



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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/20/2018
TO: 2nd District Legislative Assistant, Agricultural Commissioner, Building Division,
Cal Fire/County Fire, Public Works, CA Fish and Wildlife, City of San Luis
Obispo, RWQCB, U.S. Fish and Wildlife, AB52
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)
PROJECT NUMBER & NAME: DRC2018-00085 DAYSPRING
PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 one-acre outdoor and 22,000
sq/ft indoor cannabis cultivations to be located at 8901 Los Osos Valley Rd. San Luis
Obispo, CA
APN(s): 067-191-013

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.

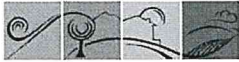
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

DRC2018-00085

Minor Use Permit
 067-191-013 / 8901 LOS OSOS VALLEY RD
 HELIOS DAYSPRINGS
 CANNABIS - 3 1 acre outdoor and 22000 sq/ft indoor
 cultivation sites CCM 2016-00302

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: +/- 142.83 Assessor Parcel Number(s): 067-191-013
 Legal Description: _____
 Address of the project (if known): 8901 Los Osos Valley Road, San Luis Obispo, 93405
 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 Los Osos Valley Road
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Single Family Residence, Cauliflower cultivation

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 8/31/18

FOR STAFF USE ONLY

LO: RE/MAX Parkside Real Estate
LA: (PRLOPEZ) Jeanette Lopez

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

(we) the undersigned owner of record of the fee interest in the parcel of land located at
print address: 8901 Los Osos Valley Road, S.L.O., identified as
Assessor Parcel Number 067-191-013, for which a construction perm
and use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being
iled with the county requesting an approval for: _____
specify type of project, for example: addition to a single family residence; or general plan amendment),
do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorize
the agent named below to act as my (our) agent in all contacts with the county and to sign for all
necessary permit applications in connection with this matter. Permits shall be issued to a licensed
contractor or a NOTICE TO OWNER/BUILDER form will be completed prior to permit issuance.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees,
independent contractors, consultants, sub-consultants and their officers, agents, and employees to
enter the property identified above to conduct any and all surveys and inspections that are considered
appropriate by the inspecting person or entity to process this application. This consent also extends to
governmental entities other than the county, their officers, agencies, employees, independent
contractors, consultants, sub-consultants, and their officers agents or employees if the other
governmental entities are providing review, inspections and surveys to assist the county in processing
this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: _____
Daytime Telephone Number: _____ Gate Code: _____
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the
property (dogs, hazardous materials or specify none): none

Person or entity granting consent:

Print Name: Ed McLaughlin
Print Address: P.O. Box 1 Durham, Calif. 95938
Daytime Telephone Number: (530) 521-2007
Signature of landowner: Ed McLaughlin Date: 5-16-18

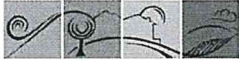
Note: A copy of the property owner's driver's license, form notarization, or other acceptable verification is required to be presented when t
ermit application is submitted to verify the property owner's signature.

Authorized agent:

Print Name: Lisa Bugrova, Kirk Consulting
Print Address: 8830 Morro Road, Atascadero
Daytime Telephone Number: (805) 461-5765
Signature of authorized agent: Lisa Bugrova Date: 5/30/18

Before a building permit application can be accepted for, this form must be completed and signed by the property owner and returned to
the agency responsible for issuing the permit.

CONSENT OF LANDOWNER



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: Existing/Primary access to remain off of Los Osos Valley 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 South: Agriculture
East: Agriculture West: Agriculture

For all projects, answer the following:

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

Buildings: 44,000 sq. feet 1 % Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) Cannabis Cultivation 3 acres

Total area of all paving and structures: 0 ☒ sq. feet ☐ acres

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

Number of parking spaces proposed: 6 Height of tallest structure: 0

Number of trees to be removed: _____ Type: _____

Setbacks: Front 525' Right 300' Left 300' Back 2000'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____

☐ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☒ Other Portable ADA accessible toilets

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

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

For commercial/industrial projects answer the following:

Total outdoor use area: 3 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 0 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
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 1.2 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 well
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? Yes ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☒ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☒ Pump Test 12 Hours / 175 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: San Luis Obispo Unified School District, 1500 Lizzie St, San Luis Obispo, CA 93401
2. Location of nearest police station: San Luis Obispo Police Department, 1042 Walnut St, San Luis Obispo
3. Location of nearest fire station: San Luis Obispo Fire Department, 635 N. Santa Rosa St., San Luis Obispo
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: Cauliflower Cultivation
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☒ Yes ☐ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

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

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No

If yes, please specify what you are proposing: _____

11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?

☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

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

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

Special Project Information

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

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: 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, Business License

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

- | | | |
|---|-------------------------------------|---|
| <input 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 302.

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 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.

3 acres +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
PGE	TBD
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	0.20		
2	0.20		
3	0.20		
4	0.20		
5	0		
6	0		
7	0 acre feet		
8	.05 acre feet		
9	.05 acre feet		
10	.1 acre feet		
11	.1 acre feet		
12	.1 acre feet		
Totals	1.2 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
8901 LOS OSOS VALLEY ROAD, SAN LUIS OBISPO, 93405

PROJECT DESCRIPTION

Parcel Size:	142.83 Acres total
APNs:	APN 067-191-013
Address:	8901 Los Osos Valley Road, San Luis Obispo, 93405
Land Use Designation:	AG
Williamson Act:	No
Water:	On-Site Well
Domestic Sewer:	On-Site Septic System
Existing Uses:	Residency and Cauliflower Cultivation
Access:	Los Osos Valley Road

Proposed Project: Cannabis Use Permit

A request by Helios Dayspring for a Minor Use Permit to authorize the cultivation of cannabis in one area of the site, consisting of approximately 140,400 sq. ft. of hoop house cultivation (3 acres canopy) and 22,000 sq. ft. greenhouse (mixed light) cultivation. The project also includes construction of a second 22,000 sq.ft. greenhouse to be used for drying/curing. The site will utilize registration CCM2016-00299⁰⁰³⁰². No additional site disturbance is proposed as part of this project. The proposed project is located at 8901 Los Osos Valley Road, San Luis Obispo, CA 93405, 3 miles southwest of California State Highway 101, and 3 miles west of California State Highway 1. The site is within the Agricultural land use category, and in the San Luis Obispo Sub Area North planning area.

