



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/10/2018
TO: 4th District Legislative Assistant, Building Division, Cal Fire/County Fire, Public Works, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, South County Advisory Council, AB52
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)

PROJECT NUMBER & NAME: DRC2018-00040 Dayspring

PROJECT DESCRIPTION: Proposed Minor Use Permit for one acre outdoor cannabis cultivation site and 22,000 sq. ft of indoor (greenhouse) cannabis cultivation to be located on Cougar Ridge Way and Suey Creek Road in Santa Maria, CA

APN(s): 048-151-044, 048-151-037, 048-151-043

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

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

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

DRC2018-00040

Minor Use Permit
048-151-044 / 7710 COUGAR RIDGE WAY
DAYSPRING HELIOS R TRE ETAL
CANNABIS 1 acre outdoor cultivation and 22,000 sq/ft
indoor cultivation ccm 2016-00299

APPLICANT INFORMATION Check box for contact person assigned to this project

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

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

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

PROPERTY INFORMATION

Total Size of Site: +/- 122.9 Assessor Parcel Number(s): 048-151-044, -037, 043
Legal Description: T12N R34W PTN SEC 36
Address of the project (if known): 7710 Cougar Ridge Way/ 7855 Suey Creek Road/ 7840 Cougar Ridge Way
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Access is off of Suey Creek, approximately 5 miles from Highway 166
Describe current uses, existing structures, and other improvements and vegetation on the property:
Single Family residences, cannabis cultivation, chaparral woodland

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



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

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

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

Solid Waste Information

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

Community Service Information

1. Name of School District: Lucia Mar School District
2. Location of nearest police station: Santa Maria Police Department
3. Location of nearest fire station: Santa Maria City Fire Station 3
4. Location of nearest public transit stop: n/a
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: Cannabis cultivation, single family residences
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 Hours of Operation: 6 am - 2 pm
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



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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016- 00299.

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

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

1 acre +22,000 sf

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	0.40		
2	0.40		
3	0.40		
4	0.40		
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
7710 COUGAR RIDGE WAY (APN 048-151-044)
7855 SUEY CREEK ROAD (APN 048-151-037)
7840 COUGAR RIDGE WAY (APN 048-151-043)

PROJECT DESCRIPTION

Parcel Size:	122.9 Acres total
APNs:	APN 048-151-044, -037, -043
Address:	7710 and 7840 Cougar Ridge Wy, 7855 Suey Creek Rd.
Land Use Designation:	Rural Lands
Water:	On-Site Well
Domestic Sewer:	On-Site Septic System
Existing Uses:	Outdoor Cannabis Cultivation, Ag Accessory Buildings, Residence
Access:	Suey Creek Road to Cougar Ridge Way

Proposed Project: Cannabis Use Permit

A request by Helios Dayspring for a Minor Use Permit to authorize the continued cultivation of cannabis plants ranging in size from approximately 1,500 sq. ft. to 6,000 sq. ft and totaling no more than one (1) acre in size (CCM2016-00299). Greenhouses and additional hoop houses will be established to meet the cultivation maximum acreage allowed including one acre of outdoor cultivation area and 22,000 sq. ft. of indoor (greenhouse) cultivation. Potted plants will also be placed in existing graded areas to provide supportive nursery stock for onsite cultivation. Also requested is a modification of the setback requirement of Land Use Ordinance Section 22.40.050D3 to allow a setback modification from the easterly property line for three of the cultivation/nursery areas and 150-foot setback from the southerly property line instead of the 300 feet required by the Land Use Ordinance. Additional hoophouses will be established to meet the cultivation canopy allowance near the southeast property corner with no grading necessary. No additional site disturbance is proposed as part of this

project. The proposed project is located on three contiguously owned parcels at 7840 Cougar Ridge Way, 7710 Cougar Ridge Way, and 7855 Suey Creek Road, just north of the intersection with Suey Creek Road and approximately 5 miles north of State Highway 166. The site is within the Rural Lands land use category.

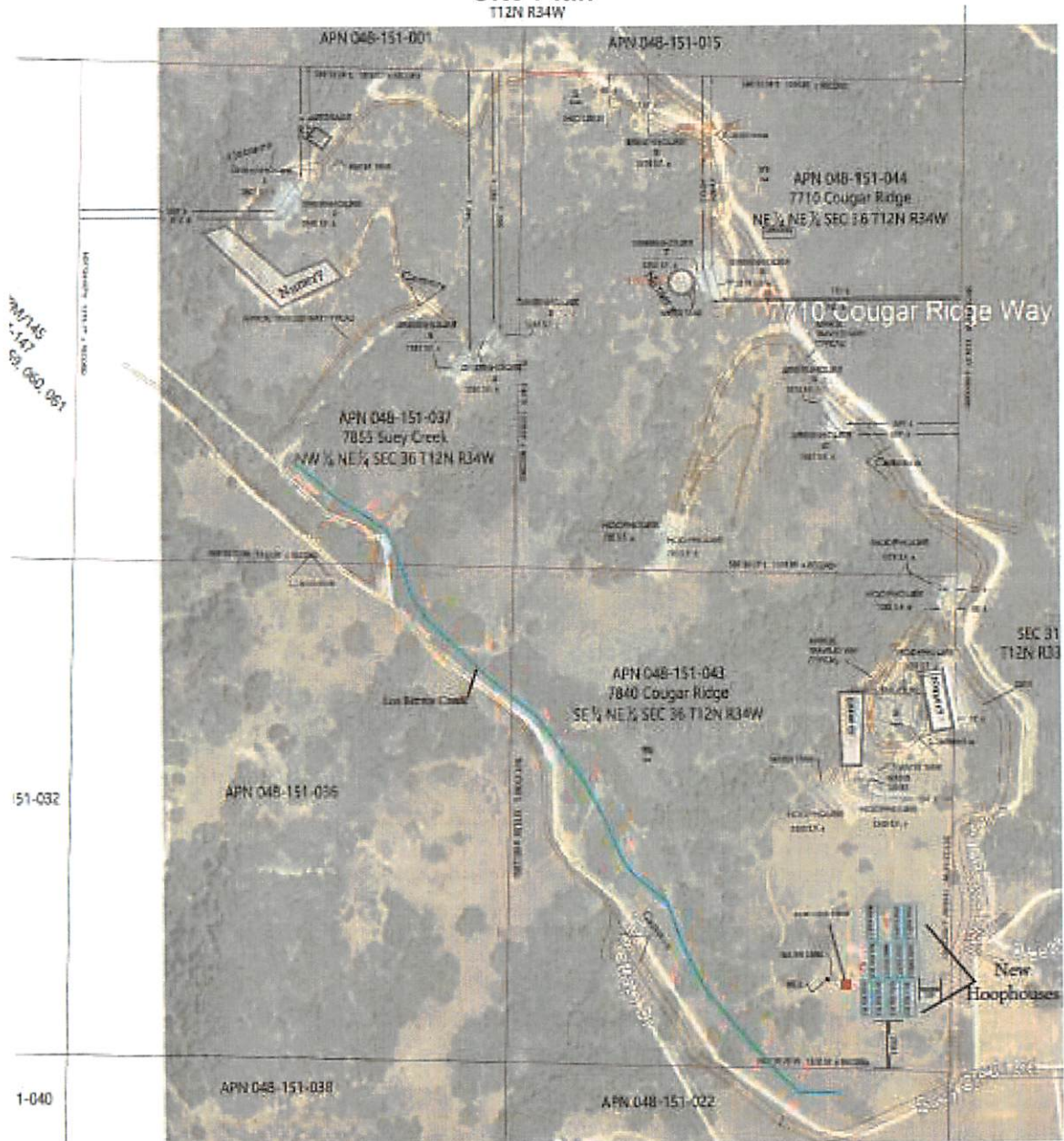
Figure 1-Location



The existing cultivation and supportive nursery areas shown below range in size from 790 sq. ft. to 2,948 sq. ft. and are dispersed throughout the property. The plants are to be covered by both greenhouses and hoop houses during various times in the growing season. Nursery use will occur in existing hoophouses or in pots on the ground in existing graded areas to support the onsite cultivation operation. Other improvements on the site

include two single-family residences, wells, water tanks, and accessory structures on the site's three parcels.

