000

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PROJECT:  
**CANNABIS MUP**  
**SLO CAL, INC.**  
*(WEST)*

CLIENT:  
**SLO CAL, INC.**  
Austen Connella  
7731 Suey Creek Road  
Santa Maria, CA 93454  
Phone: (415) 837-3957

MEET/CONTENT:  
**OVERALL ARCHITECTURAL  
SITE PLAN**

CONSULTANT:

TAMP:  
**NOT FOR  
CONSTRUCTION**  
ARCHITECT  
C-32912  
JAN. 09-30  
STATE OF CALIFORNIA

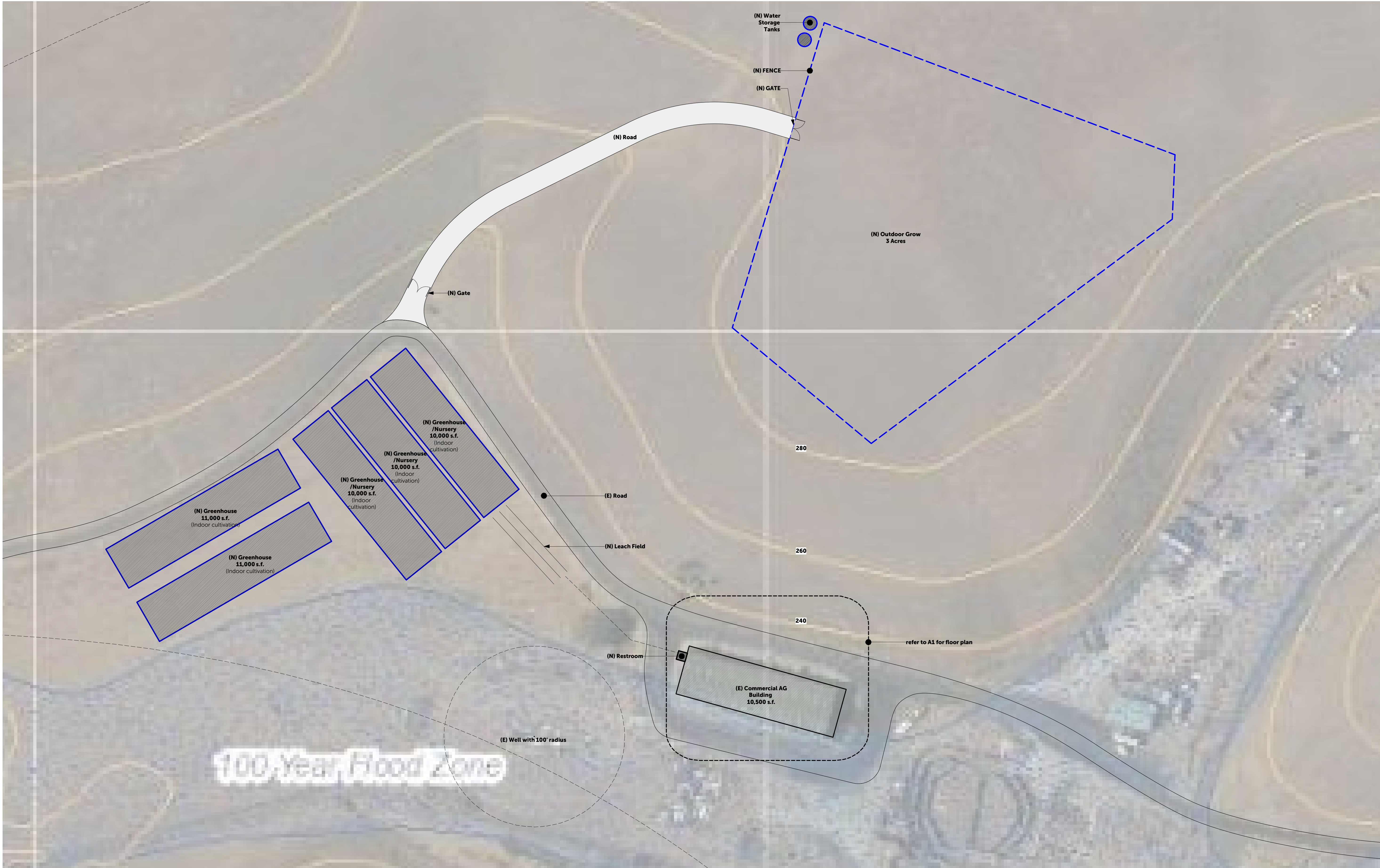
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JOB NUMBER:  
1837

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**AS1**



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**ENLARGED ARCHITECTURAL SITE PLAN**

**Scale: 1" = 50'-0"**

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PROJECT:  
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**SLO CAL, INC.**  
*(WEST)*

CLIENT:  
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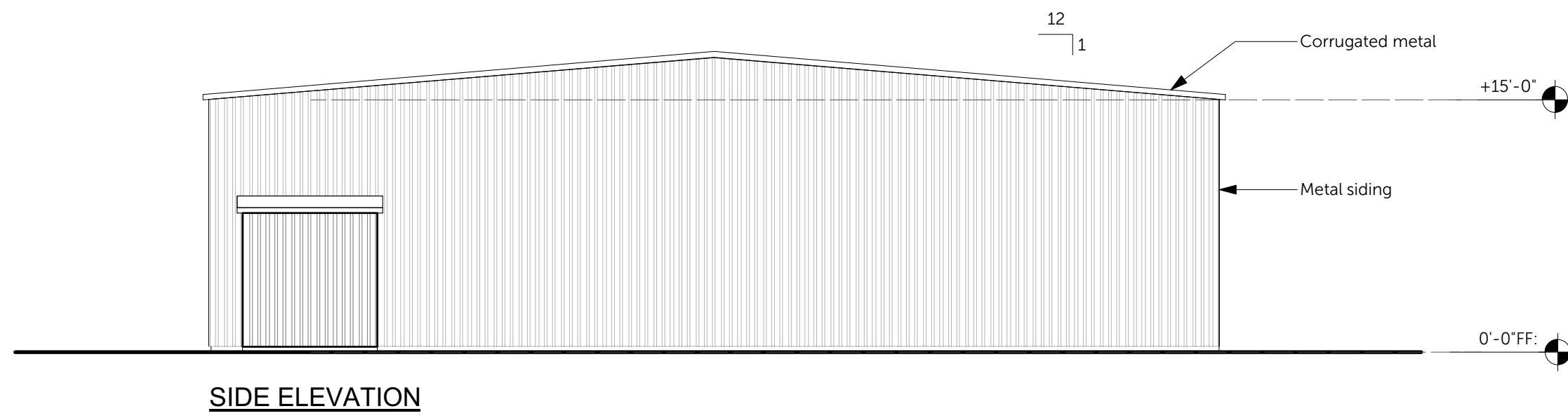
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SITE PLAN**

CONSULTANT:

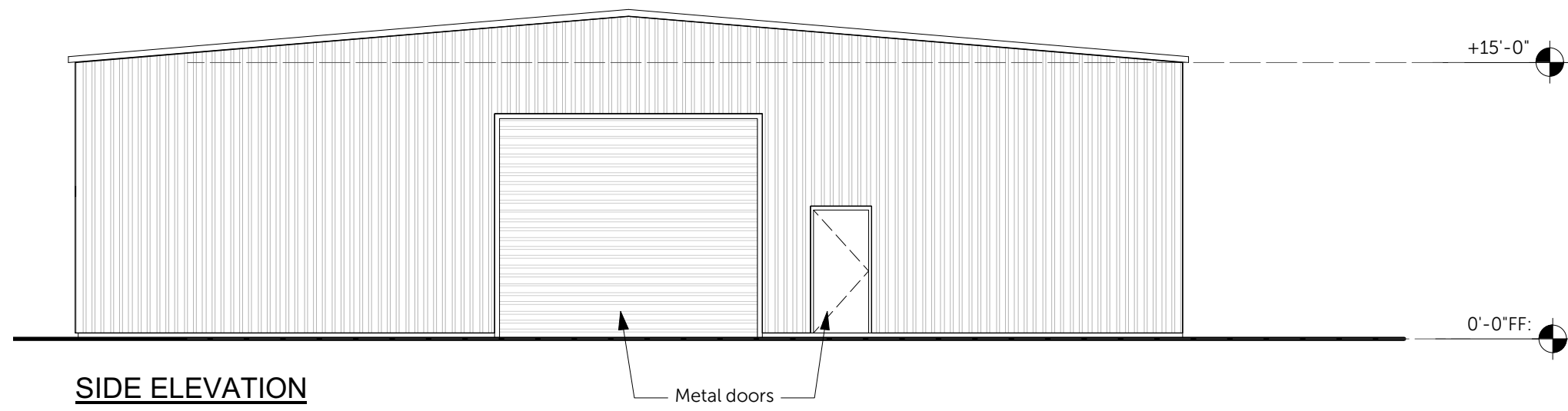
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CONSTRUCTION**  
LICENSED ARCHITECT  
C-32912  
EXPI. 09-30-  
STATE OF CALIFORNIA