Figure 1-Location

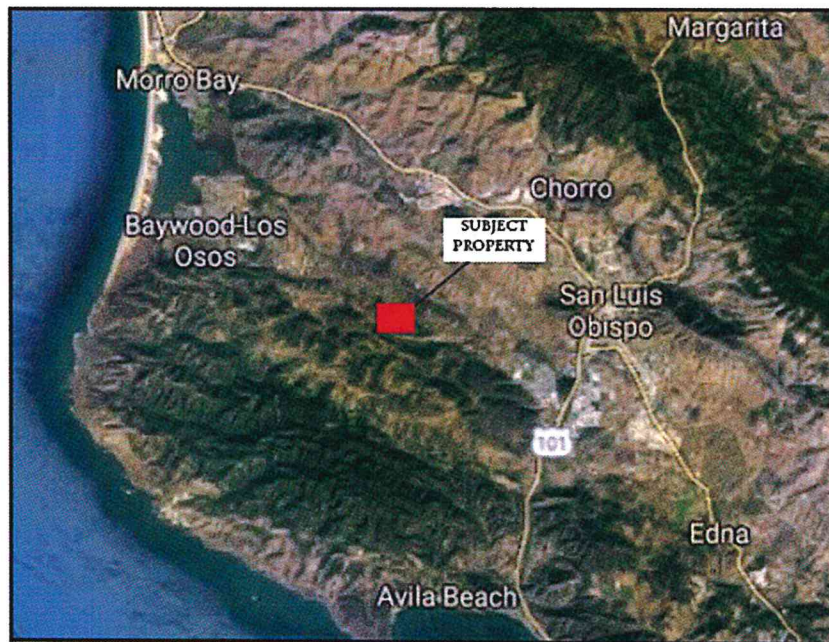
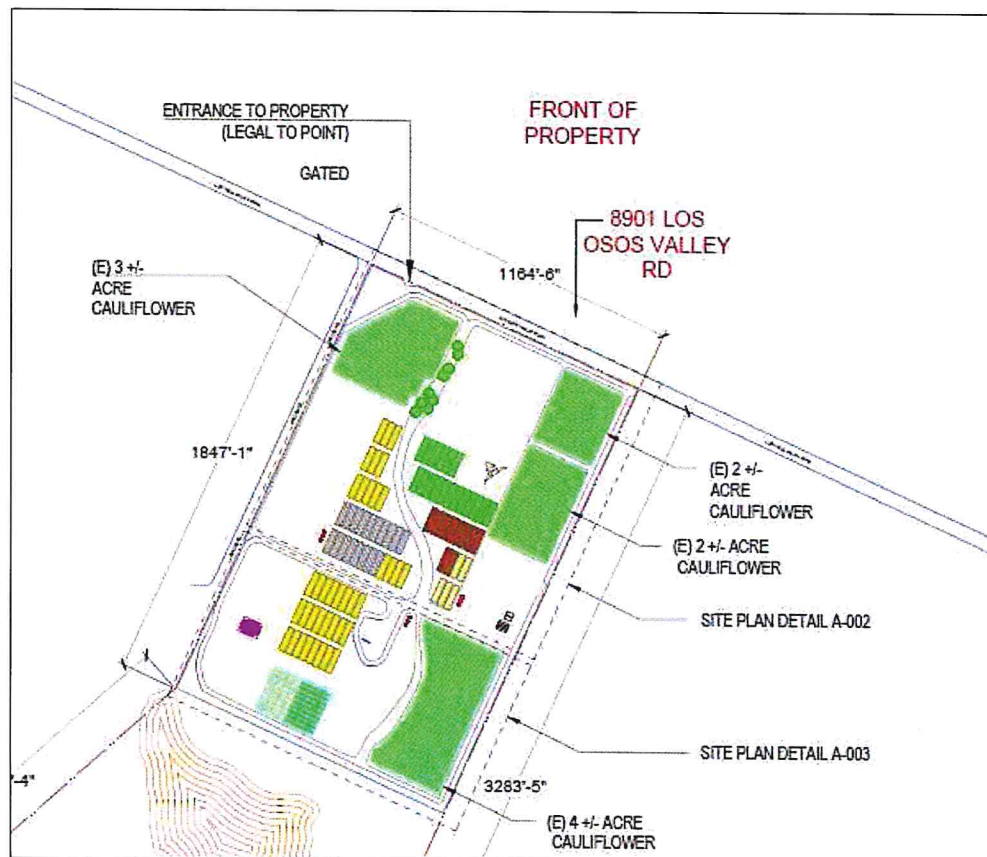


Figure 2- Site Plan



The project is approximately 142 acres in size and consists of one legal parcel. The site is located on Los Osos Valley Road, in an area sparsely developed with very low densities and larger parcel sizes (40+ acres) with agricultural uses. The area's topography is relatively flat within the parcel, with steeper hillsides bordering the southern front. Vegetation coverage outside of the proposed project area consists of sparse coastal chaparral. Average slope of the parcel is 29, with the proposed use areas nearly level.

Processing and Export of Product

Drying and processing of product will be located within the proposed drying/curing greenhouse. Once harvested, product will be packaged into totes for transport and taken off-site for further processing and final distribution and sale at an offsite (out of County) facility.

Access

The property is accessed from Los Osos Valley Road. Los Osos Valley Road provides unrestricted views for over 4,500 feet in both directions from the project site. Los Osos Valley Road intersects with W. Foothill Rd to the East, and Turri Rd to the West.

Site Operations Plan

Security

The proposed security plan includes placement of several cameras at key locations throughout the property to ensure that unauthorized access does not occur. The 3 acres of outdoor cultivation canopy will be contained within a secure 6-foot tall durable fenced area. The indoor greenhouse will also be fenced with secure fencing in compliance with County code, sheriff requirements and state standards. Staff security measures 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

Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 500 feet away, and construction of hoop houses over the flowering cultivation areas as well as mixed-light greenhouse construction with odor controls established according to industry standards. The surrounding areas are in agricultural production with low residential densities. In the event an odor nuisance occurs during the cultivation operations on the site, the applicant will implement additional odor management controls such as neutralizing additives to reduce the offsite smell.

Signage

No exterior signage distinctive to the cannabis operation is proposed.

