



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/5/2018

TO: 1st District Legislative Assistant, Agricultural Commissioner, Building Division, Environmental Health, Cal Fire/County Fire, Public Works, San Miguel CSD, CA Fish and Wildlife, U.S. Fish and Wildlife, National Guard/Camp Roberts, RWQCB, San Miguel Advisory Council, AB52

FROM: Brandi Cummings (b.cummings@co.slo.ca.us or 805-781-1006)

PROJECT NUMBER & NAME: DRC2018-00036 DAYSPRING

PROJECT DESCRIPTION: Proposed Conditional Use Permit for three 1 acre outdoor cultivation sites and use of existing 2480 sq/ft building for processing, nursery, and mobile dispensary, 13340 North River Rd. San Miguel, CA

APN(s): 027-271-041

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

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

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

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

APPLICANT INFORMATION Check box for contact

☐ person assigned to this project
☐ Landowner Name Lisa Pretty Daytime Phone (805) 610-6686
 Mailing Address 13350 River Road, San Miguel, CA Zip Code 93451
 Email Address: _____

☐ Applicant Name Helios Dayspring Daytime Phone 805-356-5151
 Mailing Address 8560 Casanova Road, Atascadero CA Zip Code 93422
 Email Address: houseofholistics2013@gmail.com

☒ Agent Name Kirk Consulting- Lisa Bugrova Daytime Phone (805) 461-5765
 Mailing Address 8830 Morro Road, Atascadero Zip Code 93422
 Email Address: lisa@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 62.94 acres Assessor Parcel Number(s): 027-271-041
 Legal Description: _____
 Address of the project (if known): 13340 River Road, San Miguel 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.: 101 to N. River Road
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Vineyard, Winery Building, Residence, Accessory structures

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor cannabis cultivation and nursery. Use of existing 2,480 building.

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 *Lisa Bugrova* Date 3/26/16

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: Existing gated entry off N. River Road

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

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

North: Agriculture/Row Crops South: Rural Residential/Residences/Row Crops
East: Agriculture/Row Crops West: Residential Suburban/Undeveloped

For all projects, answer the following:

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

Buildings: 2,480 sq. feet 1 % EXISTING Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) *All Existing. No Construction.

Total area of all paving and structures: 2,480 (existing use) ☒ sq. feet ☐ acres

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

Number of parking spaces proposed: existing Height of tallest structure: existing

Number of trees to be removed: U Type: n/a

Setbacks: Front 50 Right 300 Left 840 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: CalFire

For commercial/industrial projects answer the following:

Total outdoor use area: 7 sq. feet ☒ acres cultivation

Total floor area of all structures including upper stories: 2,480 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



File No _____

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 and nursery
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? See attached Engineered Analysis
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: 6", 453' deep well with 70gpm flow
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 _____

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

Sewage Disposal Information

Existing

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

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

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

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

Solid Waste Information

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

Community Service Information

1. Name of School District: San Miguel
2. Location of nearest police station: Paso Robles
3. Location of nearest fire station: San Miguel Fire Department
4. Location of nearest public transit stop: Mission/4th St, San Miguel
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: Vineyard, Winery
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. Submitted under separate cover

Commercial/Industrial Project Information

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

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

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

Agricultural Information

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

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

Special Project Information

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

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: n/a

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

Environmental Information

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

3. Are you aware of any previous environmental determinations for all or portions of this property?



Yes



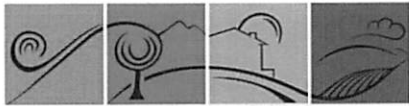
No

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

Other Related Permits

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

(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



STORMWATER CONTROL PLAN

APPLICATION AND COVERSHEET

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

1) APPLICANT INFORMATION

Applicant Name: Helios Dayspring Daytime Phone: (805)356-5151
Mailing Address: 8560 Casanova Road, Atascadero Zip Code: 93422
Email Address: houseofholistics2013@gmail.com

2) PROJECT INFORMATION

☒ **PRELIMINARY** – Subdivision or Land Use Permit

☐ **FINAL** – Construction Permit

Permit Number: upon issuance
Property APN: 027-271-041

FOR ITEMS # 3, 4, and 5 – Please Refer to Chapter 3 of the PCR Handbook

3) IMPERVIOUS SURFACE VALUES– Refer to the Glossary or Appendix C in the PCR Handbook

Pre-Project (sqft)

Impervious Area: 55,756 Total Project Area: 62.94 acres

Post-Project (sqft)

Total Impervious Area: 55,756 sq ft Pervious Area: 61.66 acres
New Imp. Surface: 0 Removed Imp. Surface: 0
Replaced Imp. Surface: 0
Total Site Disturbance 0

4) REVIEW FOR EXEMPTION– Refer to Figure 3-2 in the PCR Handbook

- ☐ **SWCP REQUIRED** – The project is located in a Stormwater Management (MS4) Area and involves at least 2,500 square feet of impervious surface area.
- ☒ **SWCP EXEMPT** – The project is exempt from a Stormwater Control Plan for the following reason:
- ☐ **Outside of MS4.** The project is not located in a Stormwater Management Area.
 - ☒ **Less than 2,500 square feet.** The project creates or replaces less than 2,500 square feet of impervious area.
 - ☐ **Previous land use approval.** The project has received land use approval prior to March 6, 2014. Project Number: _____

5) PERFORMANCE REQUIREMENTS

Check the applicable performance requirements and identify whether the project meets the requirement:

☒ **Exempt from SWCP**

☒ **#1 – Site Design** Performance Requirement Met? ☒ YES ☐ NO

☐ **#2 – Water Quality Treatment** Performance Requirement Met? ☐ YES ☒ NO

☐ **#3 – Runoff Retention** Performance Requirement Met? ☐ YES ☒ NO

☐ **#4 – Peak Management** Performance Requirement Met? ☐ YES ☒ NO

Are structural stormwater control measures proposed? ☐ YES ☒ NO

6) DESIGN CRITERIA – Refer to PCR Handbook, Appendix A

☒ **Exempt from SWCP**

Watershed Management Zone # _____

Applicable Rainfall Event (percentile): _____

24-hour Rainfall Isohyetal Line (in): _____

7) CERTIFICATION

☒ **Exempt.** This project is exempt from submitting a SWCP.

☐ **Full Compliance.** This project fully complies with all applicable Performance Requirements.

☐ **Alternative Compliance.** This project is unable to fully comply with all applicable Performance Requirements. As such, the applicant is requesting to use methods of alternative compliance.

Reason for non-compliance: _____

Method for alternative compliance: _____

This SWCP was prepared by a Registered Civil Engineer: ☐ YES ☒ NO

Engineer Name _____ License No. _____

I have completed this form accurately and declare that all statements here are true.

Preparer signature  _____ Date 3/28/18

Preparer's name (if other than the Engineer listed above) Kirk Consulting / Lisa Bugrova

STORMWATER SITE DESIGN ANALYSIS

San Luis Obispo County Department of Planning and Building

File No _____

SITE DESCRIPTION

Is the project site within the Central Business District?
Was the project site previously developed?
Is the project site surrounded on all sides by development?

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

SITE DESIGN

For each of the following, please describe how this project has complied to the *maximum extent practicable* with the following site design and runoff reduction strategies (attach additional pages if needed):

1. Limit disturbance of creeks and natural drainage features.

No disturbance to creeks will occur.

2. Minimize compaction of highly permeable soils.

No compaction of highly permeable soils will occur.

3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.

No clearing or grading of native vegetation will occur.

4. Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural, undisturbed state.

No increase in impervious surface will occur. Cultivation and use of existing buildings only.



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016- 00300

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

Name of applicant: Helios Dayspring

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

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

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

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

3 acres

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

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

CANNABIS APPLICATION SUPPLEMENT

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

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

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

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

Source or utility name	Expected kWh drawn annually
n/A	
Total Annual kWh:	

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

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

Source	Onsite Well		
Month and Year			
1	0		
2	0		
3	0		
4	0		
5	0		
6	0		
7	0.18 acre feet		
8	.3 acre feet		
9	.3 acre feet		
10	.42 acre feet		
11	.3 acre feet		
12	.27 acre feet		
Totals	1.77 acre feet/year		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: _____

20-10-20, 4-26-26, Bud A & Bud B, Heavy 16, Flower & Foliar, Fish Bone Meal, CaNi, Silwet, Azatin, PRF97, Cueva, Case, Azamax, Organocide, and TriTech

For Manufacturing ONLY

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

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

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

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

☐ Yes ☒ No

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

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

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☒ No

How many vehicles do you anticipate transporting/distributing product?

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

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

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

☒ Type 9 – non-storefront dispensary

☐ Type 10

☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes

☒ No

How many vehicles do you anticipate delivering product?

☒ 1-5

☐ 6-10

☐ 11+

☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☒ <10

☐ 11-50

☐ 51-100

☐ >100

☐ N/A Storage Only/Other



HELIOS DAYSPRING
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS USE PERMIT
13350 RIVER ROAD (APN 027-271-041)

PROJECT DESCRIPTION

Parcel Size:	62.94 Acres total
APNs:	APN 027-271-041
Address:	13340 River Road, San Miguel, CA, 93451
Land Use Designation:	AG
Water:	On-Site Well
Domestic Sewer:	On-Site Septic System
Existing Uses:	Vineyard, Winery, and Residence
Access:	River Road and Mission Lane
CCM Registration:	2016-00300

Proposed Project: Cannabis Use Permit

The project site is located at 13350 River Road, San Miguel, CA, 93451, just east of the intersection with Cross Canyons Road, and approximately 2 miles east of State Highway 101. The site is within the Agricultural land use category. This request by Helios Dayspring is for a Use Permit to authorize the outdoor cultivation of a total of three (3) acres in hoop houses, and an outdoor cannabis nursery consisting of approximately six (6) acres. Total outdoor cannabis use will cover approximately 7 acres in size of the approximately 63-acre parcel. Cannabis cultivation and nursery stock to support onsite cultivation activities will be conducted primarily outdoors in hoop houses. An existing 2,480 sq. ft. winery building onsite will be utilized for curing/drying, a small indoor nursery, and a virtual dispensary. No site disturbance is proposed as part of this project.

Figure 1-Location



The cannabis use areas shown in Figure 2, below. The plants are covered by “hoop houses” during various times in the growing season. The existing winery building will be used for indoor nursery, curing/drying, and a virtual dispensary.

Figure 2- Site Plan

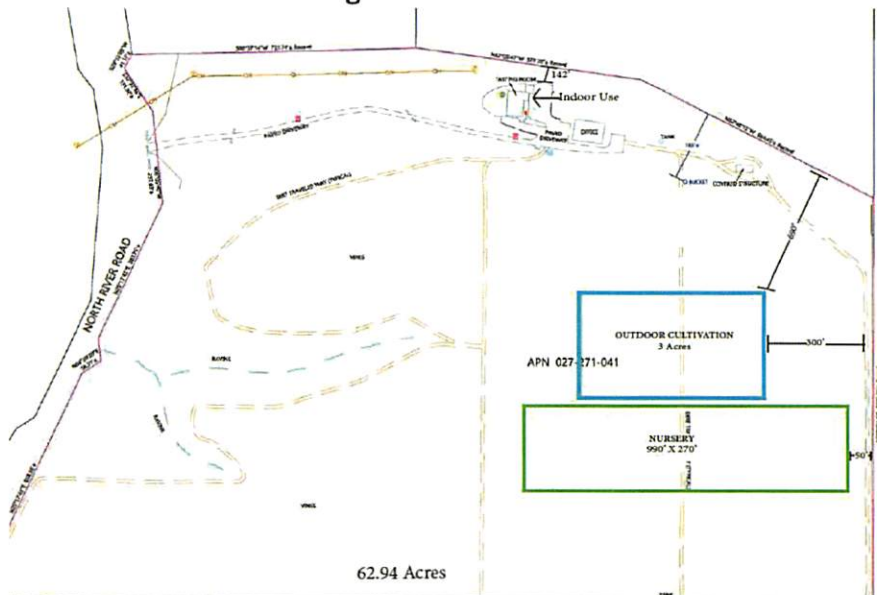
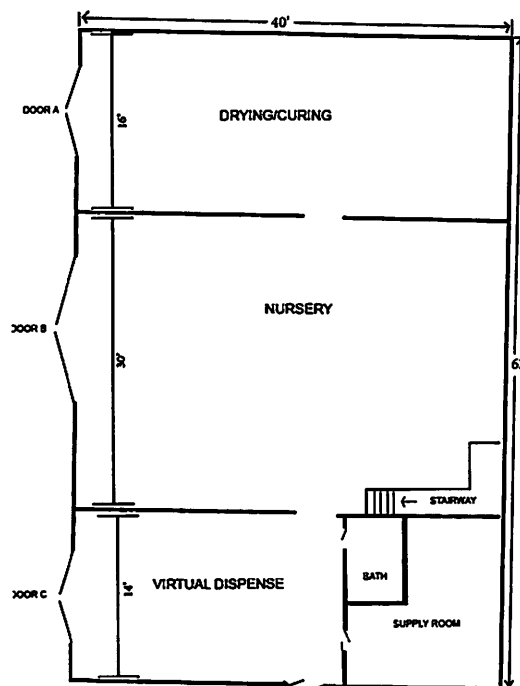


Figure 3 -Indoor Detail



Processing and Export of Product

Drying and processing of product, including preparation for off-site (mobile) dispensary operations will be located within the existing commercial winery building. The existing winery building provides adequate facility for distribution-transport as well.

Access

The site is accessed from N River Road. This road provides access to one parcel beyond the applicant's site and is paved all the way to the applicant's driveway. N River Road turns into 14th street 1 mile east of the site and extends 1 mile east to meet State Highway 101. N. River Road is the main accessway for all development on that street. This project will not require a road maintenance agreement.

Parking/Access

The property site provides ample parking areas for the cultivation operations within the existing developed area and are not in conflict with any adjacent properties or uses.

Staffing/Employee Safety

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. The site will require a total of 5 full time staff consisting of 4 laborers who will live in the home onsite and a manager, who will arrive at approximately 6:00 am and leave in the afternoon before 2:00 pm. Three times a year, in May, July and September for harvest, four additional employees will be employed onsite for a total of 9. These harvest times are six days long where the cannabis is cut and hung inside each hoop house or in the existing processing building. Once dried, the onsite staff cut and trim the product. An occasional fourth harvest may occur if there is not an early rain, at the same employee levels listed above.

Neighborhood Compatibility

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. The existing structure was previously used for winery processing and is configured appropriately to meet the intended commercial use.

Wastewater and Green Waste

Hoop house cultivation, hoop house nursery, and indoor nursery uses 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 and reused.