DATE: March 28, 2019  
REVISION:

JOB NUMBER: 1837  
SHEET:  
**AS2**



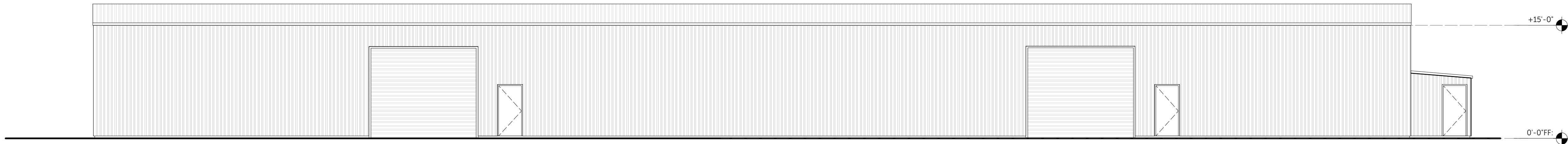
SIDE ELEVATION



SIDE ELEVATION



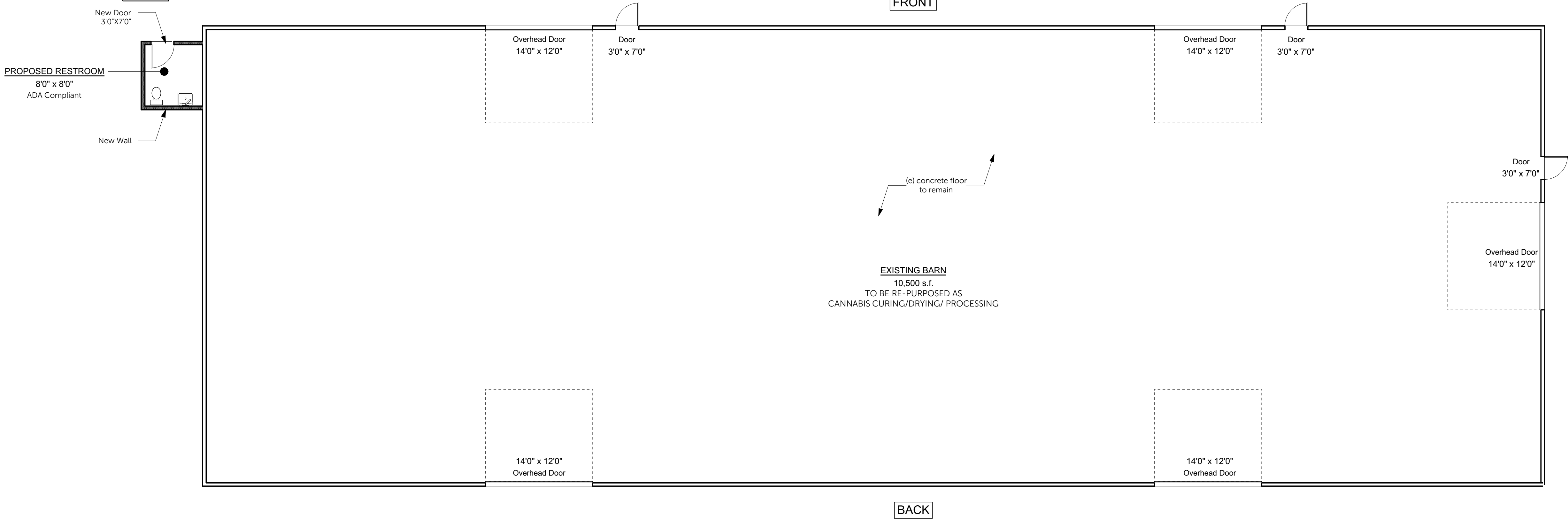
BACK ELEVATION



FRONT ELEVATION

2 EXTERIOR ELEVATIONS

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



1 LOWER FLOOR PLAN

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



# Blue Sands West, Nipomo CA - Preliminary Grading, Drainage, & Erosion Control Plan

## SITE MAP

SCALE: 1" = 500'



## APPLICABLE CODES

- 2016 Building Standards Codes
- California Energy Code
  - California Building Code, Vols 1 & 2
  - California Electrical Code
  - California Fire Code
  - California Green Building Code
  - California Mechanical Code
  - California Plumbing Code
  - California Reference Standards Code
  - California Residential Code County Building and Construction Ordinance - Title 19
  - County Coastal Zone Land Use Ordinance - Title 23
  - County Fire Code Ordinance - Title 16
  - County Land Use Ordinance - Title 22

## PROJECT STATISTICS

Cut 3374 CY± \*, Fill 2425 CY± \*, Total 5799 CY± \*

Max. cut = 8 ft, Max. fill = 8 ft

Average slope <10 %

Parcel Area = 145 ac±

Pre-Project (sf ±)

Impervious Area = 10,781, Total Project Area = 468,860

Post-Project (sf ±)

Total Impervious Area = 62,781, Pervious Area = 406,079

New Imp. Area = 52,000 Removed Imp. Area = 0

Replaced Imp. Surface = 0

Total Site Disturbance = 468,860

\* Quantities shown are unadjusted. When subsidence and losses are considered, the earthwork will balance on site.

## ABBREVIATIONS

AC Asphalt Concrete Paving  
AP Angle Point  
CO Clean-out  
CL Centerline  
CONC Concrete  
CONST Construction  
DIA & Ø Diameter  
ELEV Elevation  
(E) & (I) Existing  
FF Finished Floor  
FS Finished Surface  
FH Fire Hydrant  
FL Flow Line  
G Gas  
GB Grade Break  
GR Finished Grade  
HDPE Hi-density Polyethylene  
HP High Point  
INV Invert Elevation  
LT Left  
LF Linear Feet  
LP Low Point  
MH Manhole  
P Power  
PC Point Of Curvature  
PL Property Line  
PRC Point Of Reverse Curvature  
PT Point Of Tangency  
PUE Public Utility Easement  
PVC polyvinyl Chloride  
R Radius  
RT Right  
RP Radius Point  
RW Right-of-way  
S Slope  
SD Storm Drain  
SS Sanitary Sewer  
STA Station  
T Telephone  
TW Top Of Wall  
TYP Typical  
W Water

## LEGEND

--- Property Line  
--- Centerline  
--- Existing Ground Contour  
--- Finish Grade Contour  
--- Concrete  
--- Edge of Pavement  
--- Water Line  
--- Water Valve  
--- Fire Hydrant  
--- Sanitary Sewer Main  
--- Electrical Line  
--- Overhead Line  
--- Utility Pole  
--- Guy Anchor  
--- Elec. Vault / Pedestal / Pull Box  
--- Telephone Line  
--- Tele. Vault / Pedestal / Pull Box  
--- Fence  
--- Gas Main  
--- Flowline  
--- Proposed Grade & Direction  
--- Construction Note Reference  
--- Spot Elevation  
--- Proposed Slope

## GENERAL NOTES

- No construction shall be started without plans approved by the County Building Department. The Building Department shall be notified at least 24 hours prior to starting of construction and of the time location of the preconstruction conference. Any construction performed without approved plans or prior notification to the Building Department will be rejected and will be at the contractor's and/or owner's risk.
- For any construction performed that is not in compliance with plans or permits approved for the project the Building Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.
- All construction work and installations shall conform to the most current County of San Luis Obispo Public Improvement Standards and all work shall be subject to the approval of the Building Department.
- The project owner and contractor shall be responsible for providing and/or maintaining all weather access at all times to existing properties located in the vicinity of work. Additionally, they shall be responsible for maintaining all existing services, including utility, garbage collection, mail distribution, etc., to all existing properties located in the vicinity of work.
- On-site hazards to public safety shall be shielded by construction fencing. Fencing shall be maintained by the project owner and contractor until such time that the project is completed and occupied, potential hazards have been mitigated, or alternative protective measures have been installed.
- Soils tests shall be done in accordance with the County Public Improvement Standards, Section 3.2.3. All tests must be made within 15 days prior to the placing material. The test results shall clearly indicate the location and source of the material.
- Roadway compaction tests shall be made on subgrade material, aggregate base material, and material as specified by the Soils Engineer. Said tests shall be made prior to the placement of the next material lift.
- Subgrade material shall be compacted to a relative compaction of 95% in the zone between finished subgrade elevation and a minimum of 1-foot below. All material in fill sections below the zone mentioned above shall be compacted to 90% relative compaction.
- A registered civil engineer shall certify that the improvements when completed are in accordance with the plans prior to the request for a final inspection. Record Drawings shall be prepared after construction is completed. The civil engineer certifying the improvements and preparing as-built plans may be present when the final inspection is made by the County.
- An Engineer of Work Agreement and an Engineer Checking and Inspection Agreement are required prior to the start of construction. The Building Department shall be notified in writing of any changes to the Engineer of Work Agreement. Construction shall not proceed without an Engineer of Work.
- All utility companies shall be notified prior to the start of construction.
- A County Encroachment Permit is required for all work done within the County right-of-way. The Encroachment Permit may establish additional construction, utility and traffic control requirements.
- The County Inspector acting on behalf of the County Building Department may require revisions in the plans to solve unforeseen problems that may arise in the field. All revisions shall be subject to the approval of the Developer's Engineer of Work.
- The structural section shall be based on soils tests taken at the time of construction and using a Traffic Index of for (road name). The structural section shall be approved by the Building Department prior to road construction.
- Hydro-seeding or other permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces (other than paved or gravel surfaces) prior to the final inspection.
- For any public improvements to be maintained by the County, if environmental permits from the U.S. Army Corps of Engineers, the California Regional Water Quality Control Board/State Water Resources Control Board, or the California Department of Fish & Game are required, the Developer shall: a. submit a copy of all such completed permits to the County Building Department OR, b. document that the regulatory agencies determined that said permit is not required; prior to acceptance of the completed improvements for County maintenance and release of improvement security. Any mitigation monitoring required by said permits will remain the responsibility of the Developer.
- When the project site earthwork is not intended to balance then a separate grading permit for the sending or receiving property may be required. A copy of the permit/s or evidence that no permits are required shall be submitted to the Department prior to commencing project earthwork.
- A final report from the designing engineer is required for the engineered leach field design.