Figure 2
Site Plan
T12N R34W



The project site is approximately 123 acres in size and consists of three separate contiguously owned legal parcels each approximately 1300 feet on a side. The site is located on Cougar Ridge Way and Suey Creek Rd,

approximately 5 miles north of State Highway 166. The area is sparsely developed with very low densities and larger parcel sizes (40+ acres). The area's topography is complex consisting of steep canyons and hillsides. Vegetation coverage is chiefly coastal chaparral on the southerly exposures and live oak woodlands on northerly aspects. Average slope of the parcels in the area is generally greater 30%.

Processing and Export of Product

Drying and processing of product, including preparation for off-site dispensary operations or distribution of product grown onsite to wholesale distributors will be located within the greenhouses and hoop houses, as well as existing accessory structures. Once harvested, product will be taken off-site for further processing and final distribution.

Access

The site is accessed from Cougar Ridge Way. This road provides access to three parcels beyond the applicant's site and is partially paved from the intersection of Suey Creek Road towards the applicant's driveway. Cougar Ridge Way intersects with Suey Creek Road at the southerly end of the site. Suey Creek Road extends 5 miles south to State Highway 166. It is the main accessway for all development in the Suey Creek area. The applicant has entered into a road maintenance agreement with the other property owners that utilize the privately maintained road network as well as an agreement specifically for dust control on Cougar Ridge Way (the only unpaved road in the network). See attached Road Maintenance Agreements.

Water

Wallace Group prepared an engineered analysis of the estimated water demand for the project, analyzing the hoop house cultivation of 43,560 square feet of canopy, indoor greenhouse/nursery (33,000 sq. ft) and indoor greenhouse/cultivation (22,500 sq. ft).

Table 1: Annual Water Estimates			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
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
Indoor Greenhouse /Nursery	33,000 square feet Canopy area x 0.1 gal/sf/day x 260 days	988,000	3.03
Indoor Greenhouse /Cultivation	22,500 square feet canopy area x 0.1 gal/sf/day x 260 days	585,000	1.80
Total Water Demand		1,769,020	5.43

Greenhouse and nursery operations are considered to have a higher water demand as compared to outdoor cultivation of 0.1 gallons/square foot/day. Additionally, greenhouse operations typically water 260 days/year. The 22,000 SF of greenhouse operations will have a gross demand of 572,000 gallons per year, or 1.76 acre feet per year. Nursery use is considered to have the same demand factor as greenhouse cultivation and therefore the proposed 33,000 sf of nursery operations will have a gross demand of 988,000 gallons per year or 3.03 acre feet per year. The nursery estimation is conservative in that much of the nursery stock will be grown in pots on the ground and not in greenhouses and therefore the water demand would be similar to hoophouse grow, with a much lower demand factor. The cumulative water use for cultivation hoophouses, cultivation greenhouses and nursery greenhouses is 5.43 afy.

The three-parcel site has four wells that serve the project's water needs. Storage capacity of 85,000 gallons is provided via three existing tanks, sized 10,000 to 40,000 gallons in capacity. While historic operations on the site required import of water, the applicant has since purchased a third adjacent property with a strong producing well so that all water needs can be met with existing onsite facilities. No import of water is necessary or will occur in association with the proposed cannabis and supportive nursery operations.

Site Operations Plan

Security

Onsite security staff reside on the property and have operated a successful cultivation operation for several years with no security incidents or safety concerns. The proposed security plan includes placement of several cameras at key locations throughout the property to ensure that unauthorized access does not occur (see attached site plan). Staff security measures are in place to ensure that product is not removed from the site except through proper channels for distribution purposes. The site will operate in full compliance with State licensing requirements for track and trace which will further ensure adherence to security protocols.

Odor Management

Cannabis has been legally cultivated outdoors on this property for several years. Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 600 feet away and separated by steeply sloping and densely vegetated areas. The proposed nursery operation is not anticipated to create any odor issues.

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.

Staffing/Employee Safety

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. The site requires a total of 5 full time staff consisting of 4 laborers who live in the homes onsite and a manager, who arrives at approximately 6:00 am and leaves in the afternoon before 2:00 pm. Three times a year, in May, July and September for harvest, four additional employees are onsite for a total of 9. These harvest times are six days long where the cannabis is cut and hung inside each hoop house. Once dried, the onsite staff cut the product, transfer it into totes where it is taken to an offsite processing facility for trimming. An occasional fourth harvest may occur if there is not an early rain, at the same employee levels listed

above. No expansion in staffing levels will be required for the proposed operation beyond current use as the four onsite residents provide the majority of the required staff.

Neighborhood Compatibility

Cannabis has been cultivated on this property for five years with no complaints of any kind and the cultivation use is consistent with neighboring uses in the area. The existing structures and use areas are configured appropriately to meet the intended use. The applicant is active in the neighborhood and has a positive relationship with the majority of the property owners in the area. Fifteen (15) letters of support have been signed and are enclosed herein.

The applicant is a member of a neighborhood property owner group and has offered a dedication of \$6,000 per year to the "Suey Creek Road Committee", the local road maintenance organization (attached). The Committee is comprised of volunteer property owners in the area and is responsible for collecting funds and maintaining portions of Suey Creek Road and Cougar Ridge Way. The committee requests a voluntary annual payment of approximately \$800 from each property owner to use collectively for necessary road maintenance and repairs. The applicant's offer of \$6,000 per year for the three contiguously-owned parcels has been accepted by the active members of the Suey Creek Road Committee who have signed the attached agreement. The agreement commits the applicant to provide special road maintenance funding as long as commercial cannabis cultivation occurs on this site. The agreement covers the three parcels owned by the applicant.

Wastewater and Green Waste

Hoop house and greenhouse cultivation and nursery grows 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.

The site is served by existing septic systems (2) on the contiguous three-parcel property.

Pesticide and Fertilizer Usage

Pesticide and fertilizer usage will be conducted according to the County of San Luis Obispo Department of Agriculture by obtaining an Operator Identification Number and complying with all application, reporting, and use requirements. Products used onsite are stored in small containers within spill containment bins and consist of the following: Activia, Regalia, Venerate, Mildew Cure, neem oil, sulfur, Dawn dish soap, Monterey County insect spray, Merit, Floramiite, Abemectan SM99, Green Clean, Nutrients Flora Nova Grow / Bloom, Armor Si, Diamond Nectar, Carboload, bat guanos, Silica Blast, Root XL, Overdrive, Big Bud, Fox Farm Big Bloom, Tiger Bloom, Big Bud, Kelp me Kelp you, Wholy Mackerel, Micro Brew, Kangaroots, Open Sesame, Beastie Bloomz Chaching.

Setbacks

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 Rural Lands-zoned parcel size of over 120 acres (contiguously owned parcels) meets the size requirement of 50 acres for outdoor cannabis cultivation. All cannabis uses are located within existing hoop house structures, with additional hoop houses to be constructed on level areas on the parcel. Further, the proposed cultivation and nursery uses are over 200' from any offsite residences. A letter of support is enclosed from adjacent property owners in support of the requested setback modification for the hoophouse grow areas.

A mapped intermittent tributary of Los Berros Creek is shown to cross two of the parcels, terminating near the southeasternmost property line. All operations are located at least 50' from this mapped intermittent watercourse.

Air Quality

The applicant has entered into an agreement with the adjacent property owner (attached) to confirm maintenance of the unpaved portion of Cougar Ridge Way that serves the project site.

Land Use Ordinance Section 22.40.050D requires a dust mitigation plan for unpaved roads. The neighbor agreement covers Cougar Ridge Road specifically, the only unpaved roadway that the project use would access. The neighborhood wide road maintenance agreement specifically authorizes

the Committee to use the funds to reduce or mitigate dust impacts from the use of the unpaved portion of Cougar Ridge Way and other road maintenance needs on the privately maintained roads as appropriate.

Access, Screening and Fencing

Access to the site is provided via Suey Creek Road and Cougar Ridge Way. The area is sparsely developed with very low densities and larger parcel sizes (40+ acres). The area's topography is complex consisting of steep canyons and hillsides. Vegetation coverage is chiefly coastal chaparral on the southerly exposures and live oak woodlands on northerly aspects. The cultivation operations fully contained within hoop houses so any visibility from Suey Creek Road or Cougar Ridge Way is limited.

The property is not fenced. Additional security controls as required by CDFA or BCC as required would be incorporated into the existing and proposed operations, including fencing and security cameras at key locations as shown on the project site plan.