Parking

The property site provides ample parking areas for the cultivation operations within the existing agriculture developed area and are not in conflict with any adjacent properties or uses. Accessible parking will be provided in accordance with building code requirements for the proposed greenhouse.

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

Neighborhood Compatibility

Cannabis cultivation is consistent with previous agricultural use of the property and surrounding area. No neighborhood compatibility issues are anticipated.

Wastewater and Green Waste

Hoop house and greenhouse cultivation will not produce any wastewater as all water is used within the planting environment. All green waste consisting of dead and/or stripped of flower plants and soil are composted onsite within the secure fenced area for reuse onsite.

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. See attached product specifications.

Setbacks

Land Use Ordinance Section 22.40 standard is set for outdoor cannabis cultivation sites to be setback 300 feet from all property lines and public rights of way. Indoor or mixed-light cultivation areas are required to be setback 50' from the property line. In addition, all operations shall be located at least 100' from any offsite residence. The outdoor (hoophouse) cultivation area will be located over 500' from the nearest public right-of-way (LOVR), and over 300' from any other property line. The indoor (mixed-light) greenhouses are proposed to be located over 300' from any 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 and 22,000 sq. ft. of indoor (mixed-light) cultivation. All cannabis uses will be within hoop house structures or indoors.

Air Quality

The project is located on an existing agricultural parcel accessed via paved Los Osos Valley Road with no grading proposed and no dust effects are anticipated.

Access, Screening and Fencing

The site is accessed from Los Osos Valley Road. Additional security controls as required by CDFA or BCC as required would be incorporated, including security cameras and fencing at key locations. Security fencing will include 6' screening fencing around the two growing areas with cameras located at key locations in compliance with County ordinance and State regulatory standards. Additional screening may be placed along the northern fence line to further shield cannabis plants from being readily visible to passing motorists. Refer to site plan for additional details.

Water Management Plan

The project site is served by one existing well that has historically served the property for the organic cauliflower production. A 24-hour pump test was completed for the project in 2010 and showed a sustained yield of 175 gallons per minute. No import of water is necessary or will occur in association with the proposed cannabis cultivation operations. Defined use factors as established by the Central Coast Regional Water Quality Control Board are summarized below.

Cultivation Hoophouse/ Greenhouse					
	Use Factor (Gallons)	SF	DAYS/YR	GALL/YR	AFY
Greenhouse	0.1	22,000	260	572,000	1.2
Hoophouse	0.03	130,680	150	588,060	0.37
Total		152,680		1160060	1.2

Energy Use

The project is served by existing PG&E 100 amp electrical service, which is adequate for the proposed 22,000 sq. ft. cultivation operations. In the event additional power is necessary, the applicant will apply for service through PG&E to pull power from existing nearby power poles and secure appropriate permits through the County. The outdoor use area does not require any power.

Stormwater

The project will comply with stormwater controls during construction of the interior use space as part of the building permit process. Cultivation activities will occur completely outdoors under hoophouses with no associated electrical, mechanical, foundation or plumbing improvements. Outdoor grow area uses are limited to agricultural activities including disking, harrowing, and soil preparation for the purpose of planting within areas previously planted in organic cauliflower. Construction will be limited to the mixed-light greenhouse buildings. These factors exempt the project from stormwater regulations for construction-related activities.

Resources Requiring Special Consideration:

Cultural Resources

A Phase 1 surface survey was conducted for the proposed developments, including the outdoor cultivation area and the greenhouse as shown on the project plans. The survey returned negative results. See attached.

Biological Resources

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

Request for Waiver of Content-22.60.040E

22.60.040D Additional information required. 4. Biological Report

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



Traffic

The property is accessed from an existing road north of the project site fronting Los Osos Valley Road. Los Osos Valley Road provides unrestricted views for over 4,500 feet in both directions from the project site. Los Osos Valley Road intersects with W. Foothill Rd to the East, and Turri Rd to the West. The cannabis cultivation consists of a crop replacement of the existing cauliflower farm and will not result in any expansion of use or traffic trips.

Further, the applicant operates another cannabis farm and will be applying the established staffing levels necessary to manage his growing operations to this site. An engineered traffic study completed for that project defined evening peak hour total trips of 2 in association with 32,000 sf of new greenhouse and hoophouse activities.