## GRADING NOTES

- All grading construction shall conform to the applicable codes as noted under "Applicable Codes" heading.
- The developer shall be responsible for scheduling a pre-construction meeting with the County and other affected agencies. The contractor shall notify the County Building Department at least 24 hours prior to any work being performed, and arrange for inspection.
- Grading shall comply with the recommendations of the preliminary soils report by TBD.
- Estimated earth quantities:  
Cut: 3374 CY± Fill: 2425 CY±  
Note: exact shrinkage, consolidation, and subsidence factors and losses due to clearing operations are not included. Estimated earthwork quantities are based upon the difference between existing ground surface and proposed finish grades, or sub grades as shown on the plan, and should vary according to these factors. The contractor shall be responsible for site inspection and quantity take off, and shall bid accordingly.
- Soils engineer to determine the soil is suitable to support the intended structure. Such report including progress and/or compaction reports shall be submitted to the field inspector prior to final inspection when a soils report is obtained. The County policy regarding pad certification shall be followed. When applicable the engineer shall observe the grading operation(s) and provide the field inspector with required compaction reports and a report stating that the grading performed has been observed and is in conformance with the UBC and County ordinances.
- No cut or fill slopes will be constructed steeper than two horizontal to one vertical (2:1).
- Dust control is to be maintained at all times during construction.
- Areas of fill shall be scarified, benched and recompacted prior to replacing fill and observed by a soil or civil engineer.
- Fill material will be compacted to 90% of maximum density.
- Remove any deleterious material encountered before placing fill.
- All disturbed areas shall be hydro seeded or planted with approved erosion control vegetation as soon as practical after construction is complete.
- Minimum setback to creeks and bluffs shall be maintained. Minimum setback of two feet from all property lines will be maintained for all grading.
- Minimum slope away from buildings shall be 5% for the first ten feet around perimeter.
- The contractor shall be responsible for the protection of all existing survey markers during construction. All such monuments or markers disturbed shall be reset at the contractor's expense.
- All contractors and subcontractors working within the right of way shall have an appropriate contractor's license, a local business license, and shall obtain an encroachment permit.
- Engineering reports for cut or fill slope steeper than 2:1 shall be submitted to the field inspector.

## UNDERGROUND UTILITY NOTES

- An effort has been made to define the location of underground facilities within the job site. However, all existing utility and other underground structures may not be shown on this plan and their location where shown is approximate. The construction contractor agrees that he shall assume sole and complete responsibility for locating or having located all underground utilities and other facilities and for protecting them during construction.
- All utility companies must be notified prior to the start of construction. The construction contractor shall contact underground service alert (USA) at 811 two to ten days prior to the start of excavation and shall verify the location of any known utilities and whether or not a representative of each company will be present during excavation.



Roberts Engineering, Inc.

Blue Sands West

Title Sheet

Design/Drawn TR / SEB	County Plan Checker .	Approved for County Requirements Development Services Engineer Date
Job # 19-20	County W.O. No. .	3/28/19 Date
California Coordinates (CCS83, Zone 5) 2194150 N 5832867 E	County Road #	6 1



## Roberts Engineering

Timothy P. Roberts  
Civil Engineer - RCE 35366  
2015 Vista de la Vina  
Templeton, CA 93465  
Phone (805) 239-0664  
Fax (805) 238-6148  
Email tim@robertengine.com  
Website robertsenginc.com

## Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/19	Date
Revisions This Sheet:	
1	
2	
3	
4	
5	
6	



EROSION CONTROL NOTES

1. The site shall be maintained as to prevent flow of sediments from the project.
2. All areas over 5% grade which are disturbed by grading activities shall be hydroseeded with an approved perennial mix prior to final acceptance. Areas with established growth at the time of final acceptance need not be hydroseeded.
3. Erosion control and sediment control measures shall be provided for any site work.
4. Erosion control and sediment control measures shall be provided after construction is completed until permanent measures are in place.
5. During rainy season, all paved areas shall be kept clear of soil and debris.
6. All erosion protection measures shall be inspected and repaired as necessary at the end of each work day, and after each rainfall event.
7. An erosion control plan shall be prepared and approved by the County Engineer.
8. All projects involving site disturbance of one acre or greater shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES). The Developer shall submit a Notice of intent (NOI) to comply with the General Permit for Construction Activity with the Regional Water Quality Control Board (RWQCB). The Developer shall provide the County with the Waste Discharge Identification Number (WDID #) or with verification that an exemption has been granted by RWQCB.

WDID No.: TBD

Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer): Name: TBD

SPECIAL INSPECTIONS

1. All construction & inspections shall conform to 2010 California Building Code (CBC) Chapter 17.
2. Special inspection requirement are required for this project, the owner or registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on all tasks identified below.
3. Special inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the County Building Department. Names and qualifications of special inspector(s) shall be submitted to the County Building Department for approval.
4. Each contractor responsible for the construction of components listed in the special inspections shall submit a written statement of responsibility to the County Building Department and the owner prior to the commencement of work. The statement shall contain the items listed in CBC 1706.1.
5. A final report prepared by a soil or civil engineer shall be submitted to the field inspector stating the work performed is in substantial conformance with the approved plans, applicable codes, and is found to be suitable to support the intended structure. Such report shall include any field progress reports, compaction data etc.

Section 1705. Statement of Special Inspections:

- 1705.1 General. Where special inspection or testing is required by Section 1704, 1707 or 1708, the registered design professional in responsible charge shall prepare a statement of special inspections in accordance with Section 1705 for submittal by the permit application (see Section 1704.1.1).
- 1705.2 Content of statement of special inspections. The statement of special inspections shall identify the following:
- a) The materials, systems, components and work required to have special inspection or testing by the building official or by the registered design professional responsible for each portion of the work.
- b) The type and extent of each special inspection.
- c) The type and extent of each test.
- d) Additional requirements for special inspection or testing for seismic or wind resistance as specified in Section 1705.3, 1705.4, 1707 or 1708.
- e) For each type of special inspection, identification as to whether it will be continuous special inspection or periodic special inspection.

Section (table) 1705.6 Required Verification and Inspection of Soils.

- a) Verify materials below footings are adequate to achieve the design bearing capacity shall be performed periodically during task.
- b) Verify excavations are extended to proper depth and have reached proper material, shall be performed periodically during task.
- c) Perform classification and testing of controlled fill materials, shall be performed periodically during task.
- d) Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill, shall be performed continuously during task.
- e) Prior to placement of controlled fill, observe subgrade and verify that site had been prepared properly, shall be performed periodically during task.

Observation & Testing Program.

The project soils engineer shall perform the inspection & testing for the following tasks:

- Final plans
- Stripping and clearing of vegetation
- Recomposition of scarification soils
- Fill placement and compaction
- Over excavating
- Verification of soils type & depth
- Final report

The project engineer of work shall perform the inspection for the following tasks:

- Rough grading & site preparation
- Final grading inspection prior to final County inspection

The project engineer of work shall be Tim Roberts of Roberts Engineering, Inc., RCE 35366, 2015 Vista de la Vina, Templeton, CA 93465, phone (805) 239-0664

The Engineer or work shall state in writing the work is in substantial conformance with the approved plans.

The person responsible for BMP inspection is: TBD

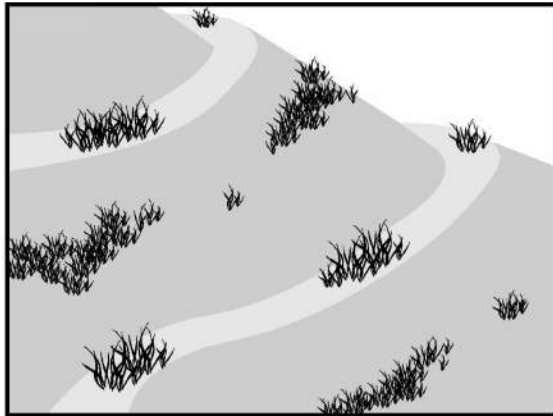
TREE PROTECTION NOTES

1. No oak tree shall be removed without prior County approval.
2. Trees within 20 feet of grading or trenching shall be protected by placement of protective fencing as indicated.
3. Protective fencing shall be four feet high chain link or safety fence, and shall be placed at the dipline unless otherwise indicated
4. Trenching and excavation within tree driplines shall be hand dug or bored to minimize root disturbance. Any root encountered 1" diameter or greater, shall be hand cut and appropriately treated.
5. Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage.