Water Management Plan

The project site is served by four existing wells that have historically served the property for the residential and cultivation use, see attached well reports and engineered Water Use Analysis. Previous cultivation operations conducted by the applicant required import of water via trucks

Energy Use

The project is served by existing 200-amp electrical service, which is adequate for the proposed cultivation and nursery operations.

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 continue the existing cannabis cultivation operations on the site and expand the cultivation area consistent with existing operations. Additional growing capacity will be accommodated with placement of hoophouses only and no grading is required. There is no possibility that this project may have a significant effect on the environment because the proposed project would not result in any construction of

structures or increase in impervious surfaces. No mitigation 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 new operations, site disturbance, environmental impacts or significant changes.

The cultivation areas, onsite driveways and developed areas have all been subject to previous disturbance. No enlargement of the driveways or building areas is proposed as part of the proposed project. Hoop house erection will not cause site disturbance and operational impacts will remain the same. Baseline conditions shall remain constant for operational elements such as persons on the site, automobile and truck traffic and water use.

Setback Modification and Required Finding

Land Use Ordinance section 22.40.050(D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 foot from all property lines and public rights of way. Some of the cultivation areas on the applicant's site are located within 300 feet of the nearest property line. These cultivation sites are located approximately 50 feet from the easterly property line parallel to Cougar Ridge Way (See Figure 4). The other cultivation areas of the site are well outside the 300 foot setback from any property line.

According to Land Use Ordinance Section 22.40.050(E)(7), in order to approve the setback modification, the Review Authority must make a special setback modification finding. The Review Authority must find:

"Specific conditions of the site and/or vicinity make the required setback unnecessary or ineffective. Modification of the setback will not allow nuisance odor emissions from being detected off site".

In this case, specific conditions of the site and vicinity make the required 300-foot setback from the easterly and southerly property line of the southerly most parcel of the site unnecessary. Setbacks of this type are implemented to address issues such as noise, lighting, odor and concentration of development. This is a low density, large parcel rural area with limited access and steeper slopes. All cultivation is screened in either greenhouses or hoophouses. Adjacent neighbors support this setback modification request (see attached letters)

The abutting parcels are approximately 40 acres in size and similar in topography and vegetation as the other parcels in the vicinity. East of Cougar Ridge Way is a canyon that slopes steeply downward approximately 200 vertical feet and 400 feet in horizontal distance to the bottom of the chaparral and live oak covered slopes. The land rises again a similar vertical and horizontal distance to the building areas on the abutting parcel. The residences on this parcel are located approximately 800 feet from the closest cultivation area. South of Suey Creek Road the residence on the parcel is located at the westerly property line, surrounded by existing dense chaparral vegetation.

The building area of the abutting parcels are accessed from Suey Creek Road south of the intersection with Cougar Ridge Way. Traffic circulation to and from the abutting parcel will not travel on Cougar Ridge Way and the cultivation sites will not be visible at any point on the access road.

The applicant's operation of these sites of the past 5 years has not been subject to any enforcement actions or complaints. According to letters from the two neighbors subject to the setback modification request (attached), Mr. Dayspring's operation of these cultivation sites has not resulted in any off-site effects. This empirical evidence indicates that, as the required modification finding states, "...modification of the setback will not allow nuisance odor emissions from being detected off site".

The low density, rural nature of the area, vertical and horizontal separation between neighboring uses, complex topography, no past evidence of the operation from off site and lack of visibility from off-site make the 300-foot setback unnecessary. The existing 50-foot setback from the easterly property line and proposed 150 setback from the southerly property line are sufficient to address the off-site effects (if any) of the cannabis cultivation sites nearest this property line.

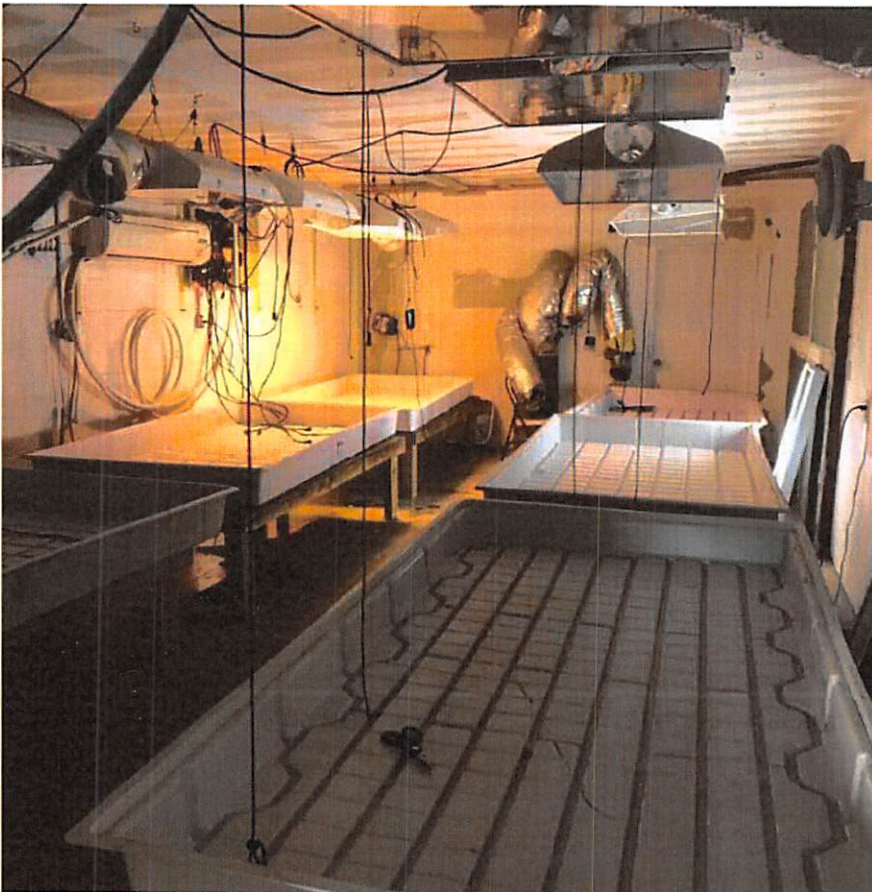
Photos



Existing Nursery Area



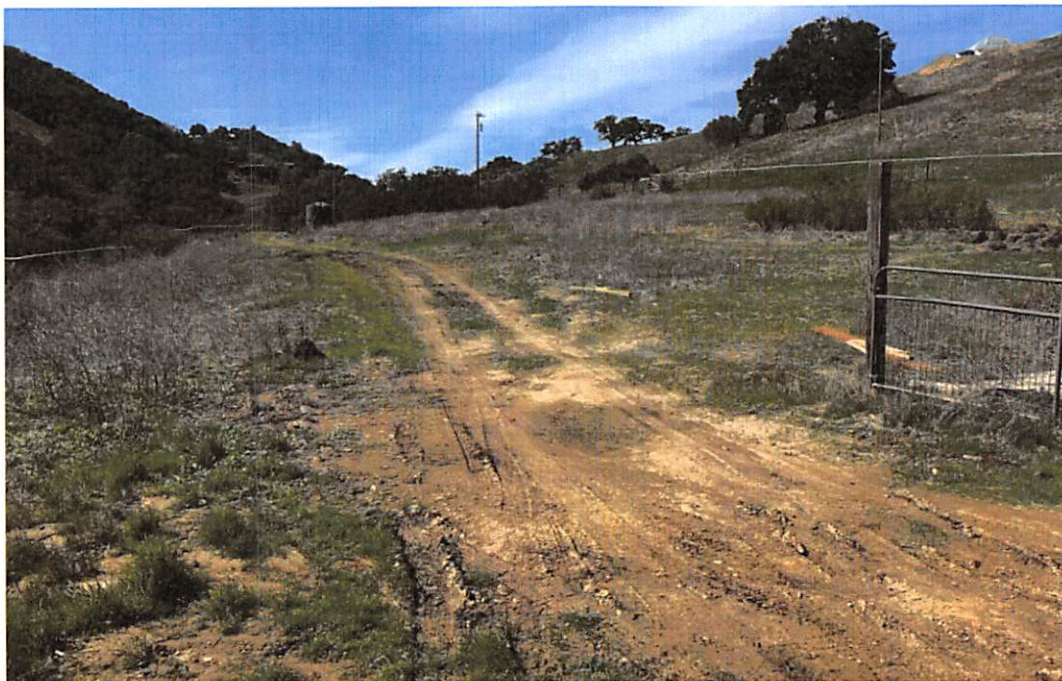
Proposed Nursery Area for Pots on ground