Pesticide and Fertilizer Usage

Pesticide and fertilizer usage will be conducted according to the County of San Luis Obispo Department of Agriculture by obtaining an Operator Identification Number and complying with all application, reporting, and use requirements. Products used onsite are stored in small containers within spill containment bins in the cultivation and nursery environments and consist of the following: Activia, Regalia, Venerate, Mildew Cure , neem oil, sulfur, Dawn dish soap, Monterey County insect spray, Merit, Floramiite,

Abemectan SM99, Green Clean, Nutrients Flora Nova Grow / Bloom, Armor Si, Diamond Nectar, Carboload, bat guanos, Silica Blast, Root XL, Overdrive, Big Bud, Fox Farm Big Bloom, Tiger Bloom, Big Bud, Kelp me Kelp you, Wholy Mackerel, Micro Brew, Kangaroots, Open Sesame, Beastie Bloomz Chaching.

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. The outdoor cultivation area will be located 300 feet from any property line. The nursery cultivation area will be set back 50 feet. The existing winery building is setback over 150 feet from the nearest property line.

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are located well outside the 1000-foot setback required by 22.40. D.1. The Agriculture-zoned parcel size of over 62 acres meets the size requirement of 50 acres for three acres of outdoor cannabis cultivation. All cannabis uses will be within hoop house structures or indoors in the existing winery building. Further, the proposed cultivation uses are over 1,200' from any offsite residences.

Air Quality

The project is located on an existing winery site with no grading proposed and no dust effects are anticipated.

Access, Screening and Fencing

Access to the site is provided via North River Road. The area is in agricultural production, with rural residential uses to the south along Mission Lane. The area's topography is relatively flat in the immediate vicinity; however, the Salinas River valley is located west of River Road. The cultivation operations will be housed completely within hoop houses, which provide a visual screen of the cultivation environment and therefore will be minimally visible from N. River Road or Mission Lane.

The property is fenced along N. River Road and Mission Lane. Additional security controls as required by CDFA or BCC as required would be

incorporated into the existing operations, including security cameras at key locations.

Water Management Plan

The project site is served by one existing well that has historically served the property for the residential, vineyard, and winery use.

Wallace Group prepared an engineered analysis of the estimated water demand for the project, analyzing hoop house cultivation of 43,560 square feet of canopy.

Figure 5 – Water Estimates

Table 1: Annual Water Estimates			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Outdoor/Hoop House Grow: 43,560 sf	43,560 square feet canopy area x 0.03 gal/sf/day x 150 days	196,020	0.60
Remove 0.5 acres existing vineyard	1.25AFY/acre vineyard Irrigation x 0.5 Acres	-203,657	-0.63
Net water demand		-7,637	-0.02

The site has an existing well that serves the project's water needs. Water demand for the cultivation capacity of three acres and the outdoor nursery area would use the same water demand factors described above, including removal of additional vineyard cultivation areas to ensure a neutral water-demand for the project. A four hour pump test performed in February 2018 proves the existing water supply amply provides for the proposed use. No import of water is necessary or will occur in association with the proposed cannabis and supportive nursery operations.

Energy Use

The project is served by existing electrical service, which adequately serves the existing winery facility. Energy demands for the former winery building to be used for drying, nursery, and virtual dispensary uses are adequate and no improvements are necessary.

Resources Requiring Special Consideration:

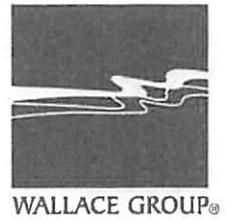
San Joaquin Kit Fox

A San Joaquin Kit Fox habitat evaluation was conducted for the project by SWCA Environmental Consultants on February 6, 2018. The site is mapped within 10 miles of a recorded San Joaquin kit fox observation. Though the site is within the kit fox observation range, it is not significant to the Recovery Plan for Upland Species of the San Joaquin Valley. The project area is completely isolated by row crops or development and is greater than 200 yards from potential habitat. There is no potential for increased mortality of the kit fox species due to project implementation. The impact of project development is that it will result in changes to agricultural crops. There have been no kit fox sightings within 3 miles of the project area within the last 10 years.

Cultural Resources

A defined drainage is located on the western portion of the property, outside of the proposed cannabis cultivation area and surrounded by planted vineyard. A Phase I Surface Survey has been completed for the project by Heritage Discoveries, with negative results for significant cultural findings. The final report will be provided under separate cover.

MEMORANDUM



Date: March 6, 2018
To: Helios Dayspring
From: Shannon Jessica, PE
Subject: Water Use Estimates for Helios Dayspring (13350 N. River Road, San Miguel) Cannabis Cultivation Operation

CIVIL AND
TRANSPORTATION
ENGINEERING

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECTURE

MECHANICAL
ENGINEERING

PLANNING

PUBLIC WORKS
ADMINISTRATION

SURVEYING /
GIS SOLUTIONS

WATER RESOURCES

Wallace Group has been retained to estimate the water demand and associated groundwater offset to the Paso Robles groundwater basin for the purpose of applying for a Use Permit for cannabis cultivation through San Luis Obispo County. The proposed grow operation located at 13350 N. River Road in San Miguel, CA includes the following:

- Outdoor/Hoop House – 43,560 square feet canopy in hoop house

The recently adopted Cannabis Land Use Ordinance for San Luis Obispo County requires that applicants submit a detailed water management plan as part of the application package. The water management plan shall include proposed water supply, proposed conservation measures, and any water offset requirements. The following memorandum has been developed to outline the proposed water demand and associated offset required for the proposed development.

While published water use values have not yet been consistently established in the industry, the Central Coast Regional Water Quality Control Board (RWQCB) cannabis development team uses an estimate of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gallons per square foot of canopy for indoor grow operations. As defined in the San Luis Obispo County Cannabis Ordinance, hoop house grow operations are considered outdoor grow, therefore a water application rate of 0.03 gallons per square foot per day will be applied to the 43,560 sf proposed cultivation area. The industry standard season for outdoor cultivation is 150 days, from April through September.

Water Offset Calculation

The project is located in the Paso Robles Groundwater Basin, therefore a 1:1 offset for water use is required for proposed projects. The project will be removing 0.5 acres of existing irrigated vineyard as a means of offsetting the proposed project's water demand. Table 1 outlines the proposed water demand for this project. By removing 0.5 acres of vineyard, the overall water demand results in a net decrease of 0.02 AFY. Table 2 outlines the proposed monthly water use, based on the total new water demand for the grow operation.

WALLACE GROUP
A California Corporation

612 CLARION CT
SAN LUIS OBISPO
CALIFORNIA 93401

T 805 544-4011
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www.wallacegroup.us



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Net water demand		-7,637	-0.02

Table 2. Estimated Monthly Water Demand for Cannabis Grow Operation

Month	Outdoor/Hoop House Water Use/Month (AF)
October	0.00
November	0.00
December	0.00
January	0.00
February	0.00
March	0.00
April	0.06
May	0.10
June	0.10
July	0.14
August	0.10
September	0.09
Total	0.60 AFY

San Joaquin Kit Fox Habitat Evaluation Form

Cover Sheet

Project Name 13350 River Road Evaluation

Date February 6, 2018

Project Location* San Miguel, California

*Include project vicinity map and project boundary on copy of U.S.G.S. 7.5 minute map (size may be reduced)

U.S.G.S. Quad Map Name San Miguel (3512076)

Lat/Long or UTM coordinates (if available) 35°45'01.81"N, 120°40'44.81"N

Project Description

Project Size 62.94 Acres **Amount of Kit Fox Habitat Affected** 7.62 Acres

Quantity of WHR Habitat Types Impacted (i.e., 2 acres annual grassland, 3 acres blue oak woodland)