EROSION CONTROL & INSPECTIONS

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.

Hydroseeding



**Description and Purpose**  
Hydroseeding typically consists of applying a mixture of a hydraulic mulch, seed, fertilizer, and stabilizing emulsion with a hydraulic mulcher, to temporarily protect exposed soils from erosion by water and wind. Hydraulic seeding, or hydroseeding, is simply the method by which temporary or permanent seed is applied to the soil surface.

**Suitable Applications**  
Hydroseeding is suitable for disturbed areas requiring temporary protection until permanent stabilization is established, for disturbed areas that will be re-disturbed following an extended period of inactivity, or to apply permanent stabilization measures. Hydroseeding without mulch or other cover (e.g. EC-7, Erosion Control Blanket) is not a stand-alone erosion control BMP and should be combined with additional measures until vegetation establishment.

Typical applications for hydroseeding include:

- Disturbed soil/graded areas where permanent stabilization or continued earthwork is not anticipated prior to seed germination.
- Cleared and graded areas exposed to seasonal rains or temporary irrigation.
- Areas not subject to heavy wear by construction equipment or high traffic.

EC-4

Categories	
EC Erosion Control	<input checked="" type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>
WE Wind Erosion Control	<input checked="" type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input type="checkbox"/>

**Legend:**  
☒ Primary Category  
☒ Secondary Category

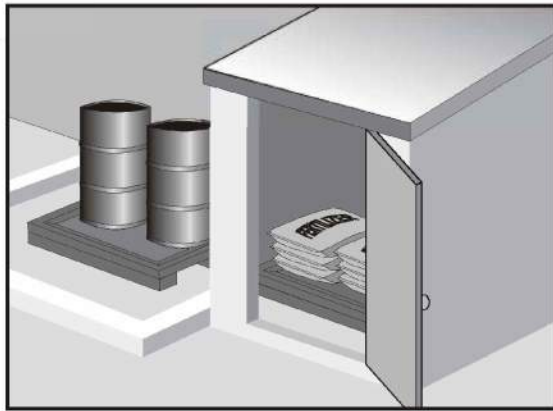
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Nutrients	<input type="checkbox"/>
Trash	<input type="checkbox"/>
Metals	<input type="checkbox"/>
Bacteria	<input type="checkbox"/>
Oil and Grease	<input type="checkbox"/>
Organics	<input type="checkbox"/>

Potential Alternatives	
EC-3 Hydraulic Mulch	<input type="checkbox"/>
EC-5 Soil Binders	<input type="checkbox"/>
EC-6 Straw Mulch	<input type="checkbox"/>
EC-7 Geotextiles and Mats	<input type="checkbox"/>
EC-8 Wood Mulching	<input type="checkbox"/>
EC-14 Compost Blanket	<input type="checkbox"/>
EC-16 Non-Vegetative Stabilization	<input type="checkbox"/>

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Material Delivery and Storage WM-1



**Description and Purpose**  
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

**Suitable Applications**  
These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Categories	
EC Erosion Control	<input type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

**Legend:**  
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☒ Secondary Category

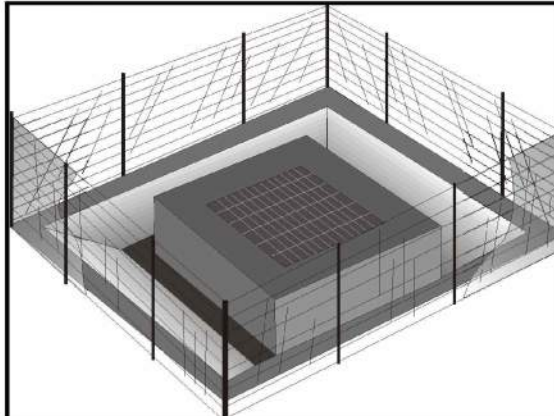
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Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input type="checkbox"/>
Oil and Grease	<input type="checkbox"/>
Organics	<input type="checkbox"/>

Potential Alternatives	
None	<input type="checkbox"/>

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Storm Drain Inlet Protection SE-10



**Description and Purpose**  
Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

**Suitable Applications**  
■ Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

- Limitations**
- Drainage area should not exceed 1 acre.
  - In general straw bales should not be used as inlet protection.
  - Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
  - Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

Categories	
EC Erosion Control	<input type="checkbox"/>
SE Sediment Control	<input checked="" type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input type="checkbox"/>

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☒ Secondary Category

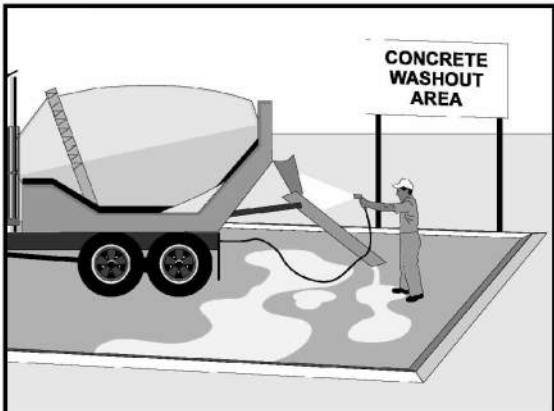
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Nutrients	<input type="checkbox"/>
Trash	<input type="checkbox"/>
Metals	<input type="checkbox"/>
Bacteria	<input type="checkbox"/>
Oil and Grease	<input type="checkbox"/>
Organics	<input type="checkbox"/>

Potential Alternatives	
SE-1 Soil Fences	<input type="checkbox"/>
SE-5 Fiber Rolls	<input type="checkbox"/>
SE-6 Gravel Bag Berm	<input type="checkbox"/>
SE-8 Sandbag Barrier	<input type="checkbox"/>
SE-14 Biofilter Bags	<input type="checkbox"/>
SE-13 Compost Socks and Berms	<input type="checkbox"/>

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Concrete Waste Management WM-8



**Description and Purpose**  
Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

**Suitable Applications**  
Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

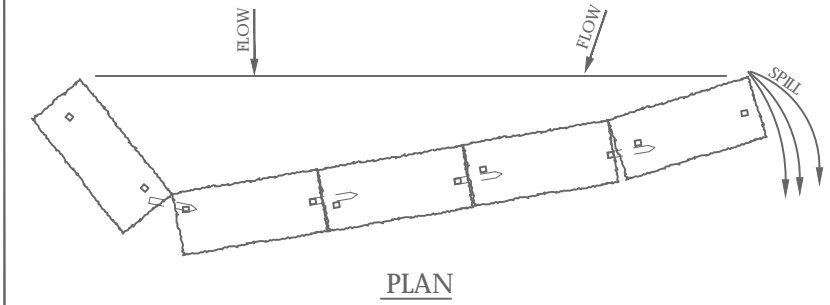
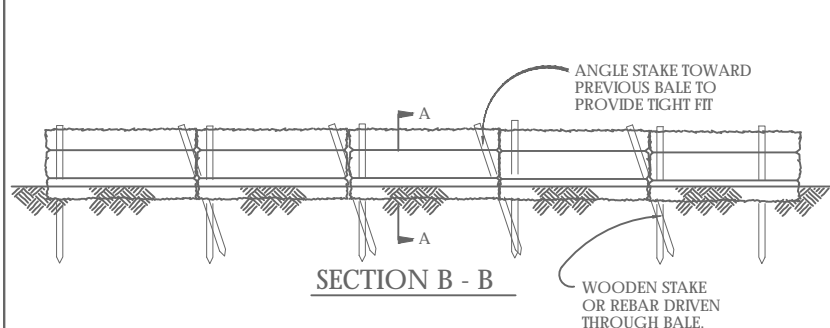
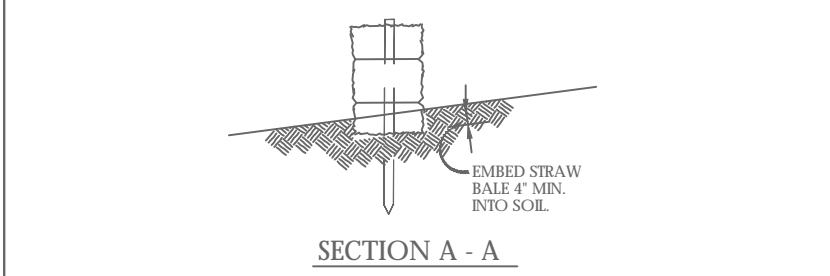
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SE Sediment Control	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

**Legend:**  
☒ Primary Category  
☒ Secondary Category

Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input type="checkbox"/>
Trash	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input type="checkbox"/>
Oil and Grease	<input type="checkbox"/>
Organics	<input type="checkbox"/>