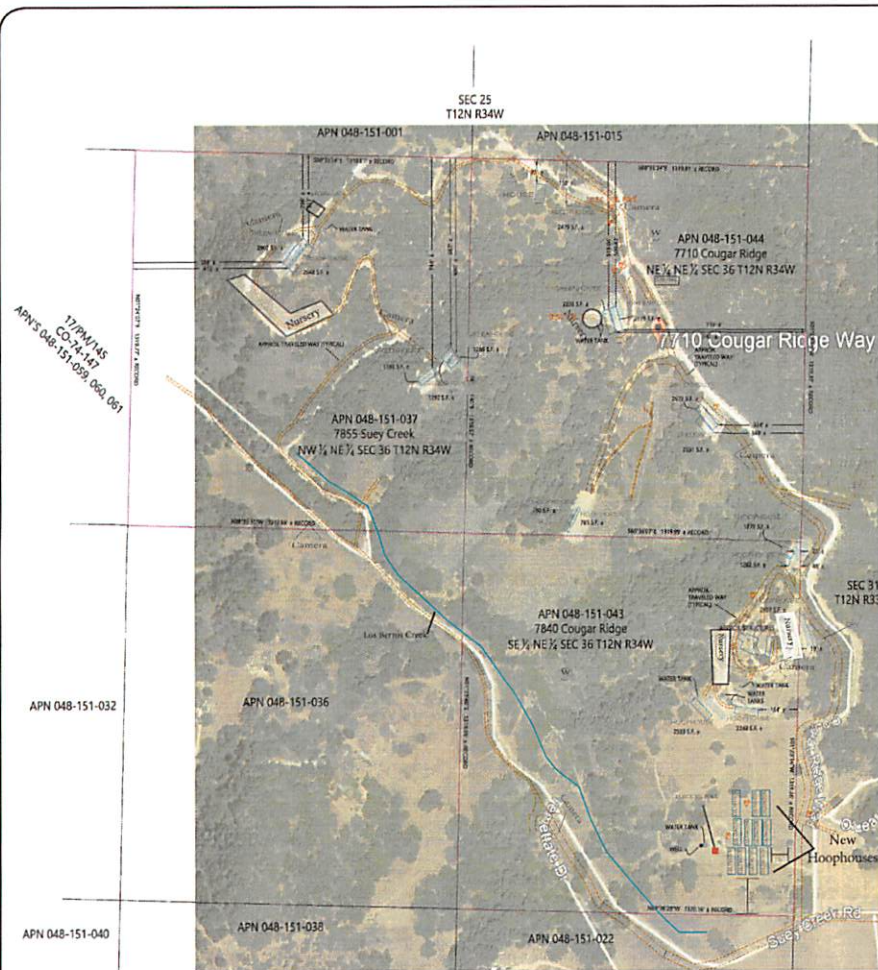
Existing Indoor Nursery Area



View of property from Suey Creek Road



Proposed Hoophouse/Greenhouse Expansion Area



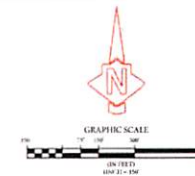
Site: 122.9 Acres

* 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) 21,779 s.f. Greenhouses (Existing)
 - 2) 11,324 s.f. Hoophouses (Existing)
 - 3) 32,236 s.f. Hoophouses (New)
 - 4) Nursery (New/Existing)

Sheet Index
Overall Site Plan

Vicinity Map



Kirk Consulting

Site Plan
Helios Dayspring
7840 Cougar Ridge
Santa Maria, CA
Sheet 1: Overall Site Plan
APN: 048-151-043

SCALE: 1" = 150'	
DATE: March, 13, 18	
Cougar Ridge	
Sheet	
1 of 1	

ROAD MAINTENANCE AGREEMENT
(Suey Creek Road and Cougar Ridge Way, Santa Maria, CA)

This Road Maintenance Agreement ("Agreement"), dated February 16, 2018, is made by and between Helios Dayspring ("Dayspring") and the undersigned owners of the properties indicated below (collectively, the "Suey Creek Property Owners").

A. WHEREAS, the Suey Creek Road Committee is a voluntary association of property owners along Suey Creek Road and Cougar Ridge Way in the unincorporated area of San Luis Obispo County in the vicinity of Santa Maria, California.

B. WHEREAS, the Suey Creek Road Committee collects an annual monetary contribution from each of the Suey Creek Property Owners, which is pooled and maintained in a bank account known as the Suey Creek Road Maintenance Fund. The Suey Creek Road Maintenance Fund is used to repair and maintain certain sections of certain roads in the vicinity of Suey Creek Road and Cougar Ridge Way.

C. WHEREAS, Dayspring intends to engage in commercial cannabis cultivation in accordance with state and local law on the following properties accessed off Cougar Ridge Way: 7855 Suey Creek Road, Santa Maria, CA (APN: 048-151-037) ("Parcel A"); 7840 Cougar Ridge Way, Santa Maria, CA (APN: 048-151-043) ("Parcel B"); and 7710 Cougar Ridge Way, Santa Maria, CA 93454 (APN: 048-151-044) ("Parcel C").

D. WHEREAS, the following sections of roads used to access Parcels A, B and C are private roads which have been maintained by the Suey Creek Property Owners via the Suey Creek Road Committee: Wildflower Road from the mailboxes to the first Y, right onto Gossip Rock Road to the top of the hill, right onto Temattate Road and down to Suey Creek Road, which intersects with Cougar Ridge Way.

E. WHEREAS, Dayspring desires to contribute to the Suey Creek Road Maintenance Fund to pay for Parcel A, B and C's share of the maintenance and repair costs for the sections of road described in Recital D, and to offset any impacts of the cultivation activities on the surrounding properties.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. For so long as Dayspring uses Parcel A, B or C for commercial cannabis cultivation, he shall contribute \$6,000 per year to the Suey Creek Road Maintenance Fund. The annual amount shall be paid in advance every two years. The first payment of \$12,000 shall be due by June 15, 2018, and subsequent payments shall be due by June 15 every other year thereafter (ie., second payment due June 15, 2020, third payment due June 15, 2022, and so on). Payment shall be made to "Elaine Brownlee", who is the defacto treasurer of the Suey Creek Road Committee. Payments shall be mailed to Ms. Brownlee at the address of her residence, or such other address as she may designate in writing. In the event that a new treasurer is appointed, the Suey Creek Road Committee shall notify Dayspring, as well as all the Suey Creek Property Owners, of the name and address of the new treasurer to whom payments should be sent.

DUST MAINTENANCE AGREEMENT
(Cougar Ridge Way, Santa Maria, CA)

This Dust Maintenance Agreement ("Agreement"), dated March 29, 2018, is made by and between Helios Dayspring ("Dayspring") and the undersigned owners of 7990 Cougar Ridge Way ("7990 Owners").

A. WHEREAS, Cougar Ridge Way is an unpaved road in the unincorporated area of San Luis Obispo County in the vicinity of Santa Maria, California.

B. WHEREAS, Dayspring intends to engage in commercial cannabis cultivation in accordance with state and local law on the following properties accessed off Cougar Ridge Way: 7855 Suey Creek Road, Santa Maria, CA (APN: 048-151-037) ("Parcel A"); 7840 Cougar Ridge Way, Santa Maria, CA (APN: 048-151-043) ("Parcel B"); and 7710 Cougar Ridge Way, Santa Maria, CA 93454 (APN: 048-151-044) ("Parcel C").

C. WHEREAS, the portion of Cougar Ridge Way fronting Parcels A, B, and C and used to access Parcels A, B and C is a private unpaved road ("Cougar Ridge Access Portion").

D. WHEREAS, Dayspring is negotiating a separate agreement ("Road Maintenance Agreement") to contribute to the Suey Creek Road Maintenance Fund to pay for Parcel A, B and C's share of the maintenance and repair costs for the sections of paved and unpaved private roads, including without limitation, the Cougar Ridge Access Portion, which have been maintained by the Suey Creek Property Owners via the Suey Creek Road Committee.