WHR type Fallow Agriculture 7.62 Acres

WHR type _____ Acres

WHR type _____ Acres

WHR type _____ Acres

Comments: Per the property owner, the area proposed for cannabis cultivation formerly consisted of grape vines, which were removed 3 years ago. The vegetation during the site visit for this evaluation was determined to be fallow, dense, and dominated by non-native plant species (refer to Attachment A, Photos 1–2). The surrounding areas where grape vines still exist were also determined to be fallow, and the vines and areas between rows were not maintained (refer to Photos 3–4). Non-native plants observed site-wide included doveweed (*Croton setigerus*), horseweed (*Erigeron canadensis*), telegraph weed (*Heterotheca grandiflora*), black mustard (*Brassica nigra*), brome (*Bromus* spp.), and oats (*Avena* spp.). A deer fence is located around the entire property; however, holes in the fence are approximately 4 × 4 inches and are large enough for kit fox passage (refer to Photo 5). Blue oak woodland habitat was observed to the east and north of the proposed growing areas (refer to Photo 6). Unlike the flat fallow areas on the site where grapes were grown previously, the blue oak woodland areas are steeper and not ideal for kit fox denning. No suitable kit fox denning habitat or ground squirrel burrow complexes were observed in the fallow agriculture areas where cannabis cultivation is proposed.

Form Completed By: Barrett Holland (SWCA Environmental Consultants)

San Joaquin Kit Fox Habitat Evaluation Form

Is the project area within 10 miles of a recorded San Joaquin kit fox observation or within contiguous suitable habitat as defined in question 2 (A-E)

Yes - Continue with evaluation form

No - Evaluation form/surveys are not necessary

1. Importance of the project area relative to Recovery Plan for Upland Species of the San Joaquin Valley, California (Williams et al., 1998)
 - A. Project would block or degrade an existing corridor linking core populations or isolate a subpopulation (20)
 - B. Project is within core population (15)
 - C. Project area is identified within satellite populations (12)
 - D. Project area is within a corridor linking satellite populations (10)
 - E. **Project area is not within any of the previously described areas but is within known kit fox range (5)**
2. Habitat characteristics of project area.
 - A. Annual grassland or saltbush scrub present >50% of site (15)
 - B. Grassland or saltbush scrub present but comprises <50% of project area (10)
 - C. Oak savannah present on >50% of site (8)
 - D. **Fallow ag fields or grain/alfalfa crops (7)**
 - E. Orchards/vineyards (5)
 - F. Intensively maintained row crops or suitable vegetation absent (0)
3. Isolation of project area.
 - A. Project area surrounded by contiguous kit fox habitat as described in Question 2a-e (15)
 - B. Project area adjacent to at least 40 acres of contiguous habitat or part of an existing corridor (10)
 - C. Project area adjacent to <40 acres of habitat but linked by existing corridor (i.e., river, canal, aqueduct) (7)
 - D. Project area surrounded by ag but less than 200 yards from habitat (5)
 - E. **Project area completely isolated by row crops or development and is greater than 200 yards from potential habitat (0)**
4. Potential for increased mortality as a result of project implementation. Mortality may come from direct (e.g., - construction related) or indirect (e.g., - vehicle strikes due to increases in post development traffic) sources.
 - A. Increased mortality likely (10)
 - B. Unknown mortality effects (5)
 - C. **No long term effect on mortality (0)**

5. Amount of potential kit fox habitat affected.
 - A. >320 acres (10)
 - B. 160 - 319 acres (7)
 - C. 80 - 159 acres (5)
 - D. 40 - 79 acres (3)
 - E. < 40 acres (1)

6. Results of project implementation.
 - A. Project site will be permanently converted and will no longer support foxes (10)
 - B. Project area will be temporarily impacted but will require periodic disturbance for ongoing maintenance (7)
 - C. Project area will be temporarily impacted and no maintenance necessary (5)
 - D. **Project will result in changes to agricultural crops (2)**
 - E. No habitat impacts (0)

7. Project Shape
 - A. **Large Block (10)**
 - B. Linear with > 40 foot right-of-way (5)
 - C. Linear with < 40 foot right-of-way (3)

8. Have San Joaquin kit foxes been observed within 3 miles of the project area within the last 10 years?
 - A. Yes (10)
 - B. **No (0)**

Scoring

1.	Recovery importance	<u>5</u>
2.	Habitat condition	<u>0</u>
3.	Isolation	<u>1</u>
4.	Mortality	<u>0</u>
5.	Quantity of habitat impacted	<u>1</u>
6.	Project results	<u>2</u>
7.	Project shape	<u>10</u>
8.	Recent observations	<u>0</u>
TOTAL		<u>19</u>



Figure 1. Project vicinity map.