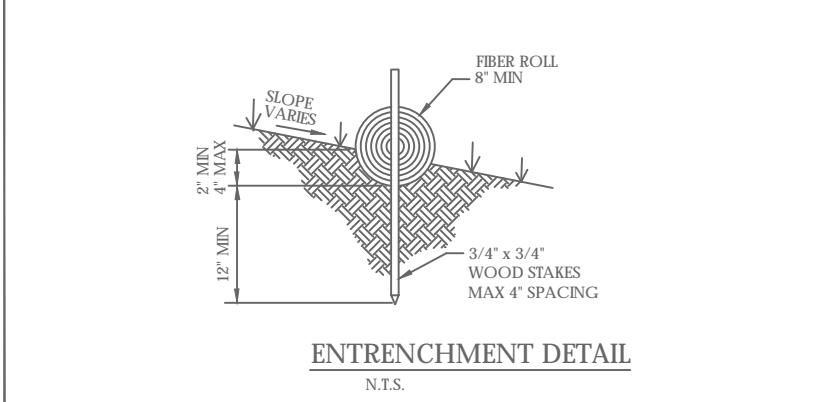
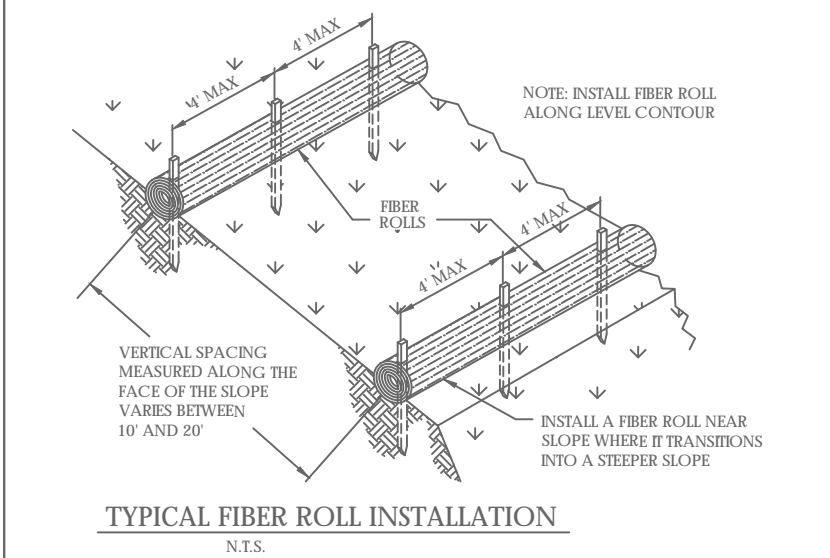
Potential Alternatives	
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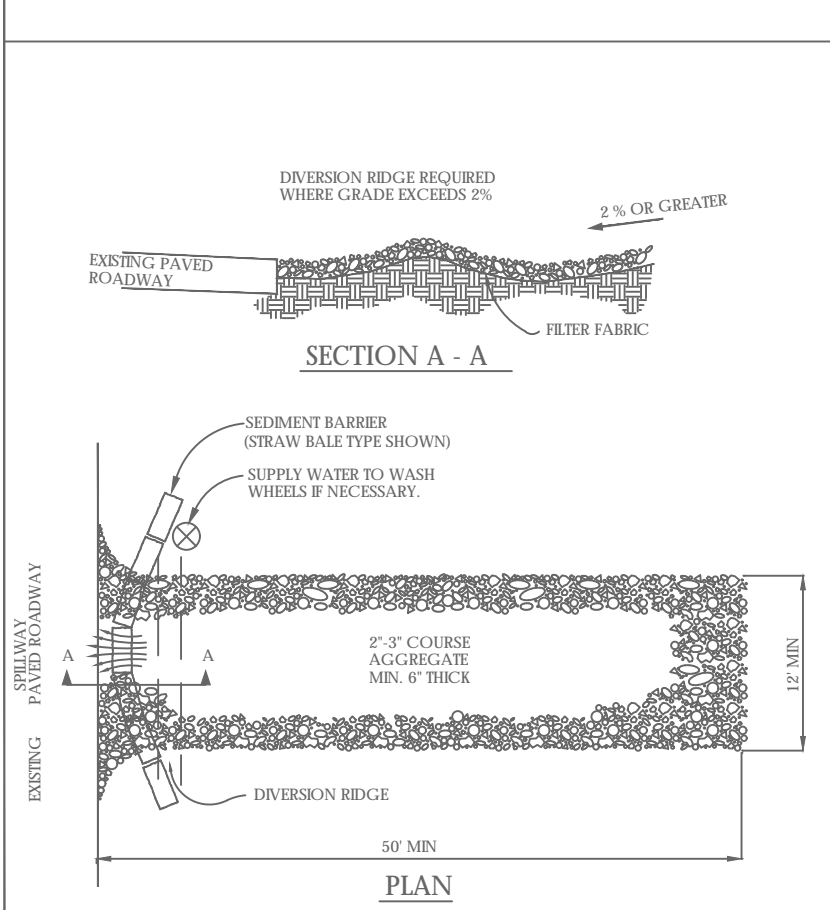
**STRAW BALE DIKE**

NOTES:  
1. THE STRAW BALES SHALL BE PLACED ON SLOPE CONTOUR.  
2. BALES TO BE PLACED IN A ROW WITH THE JOINTS TIGHTLY ADJUTING. USE STRAW, ROCKS, OR FIBER FABRIC TO FILL GAPS BETWEEN THE BALES AND TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BALES.



**FIBER ROLLS**

NOTE:  
1. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.  
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF SITE AND CAN BE PERMANENTLY STABILIZED.  
3. FIBER ROLLS SHALL BE PLACED ALONG LEVEL SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/TRAP**

NOTES:  
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN-UP OF ANY MEASURES USED TO TRAP SEDIMENT.  
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.  
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

Roberts Engineering, Inc.

Blue Sands West

Notes & Details

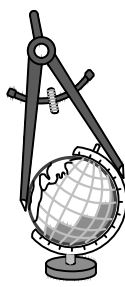
Design/Drawn TR / SEB	County Plan Checker .	Approved for County Requirements Development Services Engineer Date
Job # 19-20	County W.O. No. .	3/28/19 Timothy P. Roberts, RCE 35366 exp 09/30/19 Date
California Coordinates (CCS83, Zone 5) 2194150 N 5832867 E	County Road # .	6 2



Roberts Engineering

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Civil Engineer - RCE 35366

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Website robertsenginc.com



Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/19	Date
Revisions This Sheet:	
1	
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3	
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CONSTRUCTION NOTES

- 1 EXISTING BARN, 10,000 SF TO BE REMODELED AND CONVERTED TO COMMERCIAL AG PROCESSING FACILITY

2 NEW ADDITION TO EXISTING BUILDING.

3 EXISTING IRRIGATION WELL.

4 NEW GREEN HOUSES - 55,000 SF TOTAL.

5 NEW CULTIVATION SITE, ROW CROPS.

6 EXISTING ROAD TO BE MODIFIED TO 16' WIDE AGGREGATE BASE ACCESS ROAD PER CAL FIRE STANDARDS.

7 CONSTRUCT NEW 16' WIDE AGGREGATE BASE ACCESS ROAD PER CAL FIRE STANDARDS.

8 CONSTRUCT 6' HIGH CHAIN LINK FENCE.

9 CONSTRUCT 16' WIDE SWING GATE 6' TALL WITH 2-8" PANELS.

10 INSTALL NEW WATER TANK, TYP.

11 INSTALL NEW 2" SCH. 40 PVC WATER LINE WITH BACK FLOW PREVENTER, 18" MIN. DEPTH.

12 4" SCH. 40 PVC FIRE WATER LINE, 24" MIN. DEPTH.

13 INSTALL FIRE DEPARTMENT CONNECTION PER CAL FIRE REQUIREMENTS.
- 14 CONSTRUCT CONCRETE WASHOUT STRUCTURE PER DETAIL SHEET 2.

15 CONSTRUCT TEMPORARY MATERIAL STORAGE AREA PER DETAIL SHEET 2. INSTALL 101F - 4" PVC PEAKS = 1% S.

16 CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL SHEET 2.

17 AREA OF DISTURBANCE, SEE SITE STATISTICS, SHEET 1.

18 CAL FIRE TURN AROUND AREA.

19 NEW ELECTRICAL SERVICE PER PG&E STANDARDS.

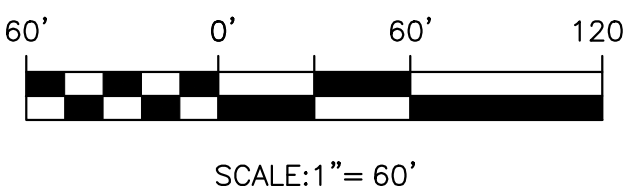
20 NOT USED.