E. WHEREAS, pending the execution of the Road Maintenance Agreement, which will replace and supersede this Agreement in its entirety, Dayspring and the 7990 Owners desire to enter into this Agreement to mitigate the impacts of the cultivation activities on the surrounding properties, and in particular to mitigate the occurrence of dust emanated from vehicles traversing the Cougar Ridge Access Portion.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Promptly upon commencement of commercial cannabis operations at Parcel A, B, or C, and until termination of this Agreement pursuant to Section 2, below, Dayspring shall, at his cost and expense, implement and maintain commercially reasonable measures to mitigate air pollution (i.e. dust) effects created by Dayspring and/or his agents' use of the unpaved portions of the Cougar Ridge Access Portion. So long as Dayspring performs his mitigation obligations under this Agreement, the 7990 Owners agree that they have no objection to cannabis cultivation on Parcels A, B and C that is done in accordance with state and local law.

2. This Agreement shall terminate and be of no further force and effect in the event of: (1) Parcel A, B and C cease to be used by Dayspring for commercial cannabis cultivation for a period of 90 days after issuance of a conditional use permit for such operations; (2) the Road Maintenance Agreement, that includes funding or other adequate provision for road improvements and maintenance of the Cougar Ridge Access Portion, is executed and in force; or (3) immediately upon Dayspring's

notice to the 7990 Owners if he fails to obtain a conditional use permit and/or to commence commercial cannabis cultivation on Parcel A, B or C by October 1, 2018.

3. This Agreement shall be governed by the laws of the State of California.

4. The undersigned represent and warrant that they are owners of 7990 Cougar Ridge Way and that they are authorized to enter into this Agreement.

5. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. This Agreement may be executed by facsimile or electronically, and signatures on a facsimile or electronic copy hereof shall be deemed authorized original signatures.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement on the date(s) written below.

DAYSPRING:

Helios Dayspring
Helios Dayspring

Date: 3.30.2018

7990 COUGAR RIDGE WAY PROPERTY OWNERS:

ANNA P. CLARKE
Name: _____

Date: 3.30.2018

Address:
7990 COUGAR RIDGE WAY,
SANTA MARIA CA 93454

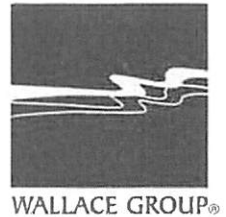
Anna P. Clarke

Helios Dayspring
Name: Helios Dayspring

Date: 4-1-18

Address:
7040 Cougar Ridge Way
Santa Maria, CA 93454

MEMORANDUM



Date: March 15, 2018
To: Helios Dayspring
From: Shannon Jessica, PE
Subject: Water Use Estimates for Helios Dayspring (7710 Cougar Ridge Road, Santa Maria) 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 for the purpose of applying for a Use Permit for cannabis cultivation through San Luis Obispo County. The proposed grow operation located at 7710 Cougar Ridge Road in Santa Maria includes the following:

- Outdoor/Hoop House – 43,560 square feet canopy in hoop house
- Indoor Greenhouse/Nursery – 38,000 square feet of canopy
- Indoor Greenhouse/Cultivation – 22,500 square feet of canopy

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/greenhouse grow operations. As defined in the San Luis Obispo County Cannabis Ordinance, hoop house grow operations are considered outdoor grow operations, therefore a value of 0.03 gallons per square foot per day of canopy 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. Indoor greenhouse nursery and cultivation areas benefit from a longer growing season. A 260 day watering/growing season has been applied to determine the annual water demand for these areas.

Table 1 outlines the proposed water demand for this project. Table 2 outlines the proposed monthly water use, based on the total water demand for the grow operation.

WALLACE GROUP
A California Corporation

612 CLARION CT
SAN LUIS OBISPO
CALIFORNIA 93401

T 805 544-4011
F 805 544-4294

www.wallacegroup.us



Table 1: Annual Water Estimates			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
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
Indoor Greenhouse /Nursery	33,000 square feet Canopy area x 0.1 gal/sf/day x 260 days	988,000	3.03
Indoor Greenhouse /Cultivation	22,500 square feet canopy area x 0.1 gal/sf/day x 260 days	585,000	1.80
Total Water Demand		1,769,020	5.43

Table 2. Estimated Monthly Water Demand for Cannabis Grow Operation

Month	ET _o (in)**	Outdoor ET _o * (%)	Outdoor water use/month (AF)	Indoor Water Use/Month (AF)	Total Water Use/Month (AF)
October	3.33	-	-	0.40	0.40
November	2.19	-	-	0.40	0.40
December	1.36	-	-	0.40	0.40
January	1.44	-	-	0.40	0.40
February	1.78	-	-	0.40	0.40
March	2.78	-	-	0.40	0.40
April	3.35	9.5%	0.06	0.40	0.46
May	6.13	17.3%	0.10	0.40	0.51
June	6.15	17.4%	0.10	0.40	0.51
July	8.15	23.0%	0.14	0.40	0.54
August	6.15	17.4%	0.10	0.40	0.51
September	5.47	15.5%	0.09	0.40	0.50
Total	48.27	100%	0.60	4.83	5.43

**Local evapotranspiration data used to determine water uptake values

M & W Pumps, Inc.

1226 W. Furukawa Way
Santa Maria, CA 93458
PH (805) 925-1147 FAX (805) 928-6286
LICENSE # C57-752893

Pump Test Report

CUSTOMER Helios Day Spring DATE: 3/19/2018
ADDRESS 7855 Suey Creek West well in creek
CITY & STATE Santa Maria CA

TEST INFORMATION

TIME	PUMPING LEVEL	GALLONS PER MINUTE
10:30am	10'	10
11:00am	54'	7
11:30am	58'	7
12:00pm	48'	7
12:30pm	47'	7
1:00pm	48'	7
1:30pm	50'	7
2:00pm	49'	7
2:30pm	46'	7

WELL INFORMATION

WELL SIZE 6" steel WELL DEPTH unknown
TEST PUMP SIZE 1hp, unknown model
STANDING WATER LEVEL 0' PUMPING LEVEL 58'
HOURS RUNNING 4hrs
TEST START 10:30am TEST END 2:30pm
ADDITIONAL INFORMATION Yield data reflects well production on date of test. No guarantee on
future well production.

COMPLETED BY: Michael Schiada



2002_491

WP1011305

(4369)

PR

COUNTY OF SAN LUIS OBISPO

PUBLIC HEALTH DEPARTMENT

Environmental Health Services

2156 Sierra Way • P.O. Box 1489

San Luis Obispo, CA 93406-1489

Phone: (805) 781-5544 FAX: (805) 781-4211

OFFICE USE

Permit No. 2002-491

Application Approved ☒

Date

By:

WELL PERMIT APPLICATION

Name of Well Owner WILLIAM J. & BARBARA G. McAFEE Phone No. 510-278-5517
 Mailing Address 15263 HESPERIAN BLVD, SAN LEANDRO CA 94578
 Name of Drilling Contractor ROD TAYLOR Drilling C-57 License No. 503858
 Drilling Company Name ROD TAYLOR Drilling
 Business Address 2801 MAHONEY RD SANTA MARGA CH Phone No. 805-680-1728

Proposed Well Site Address 7710 COUGAR RIDGE WAY, ARROYO GRANDE Area of County S-E
 Assessor's Parcel No. 048 151 044 Township Range Section W
 Parcel Size (acres) 4.0 In Coastal Zone? No GPS Coordinates 35° 04' 99.9" N 120° 24' 23.5" W

Note: The "Well Permit Plot Plan" shall be attached to this application and indicate within a two hundred foot radius around the proposed well the following items: A) Property lines, B) Sewage disposal and/or sewer lines, C) Animal enclosures and/or any other concentrated sources of pollution, D) All intermittent or perennial, natural or artificial water bodies or water courses, E) Surface water drainage pattern of the site, F) Existing wells, G) Access roads. The proposed site shall be designated with a flagged surveyor's stake labeled "Well Site." Drilling shall not commence until this application is approved.