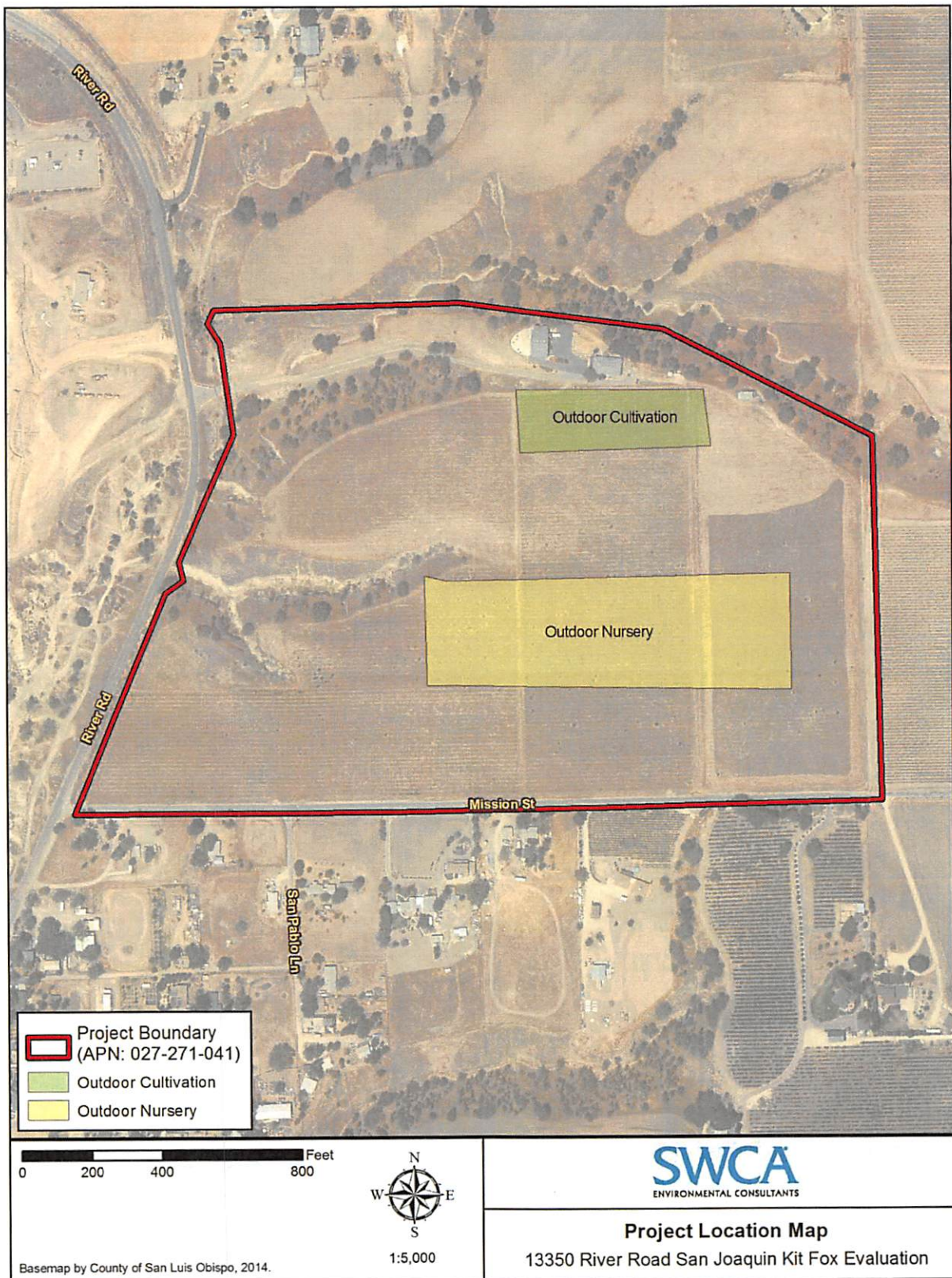


Figure 2: Project location map.

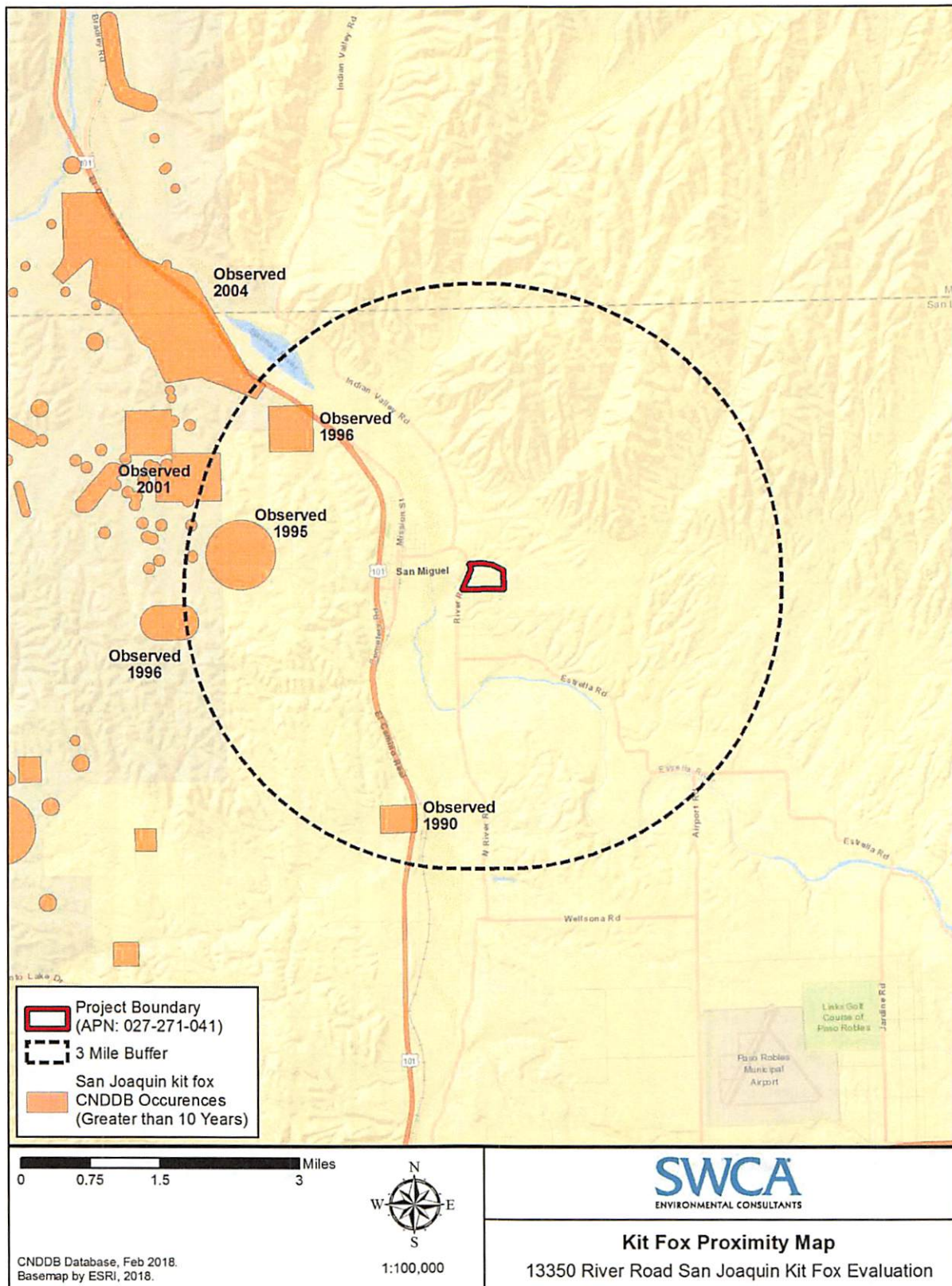


Figure 3. Kit fox proximity map.

**Attachment A:
Photo Documentation**



Photo A-4. View of the outdoor cultivation area, looking south. Note fallow conditions and compacted rows from where grape vines previously existed.



Photo A-5. View of the area where the outdoor nursery is proposed, looking east. Note fallow conditions/dense non-native vegetation, and existing vineyard and development to the southeast.



Photo A-6. View of vines removed and vines still in place. Note fallow conditions in both areas.

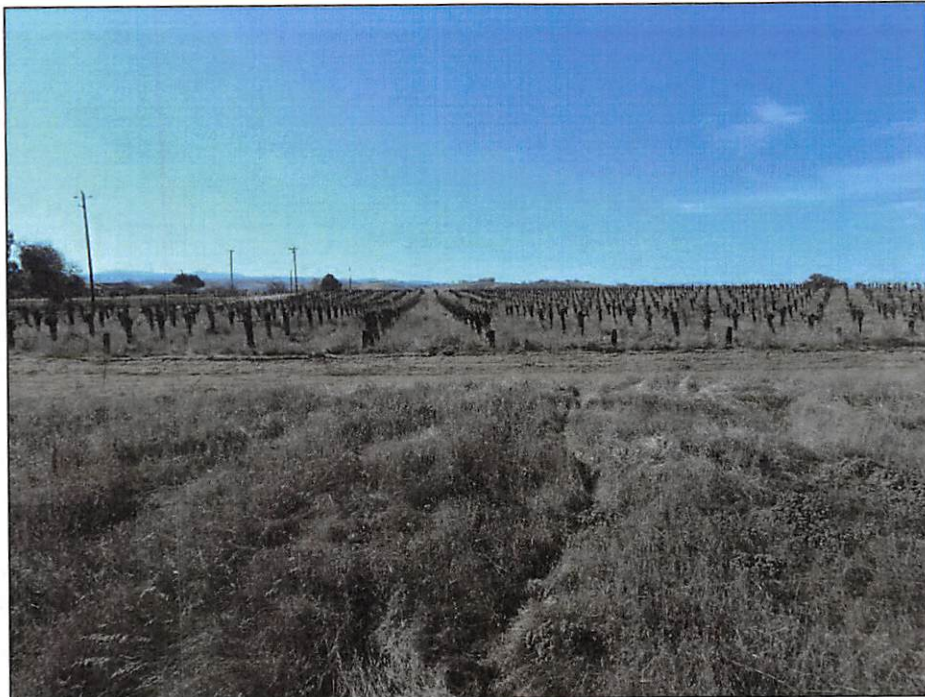


Photo A-7. View of vines removed and vines still in place. Note fallow conditions in both areas.