21 INSTALL NEW LEACH FIELD.

22 INSTALL NEW SEPTIC TANK.

23 INSTALL NEW 4" PVC SEWER PIPE, S=-2.0% MIN.

24 EXISTING POWER TO BE UPDATED TO 3-PHASE SERVICE.



Roberts Engineering

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Record Drawings	
Timothy P. Roberts, RCE 35366 exp 09/30/19	Date
Revisions This Sheet:	
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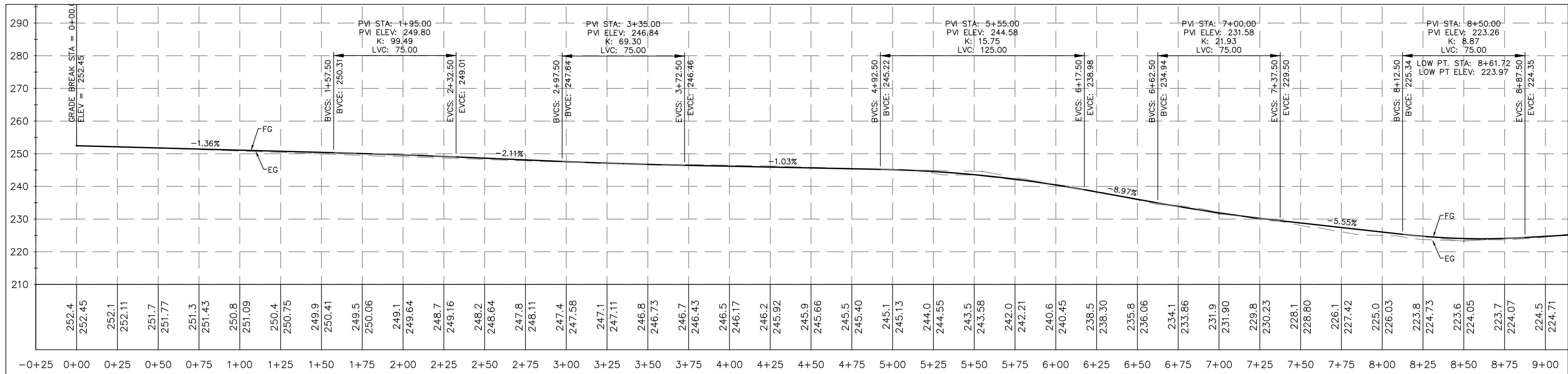
Roberts Engineering, Inc.			
Blue Sands West			
Site Plan			
Design/Drawn TR / SEB	County Plan Checker .	Approved for County Requirements Development Services Engineer Date	
Job # 19-20	County W.O. No. .	Timothy P. Roberts, RCE 35366 exp 09/30/19 Date	
California Coordinates (CCS83, Zone 5) 2194150 N 5832867 E		County Road #	3 of 6





ACCESS ROAD PLAN

MATCH LINE: STATION 9+00, SEE SHEET 5



DRIVEWAY PROFILE

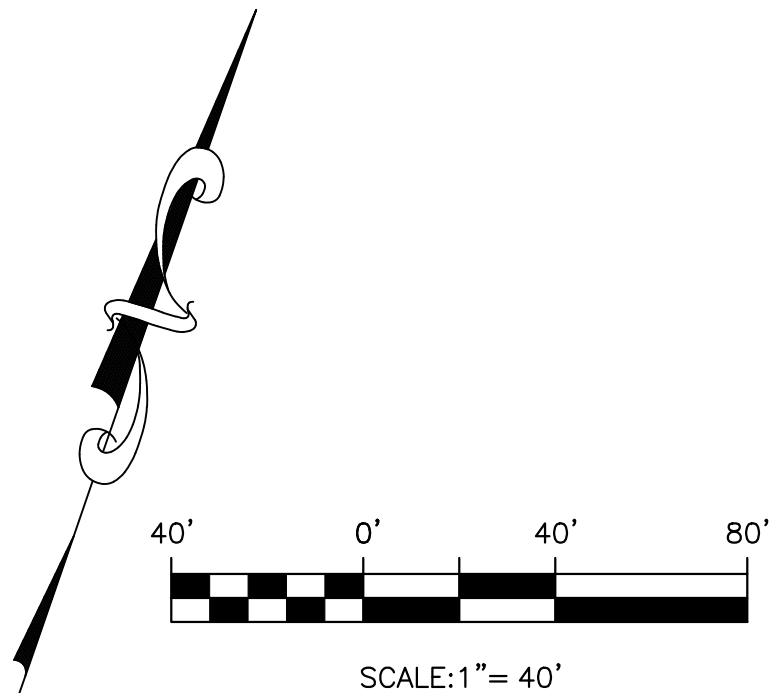
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=20'

MATCH LINE: STATION 9+00, SEE SHEET 5

CONSTRUCTION NOTES

- EXISTING BARN, 10,000 SF TO BE REMODELED AND CONVERTED TO COMMERCIAL AG PROCESSING FACILITY
- NEW ADDITION TO EXISTING BUILDING.
- EXISTING IRRIGATION WELL.
- NEW GREEN HOUSES - 55,000 SF TOTAL.
- NEW CULTIVATION SITE, ROW CROPS.
- EXISTING ROAD TO BE MODIFIED TO 16' WIDE AGGREGATE BASE ACCESS ROAD PER CAL FIRE STANDARDS.
- CONSTRUCT NEW 16' WIDE AGGREGATE BASE ACCESS ROAD PER CAL FIRE STANDARDS.
- CONSTRUCT 6' HIGH CHAIN LINK FENCE.
- CONSTRUCT 16' WIDE SWING GATE 6' TALL WITH 2-8" PANELS.
- INSTALL NEW WATER TANK, TYP.
- INSTALL NEW 2" SCH. 40 PVC WATER LINE WITH BACK FLOW PREVENTER, 18" MIN. DEPTH.
- 4" SCH. 40 PVC FIRE WATER LINE, 24" MIN. DEPTH.
- INSTALL FIRE DEPARTMENT CONNECTION PER CAL FIRE REQUIREMENTS.
- CONSTRUCT CONCRETE WASHOUT STRUCTURE PER DETAIL SHEET 2.
- CONSTRUCT TEMPORARY MATERIAL STORAGE AREA PER DETAIL SHEET 2. INSTALL 101F-4" PVC PIPE/ATS - 1% ±.
- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL, SEE SHEET 2.
- AREA OF DISTURBANCE, SEE SITE STATISTICS, SHEET 1.
- CAL FIRE TURN AROUND AREA.
- NEW ELECTRICAL SERVICE PER PG&E STANDARDS.
- NOT USED.
- INSTALL NEW LEACH FIELD.
- INSTALL NEW SEPTIC TANK.
- INSTALL NEW 4" PVC SEWER PIPE, S=2.0% MIN.
- EXISTING POWER TO BE UPDATED TO 3-PHASE SERVICE.

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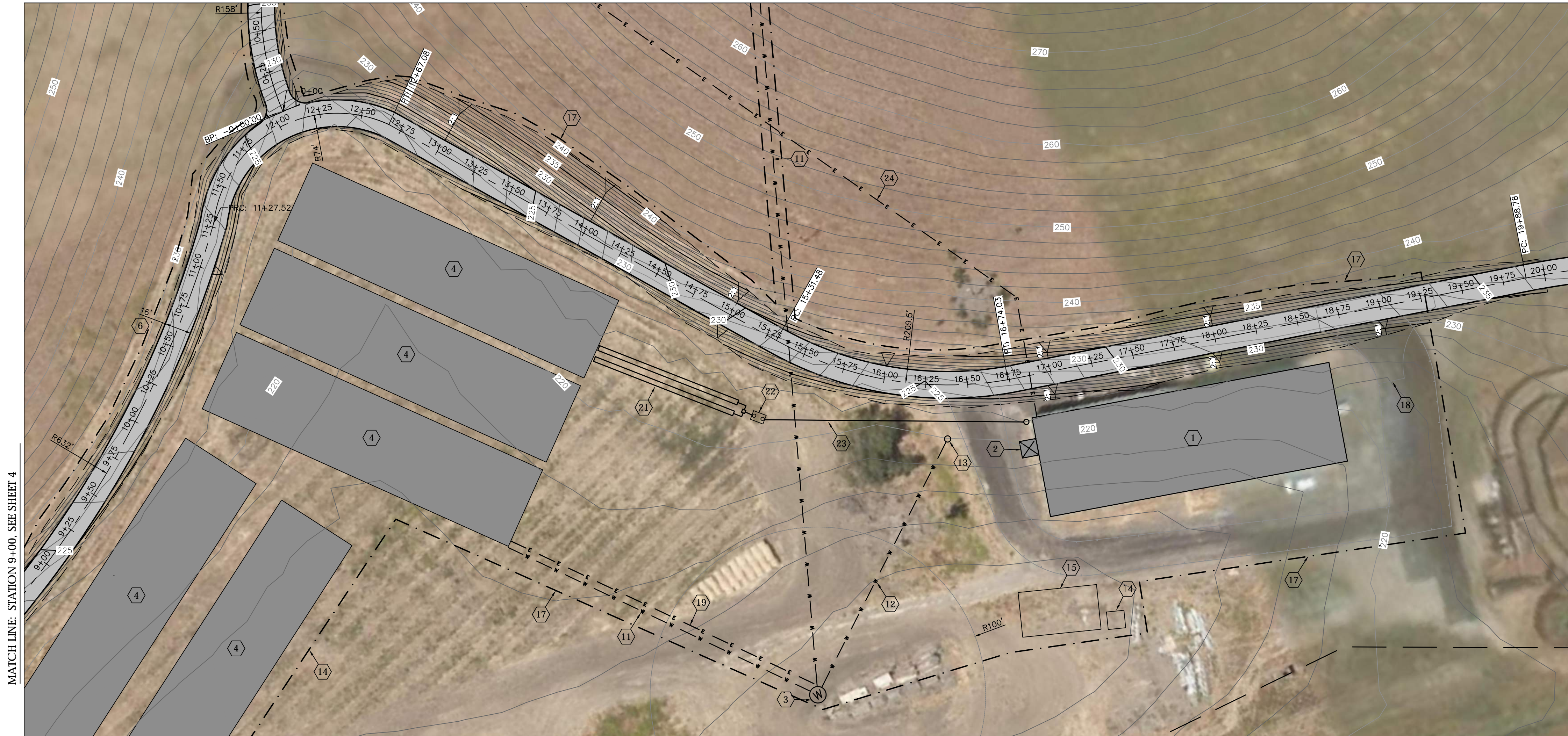
**Roberts Engineering**  
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Record Drawings	
Timothy P. Roberts, RCE 35366 exp 09/30/19	Date
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Roberts Engineering, Inc.		
Blue Sands West		
Grading, Drainage, and Erosion Control Plan		
Design/Drawn TR / SEB	County Plan Checker .	Approved for County Requirements Development Services Engineer Date
Job # 19-20	County W.O. No. .	Timothy P. Roberts, RCE 35366 exp 09/30/19 Date 3/28/19
California Coordinates (CCS83, Zone 5) 2194150 N 5832867 E	County Road # .	4 of 6