Well Type	Purpose of Well	Drilling Method
Construction <input checked="" type="checkbox"/>	Domestic Private <input checked="" type="checkbox"/>	Rotary <input type="checkbox"/>
Destruction <input type="checkbox"/>	Domestic Public <input type="checkbox"/>	Reverse Rotary <input type="checkbox"/>
Repair/Modify <input type="checkbox"/>	Irrigation <input type="checkbox"/>	Air Rotary <input checked="" type="checkbox"/>
Inactivation <input type="checkbox"/>	Monitoring <input type="checkbox"/>	Cable Tool <input type="checkbox"/>
	Soil Testing <input type="checkbox"/>	Other <input type="checkbox"/>
	Cathodic <input type="checkbox"/>	
	Industrial <input type="checkbox"/>	
	Test Well <input type="checkbox"/>	

Proposed Depth 180 Casing Diameter 5 Annular Seal Depth 50

Do you anticipate drilling into a water bearing formation that has the potential to degrade a higher quality aquifer? Yes ☐ No ☒
 If yes, please explain _____

Is there any known potential to encounter a water bearing formation where levels of water quality constituents such as nitrate, selenium, hydrogen sulfide, boron, organics, etc., are a concern? Yes ☐ No ☒ If yes, please explain _____

I hereby agree to comply with all applicable laws and regulations of the County of San Luis Obispo and the State of California pertaining to well construction, destruction, repair or modification. Within fifteen days after completion of the well, I will furnish Environmental Health Services with a completed well log. This application becomes a valid permit following sign off by Environmental Health Services.

Signed [Signature] Date 12/2/02
 Applicant

OFFICE USE ONLY

Received By SLO Date 12-11-02 Fee Paid \$ 16.1 Check # 1492
 Well Site Approved Yes ☒ No ☐ By J. McNea Date 12/12/02
 Site Letter 12-13-02 X-Conn Letter _____ Special Requirements and/or
 Comments for Drilling Contractor _____

Water Quality Testing Conducted? Yes ☐ No ☐ Constituents Tested for _____
 Well Seal Witnessed? Yes ☐ No ☐ By _____ Date _____ Seal Depth _____
 Well Site Approval of J. McNea _____
 Well Seal GPS Coordinates _____ N _____ W _____
 Final Letter Sent? Yes ☒ No ☐ Date 3-4-03 Comments _____

PERMIT IS VALID FOR SIX MONTHS FROM ISSUANCE

Page 1 of 2

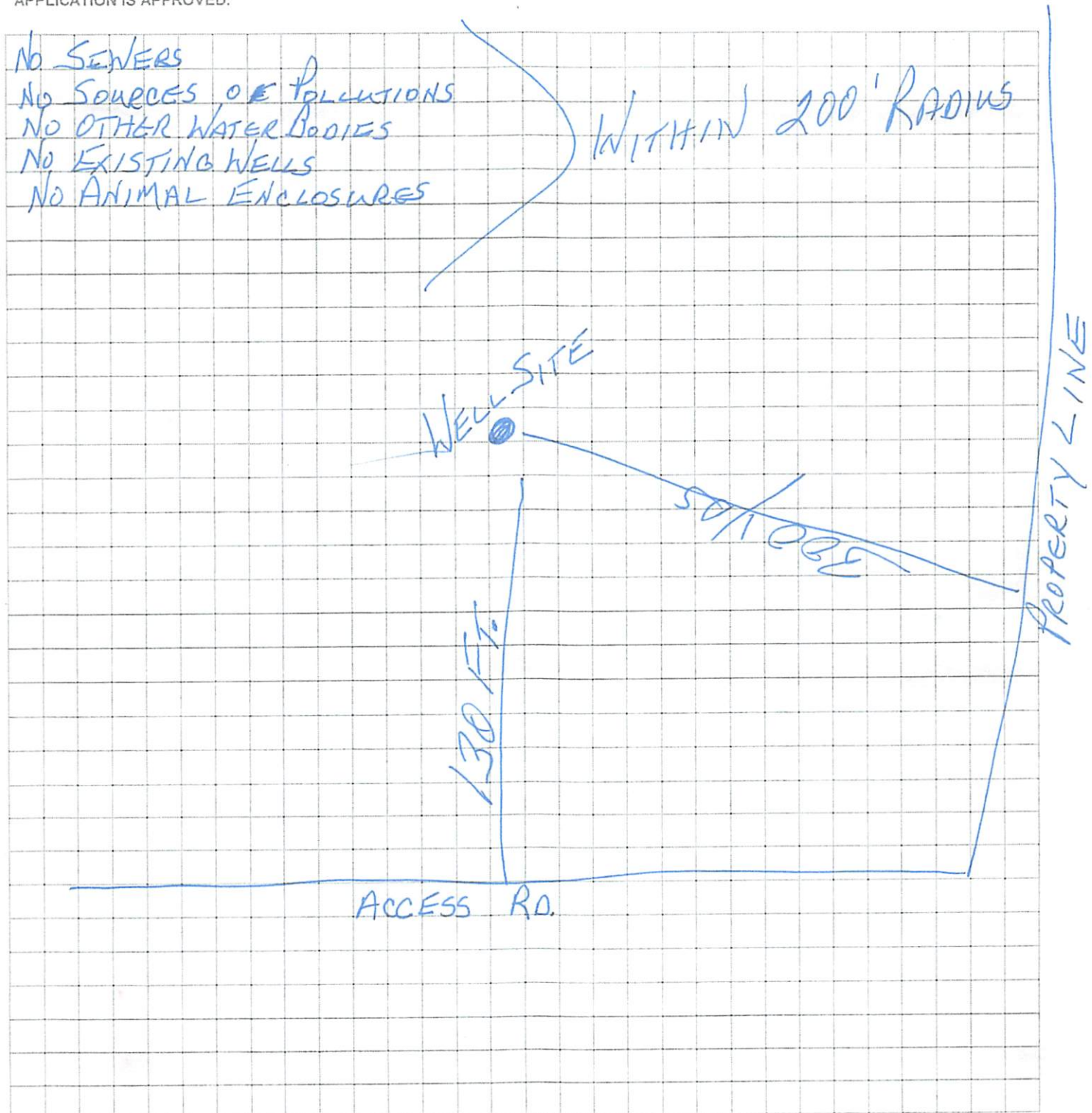
WELL PERMIT PLOT PLAN

Page 2 of 2 pages

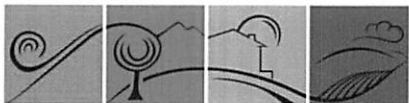
SAN LUIS OBISPO COUNTY ENVIRONMENTAL HEALTH SERVICES
 2156 Sierra Way
 San Luis Obispo, California 93401
 Telephone: 805-781-5544

SCALE: 1/4" = 25'

INDICATE BELOW THE **EXACT LOCATION** OF PROPOSED WELL WITH RESPECT TO THE FOLLOWING ITEMS: PROPERTY LINES, WATER BODIES OR WATER COURSES, DRAINAGE PATTERN, ROADS, EXISTING WELLS, SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS AND ANY OTHER CONCENTRATED SOURCES OF POLLUTION. **INCLUDE DIMENSIONS.** ALL PROPOSED WELL SITES SHALL BE DESIGNATED WITH A FLAGGED SURVEYOR'S STAKE LABELED "WELL SITE." DRILLING SHALL NOT COMMENCE UNTIL THIS APPLICATION IS APPROVED.



Permit No. 2002-491Permit Date 12-11-92



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: Shawn Payind Daytime Phone: (805)356-5151
Mailing Address: 8405 San Gregorio Road Zip Code: 93422
Email Address: shawn.payind@doghaus.com

2) PROJECT INFORMATION

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

☐ **FINAL** – Construction Permit

Permit Number: upon issuance

Property APN: 048-151-043 (40.12 AC), 048-151-044 (41.13 AC), 048-151-037 (41.65 AC)

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: 9,000 sq ft

Total Project Area: 122.9 acres

Post-Project (sqft)

Total Impervious Area: 9,000 sq ft

Pervious Area: 122.7 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**

- | | | | |
|---|------------------------------|---|--|
| <input checked="" type="checkbox"/> #1 – Site Design | Performance Requirement Met? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> #2 – Water Quality Treatment | Performance Requirement Met? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> #3 – Runoff Retention | Performance Requirement Met? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> #4 – Peak Management | Performance Requirement Met? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> 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 3/15/18

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?

☐ YES

☐ NO

Was the project site previously developed?

☐ YES

☐ NO

Is the project site surrounded on all sides by development?

☐ YES

☐ 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 only.