Photo A-8. View of a deer fence that surrounds the project site near the entrance to the site. The wire mesh on the fence is large enough to allow for kit fox passage.



Photo A-9. View of blue oak woodland located along the north boundary of the project site. This area is located west of the proposed indoor nursery.



Parcel Information

APN: 027-271-041

Assessee: PRETTY-SMITH ENTERPRISES A LLC

Care Of:

Address: PO BOX 3407 PASO ROBLES
CA 93446

Description: T25S R12E PTN SEC 16

Tax Rate Area Code: 114037

Estimated Acres: 62.94

Community Code: NCSAL

Supervisor District: Supdist 1



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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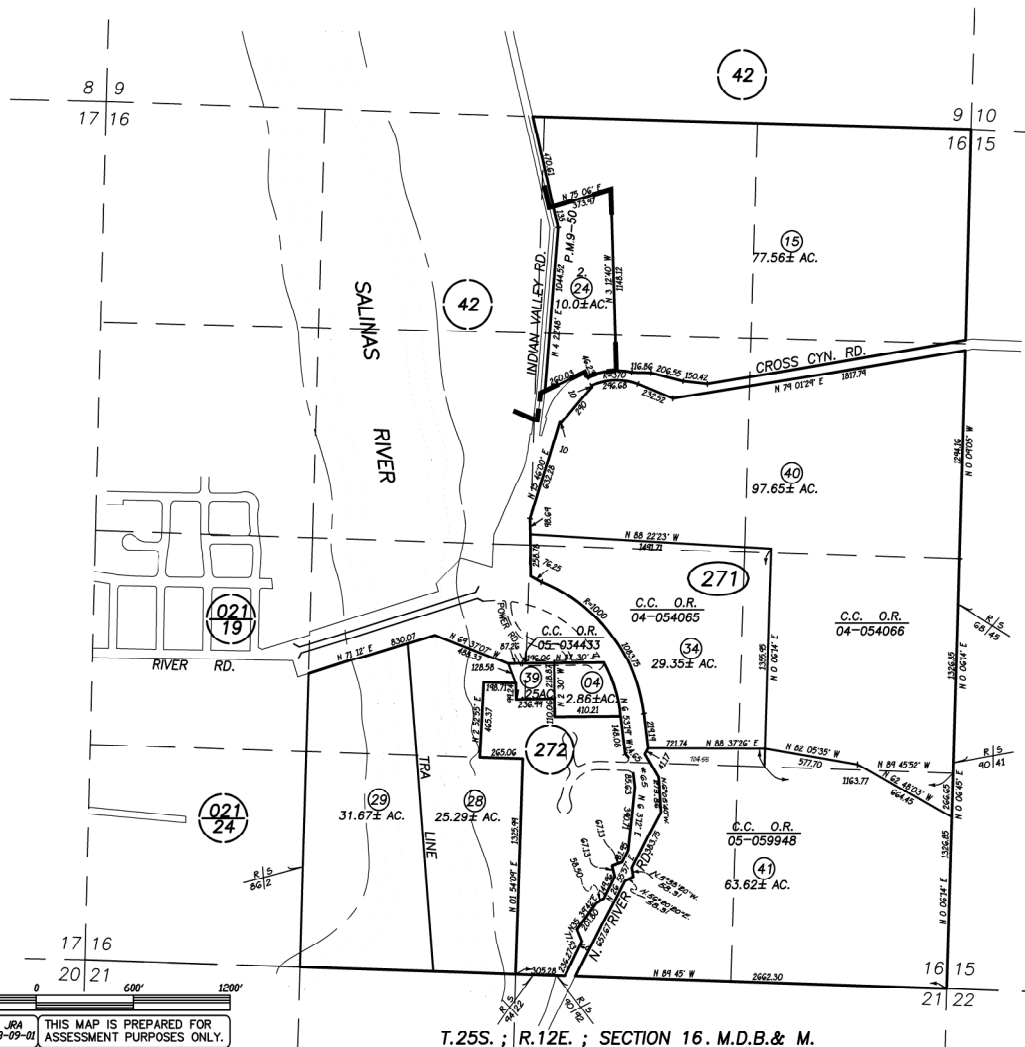
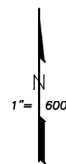


Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
SEP2010-00646	CCM - Condition Compliance Monitoring	3/29/2011 12:00:00 AM
PMT2005-01346	PMTC - Commercial Permit	10/20/2005 12:00:00 AM
S020253L	Subdivision	1/31/2003 12:00:00 AM
C7159	PMTC - Commercial Permit	3/29/2002 12:00:00 AM
D010192P	Land Use	12/18/2001 12:00:00 AM
99322	PMTR - Residential Permit	11/1/1996 12:00:00 AM