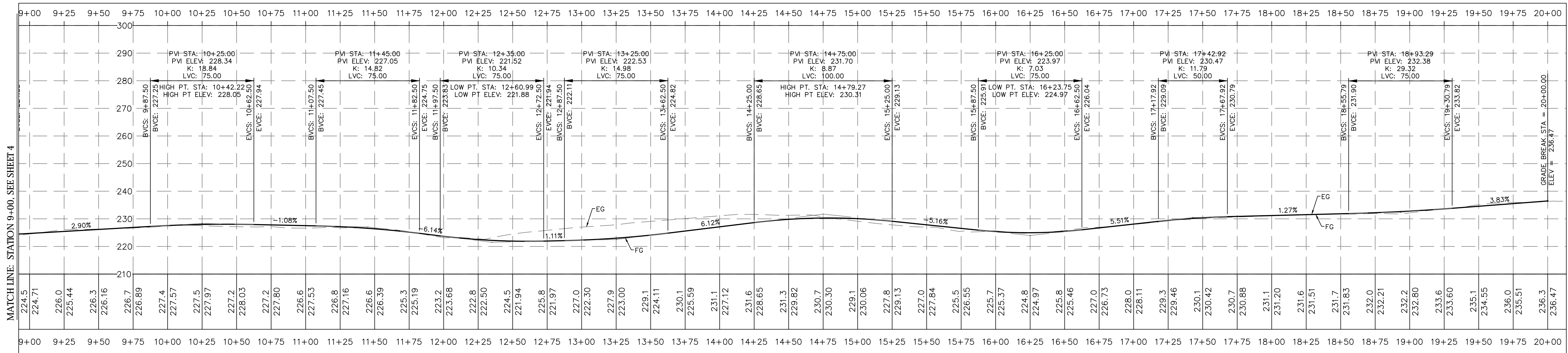
SEE SHEET 6 FOR PLAN AND PROFILE



ACCESS ROAD PLAN

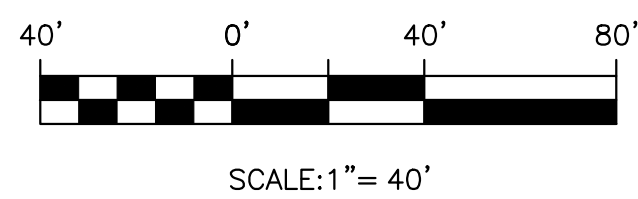
### CONSTRUCTION NOTES

- EXISTING BARN, 10,000 SF TO BE REMODELED AND CONVERTED TO COMMERCIAL AG PROCESSING FACILITY.
- NEW ADDITION TO EXISTING BUILDING.
- EXISTING IRRIGATION WELL.
- NEW GREEN HOUSES - 55,000 SF TOTAL.
- NEW CULTIVATION SITE, ROW CROPS.
- EXISTING ROAD TO BE MODIFIED TO 16' WIDE AGGREGATE BASE ACCESS ROAD PER CAL FIRE STANDARDS.
- CONSTRUCT NEW 16' WIDE AGGREGATE BASE ACCESS ROAD PER CAL FIRE STANDARDS.
- CONSTRUCT 6' HIGH CHAIN LINK FENCE.
- CONSTRUCT 16' WIDE SWING GATE 6' TALL WITH 2 8" PANELS.
- INSTALL NEW WATER TANK, TYP.
- INSTALL NEW 2" SCH. 40 PVC WATER LINE WITH BACK FLOW PREVENTER, 18" MIN. DEPTH.
- 4" SCH. 40 PVC FIRE WATER LINE, 24" MIN. DEPTH.
- INSTALL FIRE DEPARTMENT CONNECTION PER CAL FIRE REQUIREMENTS.
- CONSTRUCT CONCRETE WASHOUT STRUCTURE PER DETAIL SHEET 2.
- CONSTRUCT TEMPORARY MATERIAL STORAGE AREA PER DETAIL SHEET 2. INSTALL 101LF - 4" PACPIPE AT S = 1%±.
- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL, SEE SHEET 2.
- AREA OF DISTURBANCE, SEE SITE STATISTICS, SHEET 1.
- CAL FIRE TURN AROUND AREA.
- NEW ELECTRICAL SERVICE PER PG&E STANDARDS.
- NOT USED.
- INSTALL NEW LEACH FIELD.
- INSTALL NEW SEPTIC TANK.
- INSTALL NEW 4" PVC SEWER PIPE, S=2.0% MIN.
- EXISTING POWER TO BE UPDATED TO 3-PHASE SERVICE.



### DRIVEWAY PROFILE

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=20'



### Roberts Engineering

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### Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/19 Date  
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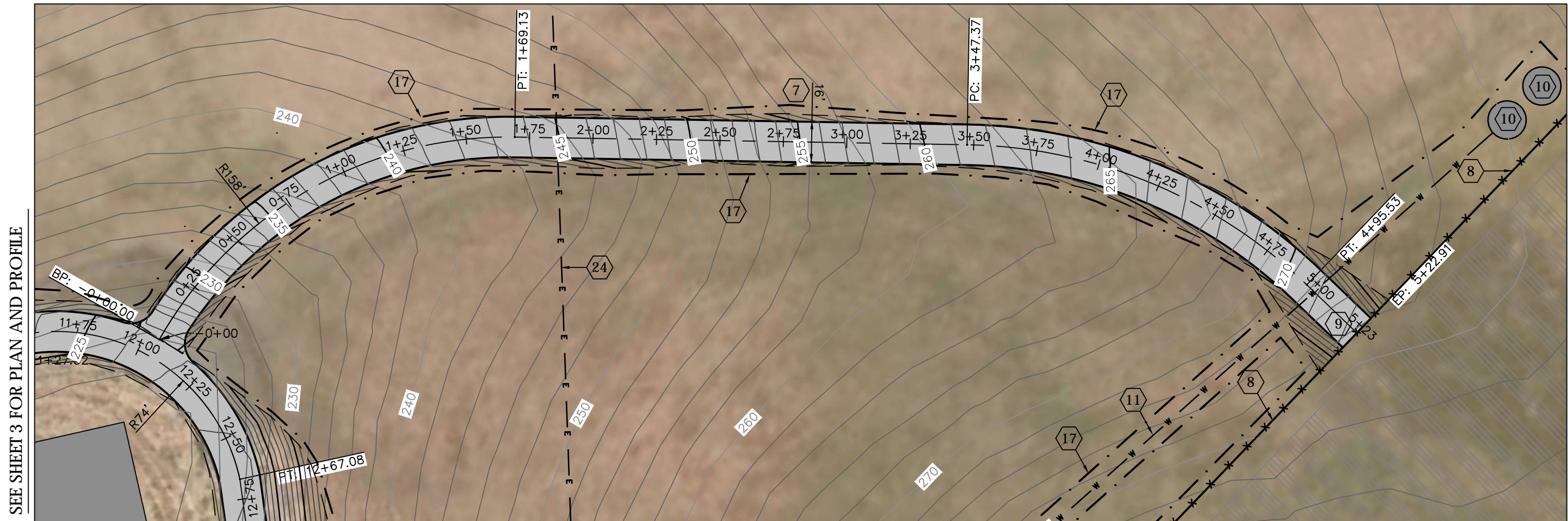
Roberts Engineering, Inc.