- Scope of Work**
- 1) 21,779 s.f. Greenhouses (Existing)
 - 2) 11,324 s.f. Hoophouses (Existing)
 - 3) 32,236 s.f. Hoophouses (New)
 - 4) 169,448 s.f. Nursery (New)

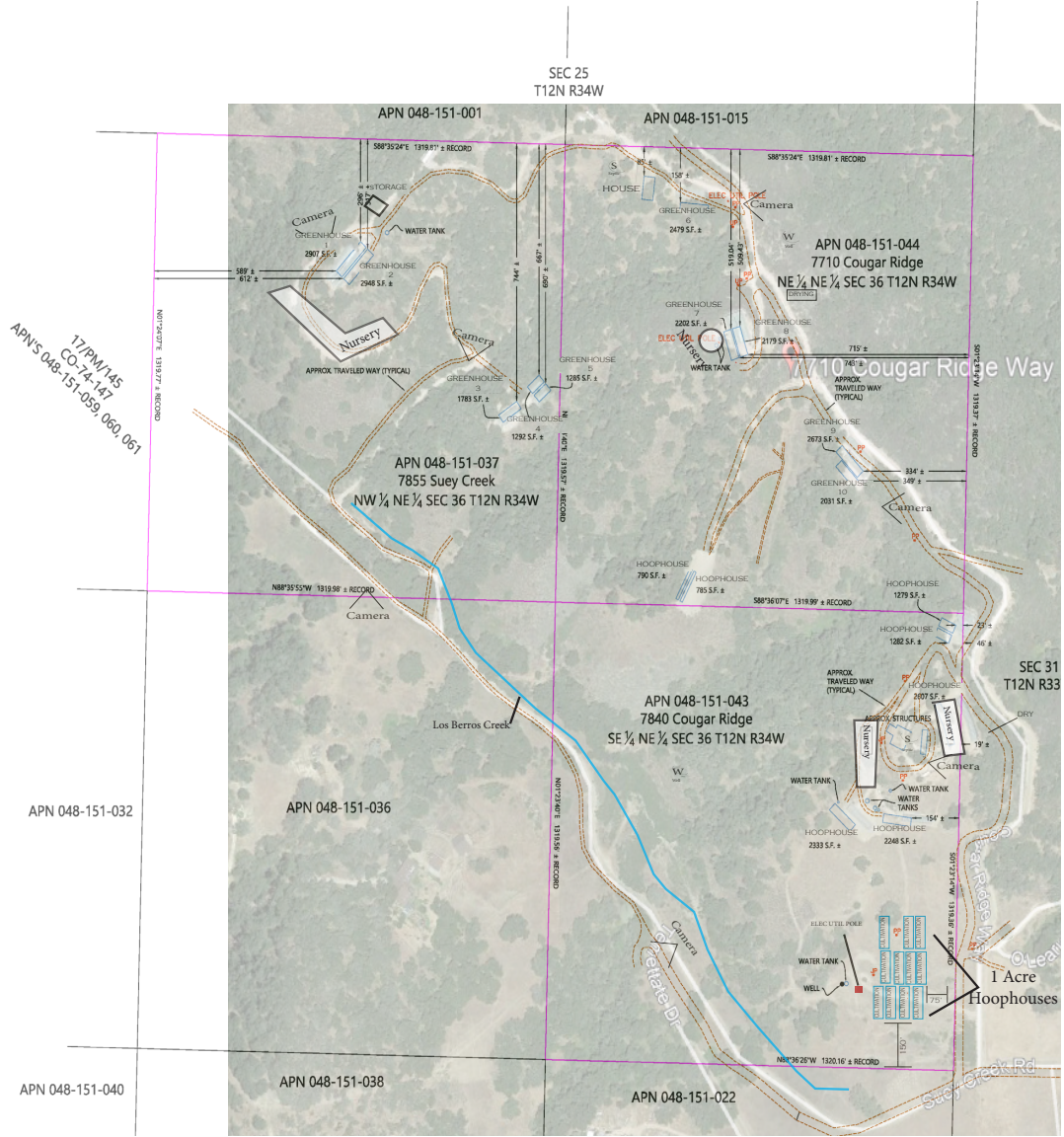
Sheet Index
Overall Site Plan

Vicinity Map



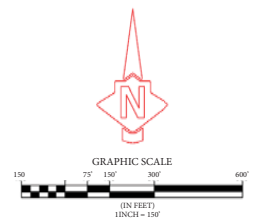
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APN: 048-151-043