027-27

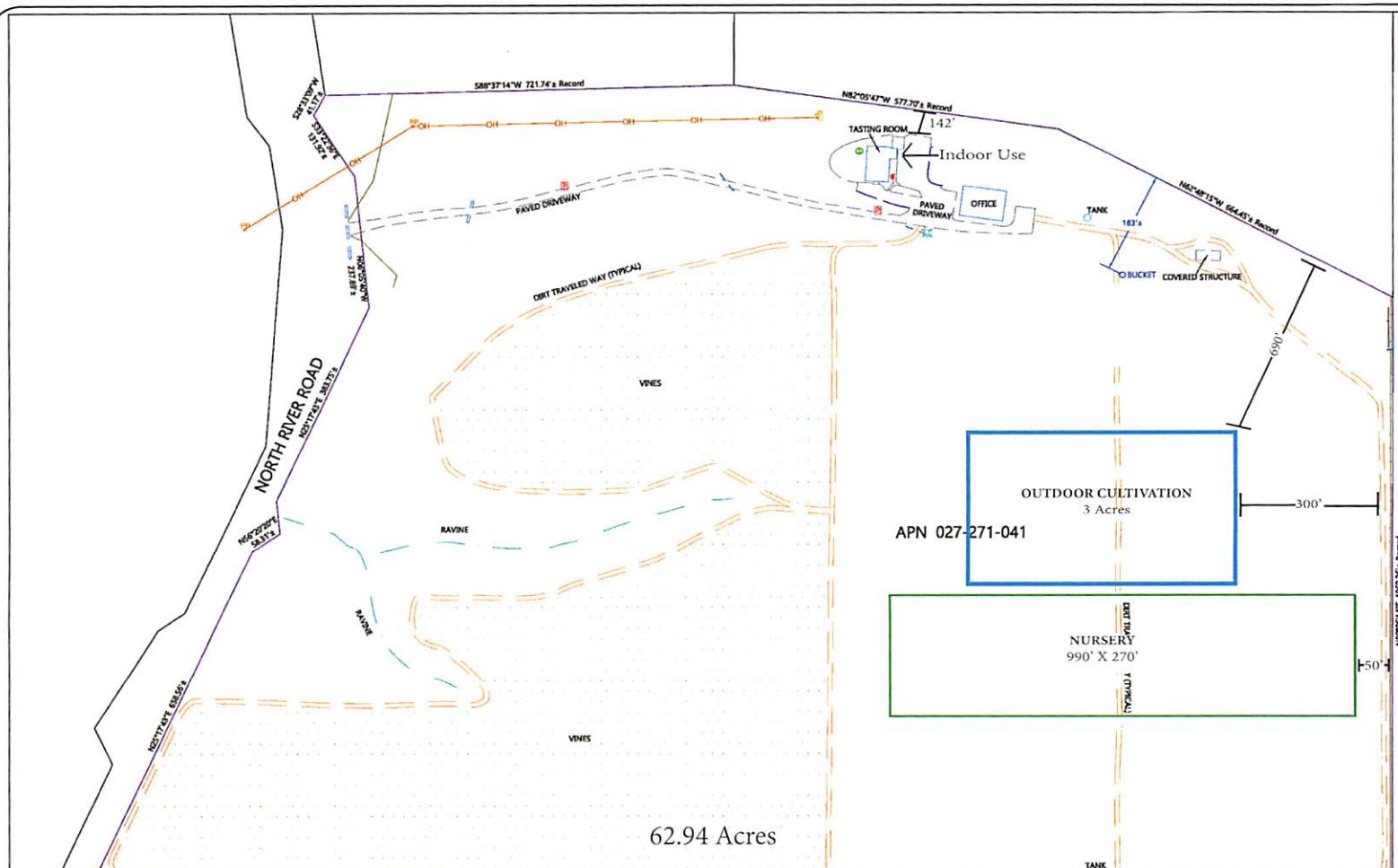


REVISIONS	
LS.	DATE
04-217	11-24-03
NA	01-15-04
NA	03-28-05
NA	03-29-05
05-422	06-28-05
06-129	10-04-05
06-237	01-11-06
NA	06-05-07
NA	11-06-13
16-165	02-28-16

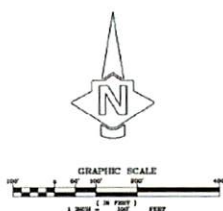
300' 0 600' 1200'

JRA 03-09-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

SAN MIGUEL
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 027 PAGE 271



* Site is located over 1000 feet from any sensitive use, as defined by 22.40.050D.1, and 22.40.060D.1, Location



Scope of Work

- 1) 3 acres Outdoor Cultivation
- 2) 267,300 s.f. Outdoor Nursery
- 3) 2,480 s.f. Indoor Use (Existing Building)