Blue Sands West

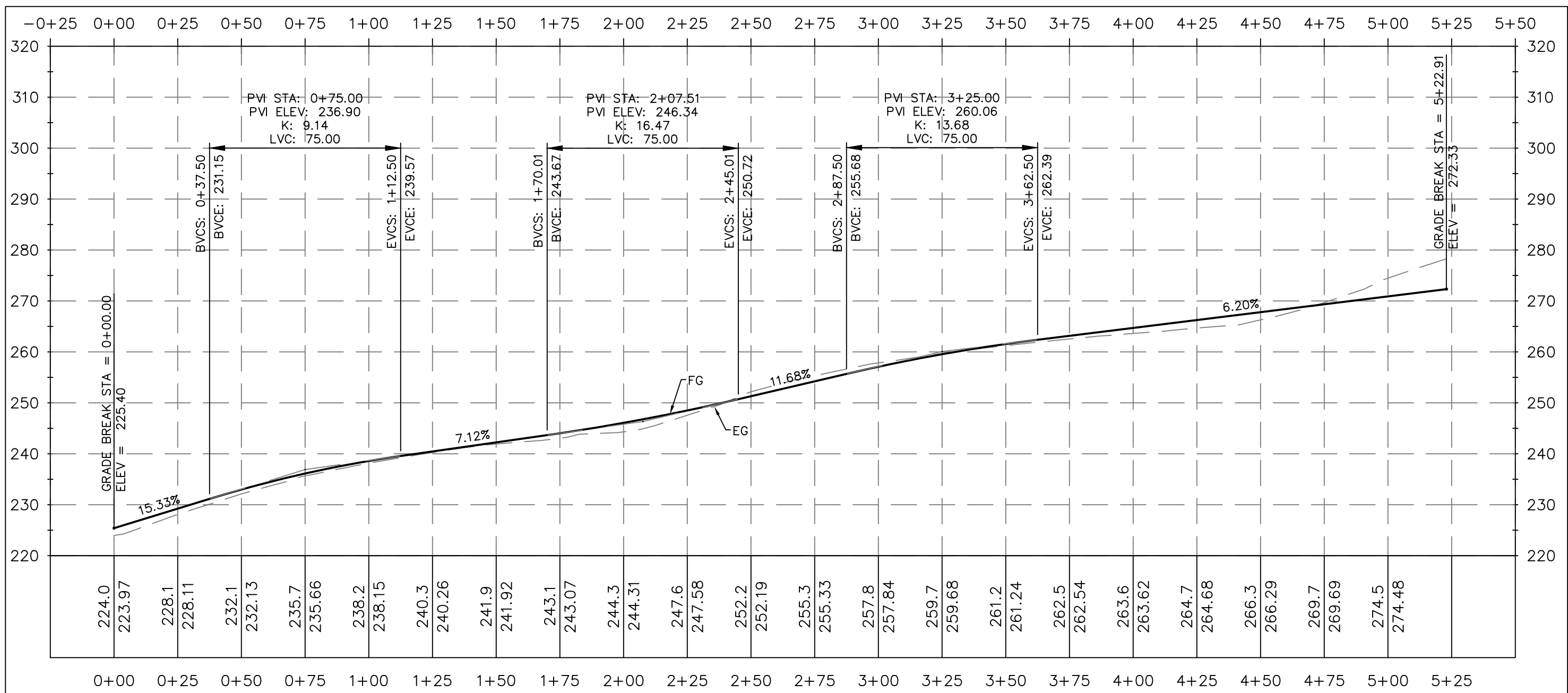
### Grading, Drainage, and Erosion Control Plan

Design/Drawn TR / SEB	County Plan Checker .	Approved for County Requirements Development Services Engineer Date
Job # 19-20	County W.O. No. .	Timothy P. Roberts, RCE 35366 exp 09/30/19 Date 3/28/19
California Coordinates (CCS83, Zone 5) 2194150 N 5832867 E	County Road # .	5 of 6





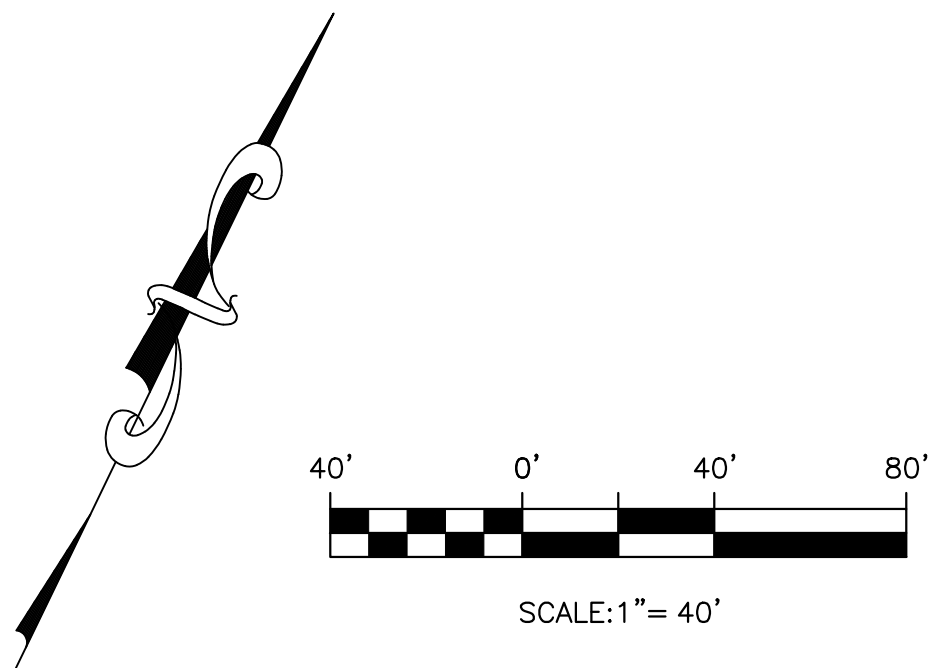
### ACCESS ROAD PLAN



### DRIVEWAY PROFILE

HORIZONTAL SCALE: 1"=40'

VERTICAL SCALE: 1"=20'



### CONSTRUCTION NOTES

- EXISTING BARN TO BE REMODELED AND CONVERTED TO COMMERCIAL AG PROCESSING FACILITY - 10,500 SF TOTAL.
- NEW ADDITION TO EXISTING BUILDING.
- EXISTING IRRIGATION WELL.
- 2 NEW GREEN HOUSES - 22,000 SF TOTAL.
- NEW CULTIVATION SITE, ROW CROPS.
- EXISTING ROAD TO BE MODIFIED TO 16' WIDE AGGREGATE BASE ACCESS ROAD PER CAL FIRE STANDARDS.
- CONSTRUCT NEW 16' WIDE AGGREGATE BASE ACCESS ROAD PER CAL FIRE STANDARDS.
- CONSTRUCT 6' HIGH CHAIN LINK FENCE.
- CONSTRUCT 16' WIDE SWING GATE 6' TALL WITH 2-8" PANELS.
- INSTALL NEW WATER TANK, TYP.
- INSTALL NEW 2" SCH. 40 PVC WATER LINE WITH BACK FLOW PREVENTER, 18" MIN. DEPTH.
- 4" SCH. 40 PVC FIRE WATER LINE, 24" MIN. DEPTH.
- INSTALL FIRE DEPARTMENT CONNECTION PER CAL FIRE REQUIREMENTS.
- INSTALL STRAW WATTLES, TYPICAL.
- CONSTRUCT CONCRETE WASHOUT STRUCTURE PER DETAIL SHEET 2.
- CONSTRUCT TEMPORARY MATERIAL STORAGE AREA PER DETAIL SHEET 2. INSTALL 101F - 4" PVC PIPE AT S = 1%+.
- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL, SEE SHEET 2.
- AREA OF DISTURBANCE, SEE SITE STATISTICS, SHEET 1.
- CAL FIRE TURN AROUND AREA.
- NEW ELECTRICAL SERVICE PER PG&E STANDARDS.
- CONSTRUCT 2' WIDE BY 0.5' DEEP DRAINAGE SWALE.
- GRADE TO DRAIN AWAY FROM STRUCTURE AT 5.0% FOR 10'.
- CONSTRUCT STORM WATER ENERGY DISSIPATOR WITH 1 CY OF RIP RAP OR COBBLE OVER EROSION CONTROL FABRIC.
- INSTALL NEW LEACH FIELD.
- INSTALL NEW SEPTIC TANK.
- INSTALL NEW 4" PVC SEWER PIPE, S=2.0% MIN.
- EXISTING POWER TO BE UPDATED TO 3-PHASE SERVICE.

Roberts Engineering, Inc.

Blue Sands West

### Grading, Drainage, and Erosion Control Plan

Design/Drawn TR / SEB	County Plan Checker .	Approved for County Requirements Development Services Engineer Date
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### Roberts Engineering

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### Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/19	Date
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