SCALE: 1" = 150'	
DATE: March, 13, 18	
Cougar Ridge	
Sheet	
1 of 1	

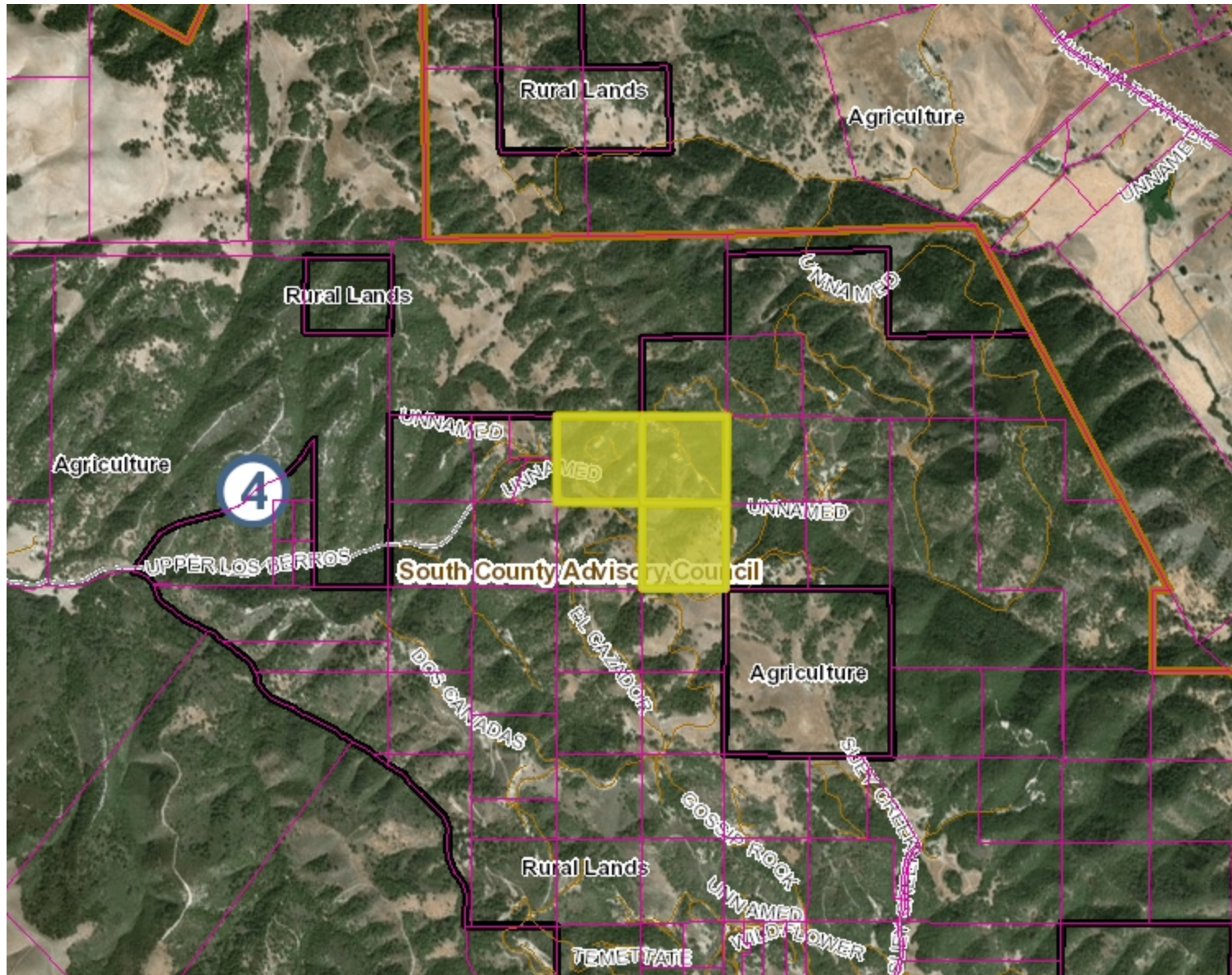


Site: 122.9 Acres











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



Interactive Data Viewer



Legend

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

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





Interactive Data Viewer

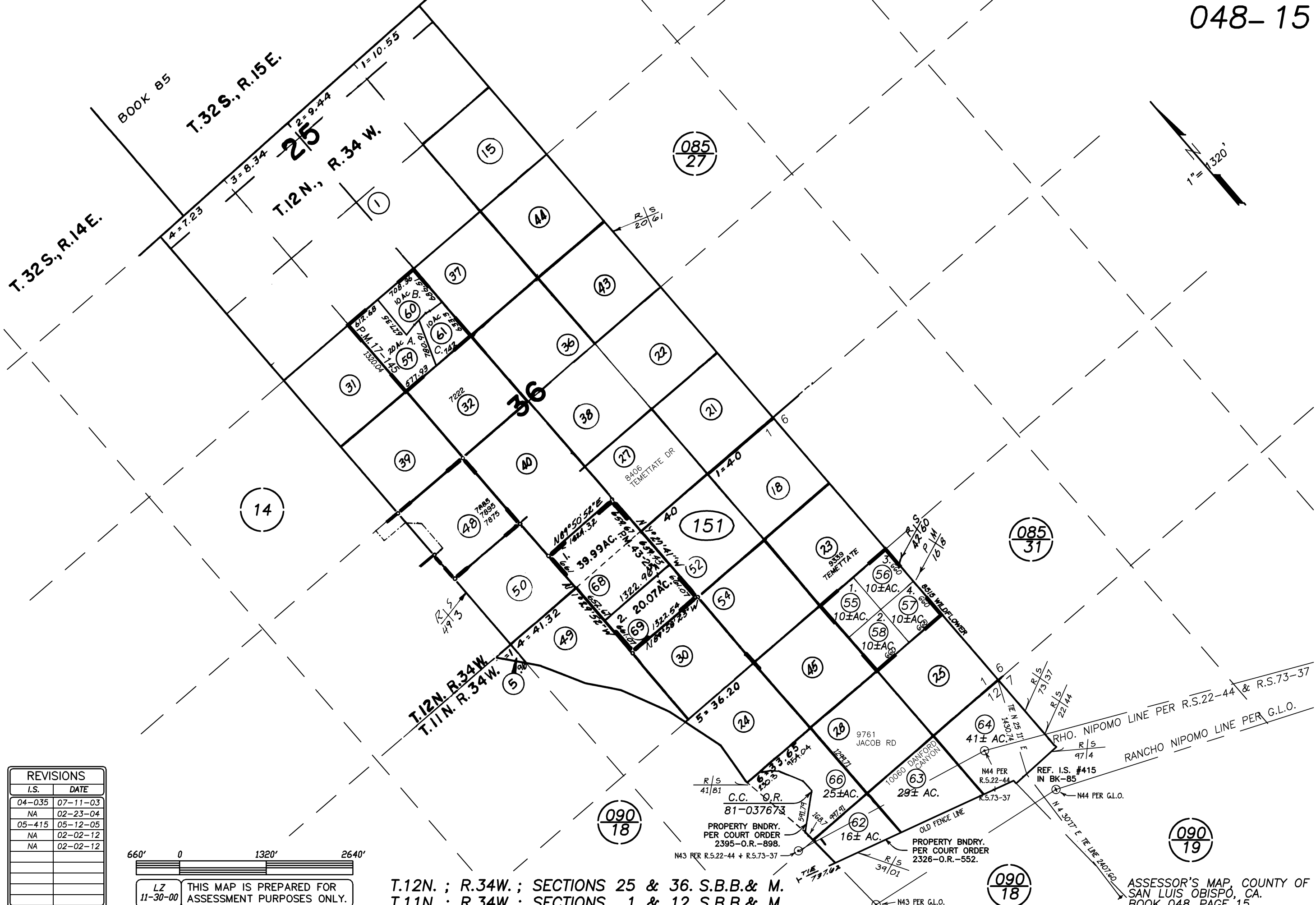


Legend

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

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





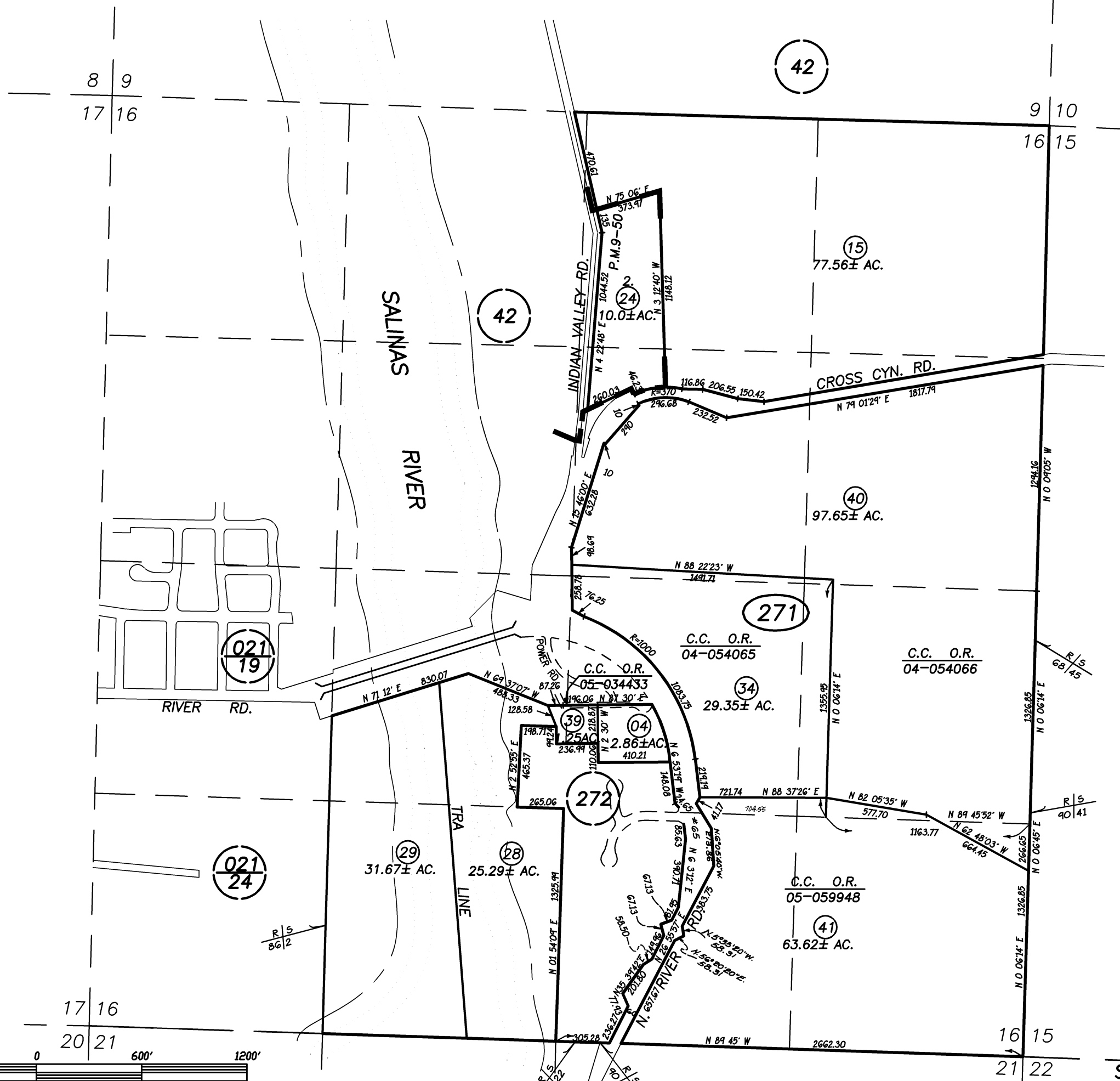
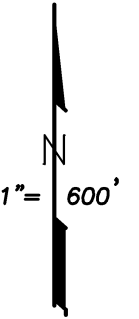
REVISIONS	
I.S.	DATE
04-035	07-11-03
NA	02-23-04
05-415	05-12-05
NA	02-02-12
NA	02-02-12

660' 0 1320' 2640'

LZ 11-30-00

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.12N. ; R.34W. ; SECTIONS 25 & 36. S.B.B.& M.
T.11N. ; R.34W. ; SECTIONS 1 & 12. S.B.B.& M.



REVISIONS	
I.S.	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.

T.25S. ; R.12E. ; SECTION 16. M.D.B.& M.

SAN MIGUEL
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
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