Sheet Index

- 1) Overall Site Plan
- 2) Building Plan

Vicinity Map






Interactive Data Viewer



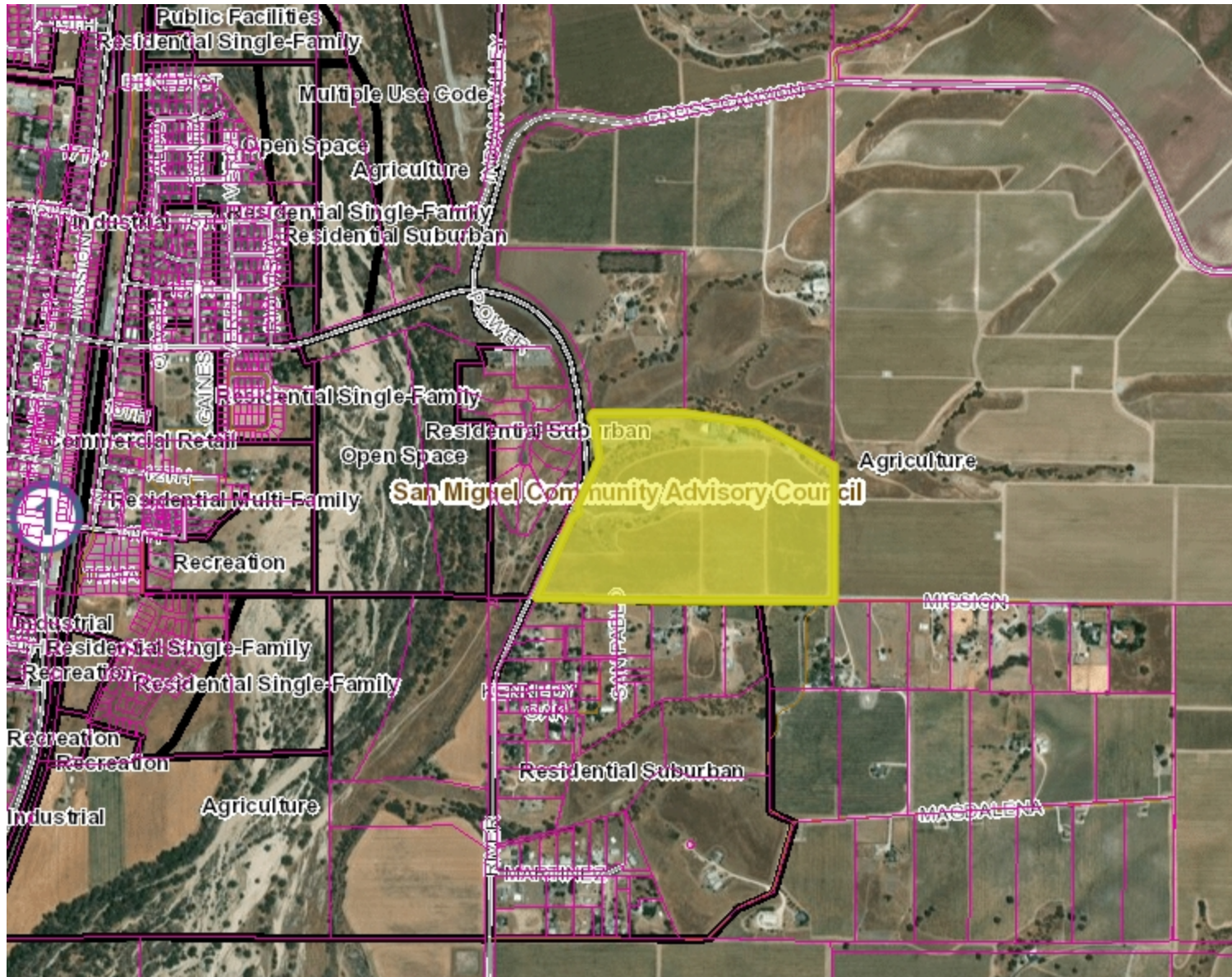
Legend

 SLO County Parcels











-752.33 0 376.17 752.33 Feet 1: 4,514



Interactive Data Viewer



Legend

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

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

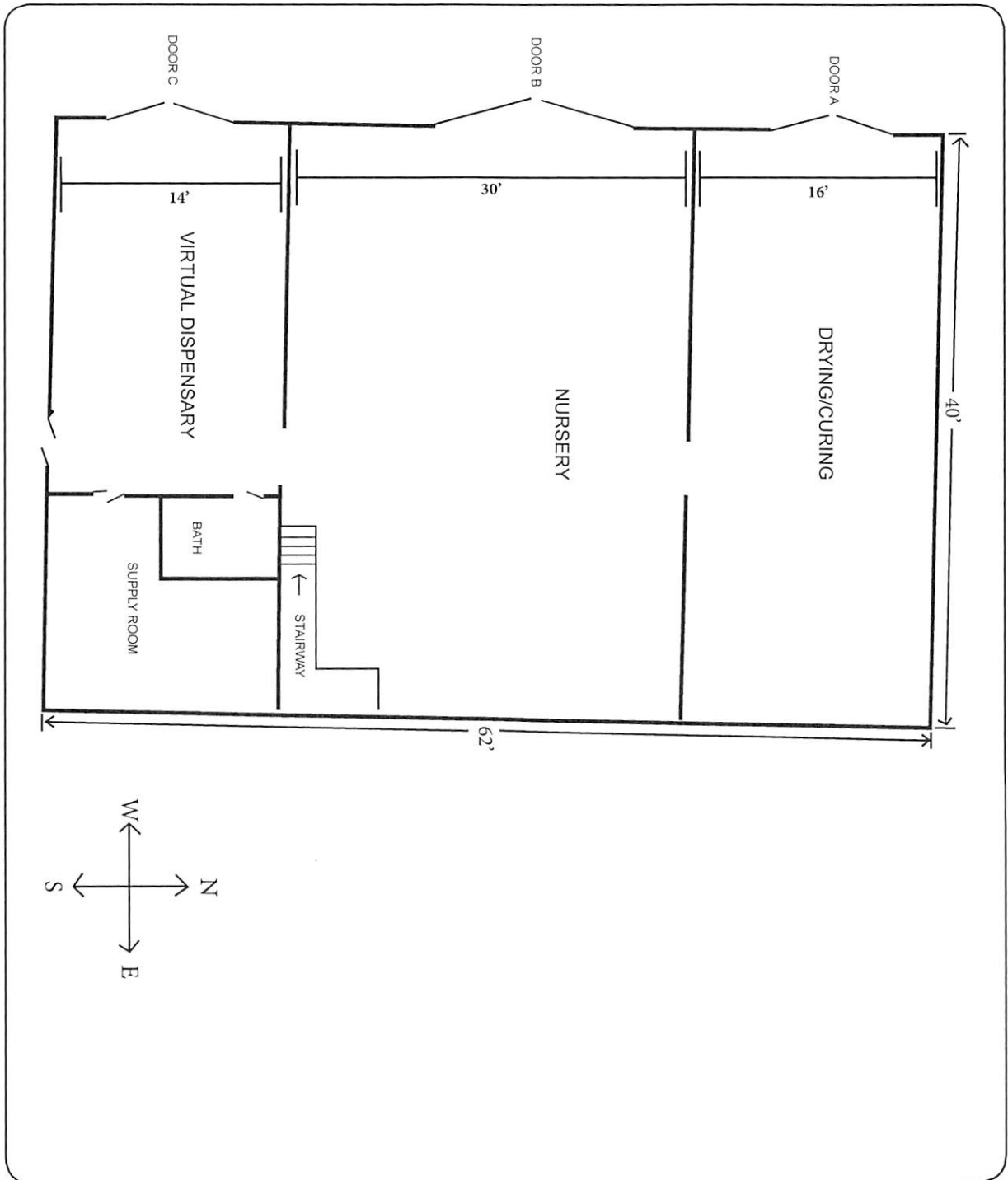


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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only

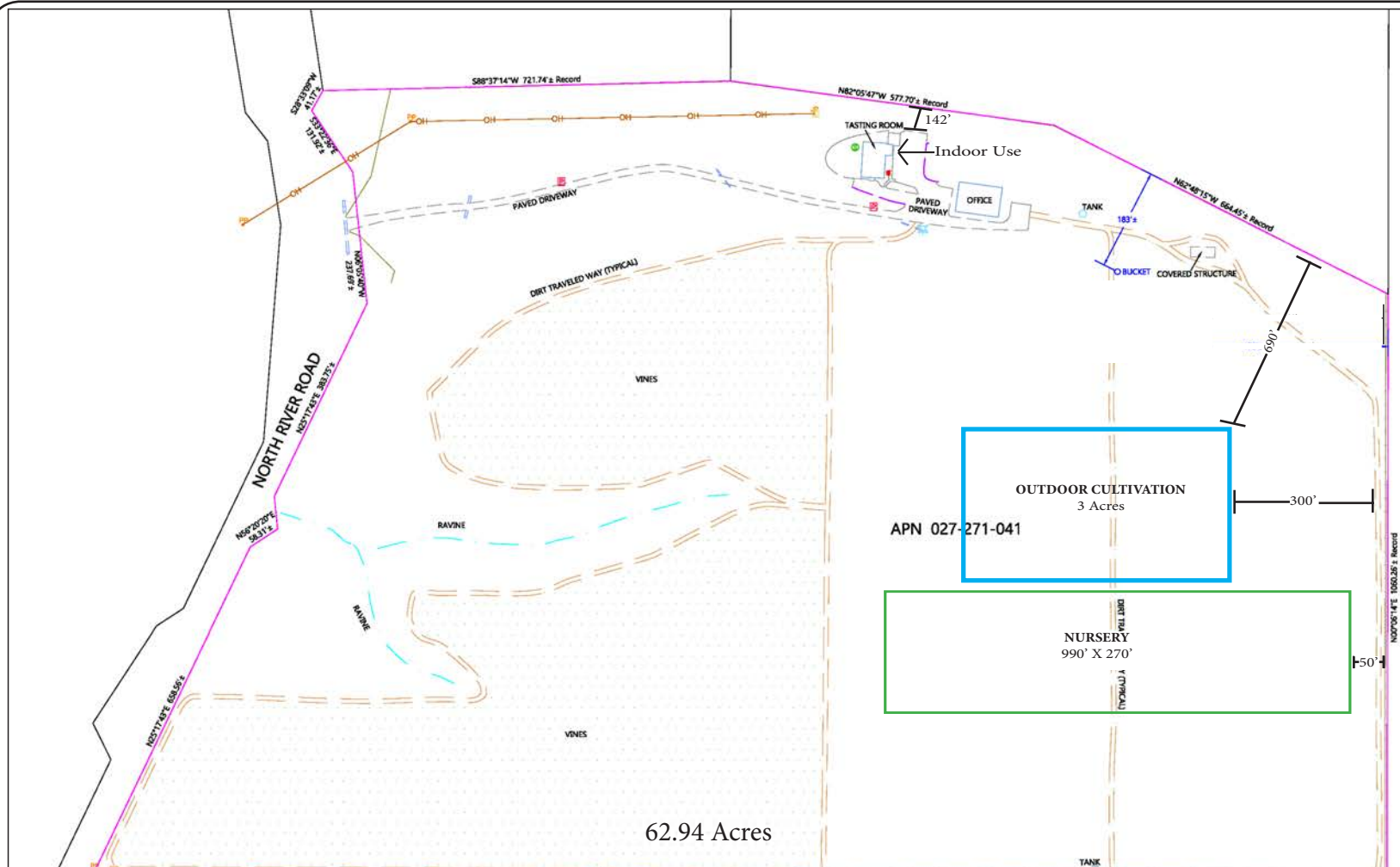




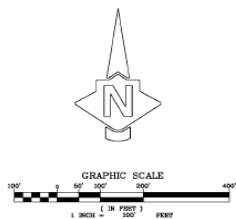
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DATE: March 26, 18
13350 River Road, San Miguel
Sheet
2 of 2

Site Plan
River Road Site Map
 13350 River Road
 San Miguel, CA
 Sheet 2: Building Plan
 APN: 027-271-041

Kirk Consulting



* Site is located over 1000 feet from any sensitive use, as defined by 22.40.050D.1, and 22.40.060D.1, Location



Scope of Work

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Vicinity Map



Site Plan
Helios Dayspring
13340 River Road
San Miguel, CA
Sheet 1: Overall Site Plan
APN: 027-271-041

SCALE: 1" = 200'

DATE: March 26 . 18

Sheet

1 of 2



Site Plan
River Road Site Map
13350 River Road
San Miguel, CA
Sheet 2: Building Plan
APN: 027-271-041

SCALE: 1" = 100'	
DATE: March.26.18	
13350 River Road, San Miguel	
Sheet	
2 of 2	