The Institute of Transportation Engineers (ITE) and various published traffic study documents researched by registered traffic engineers has found that with the exception of Cannabis Dispensaries, other cannabis growing related facilities function similarly to other similar uses, in this case, greenhouses and open agriculture. Although ITE does not have published trip generation rates for greenhouses, the County of Santa Barbara in 2013 published traffic generation data for greenhouses that house a variety of agriculture. Those rates are used to estimate the traffic trips associated with the growing areas. At the project site, similar to the applicant's other operation, the open agriculture uses are current production so the crop change would not result in any net change in traffic volumes. The proposed 22,000 sf greenhouse is the only new use, again replacing open agriculture crops. The existing land uses trip generation is already accounted for in existing traffic volumes. The 22,000 sf greenhouse would result in a project total equal to the previously evaluated project, with an evening peak hour total of 2.



Parcel Information

APN: 067-191-013

Assessee: MCLAUGHLIN E CHARLES TRE ETAL

Care Of:

Address: 8616 DURNEL DR DURHAM
CA 95938

Description: RHO LS OSOS & LL PTN LTS 47 48 & 72

Site Address:
08901 LOS OSOS VALLEY RD

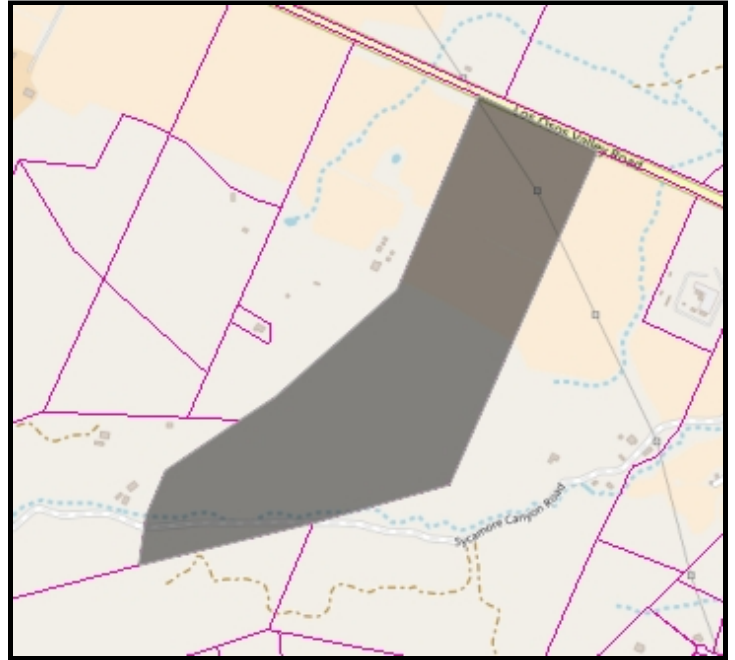
Tax Rate Area Code: 112002

Estimated Acres: 142.83

Community Code: SLOSLO

Supervisor District: Supdist 2

Avg Percent Slope: 16



Selected Parcel

Land Use Information

Land Uses Combining Designations

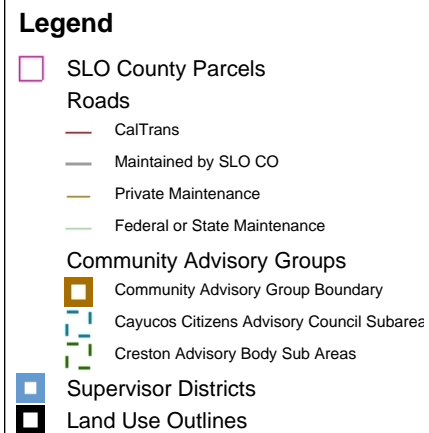
AG	
	GSA Seismic Hazard Area GSA Geologic Hazard Area Sensitive Resource Area



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
PROJ-2018-00032	Cannabis Activities	6/7/2018 12:00:00 AM
DRC2018-00085	Land Use	5/31/2018 2:52:32 PM
GRA2011-00002	Determination	9/9/2011 8:50:31 AM
PMT2010-00220	PMTC - Commercial Permit	8/5/2010 12:00:00 AM
G810017M	Long Range Planning	5/14/1996 12:00:00 AM



Map for Reference Purposes Only



Interactive Data Viewer



Legend

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

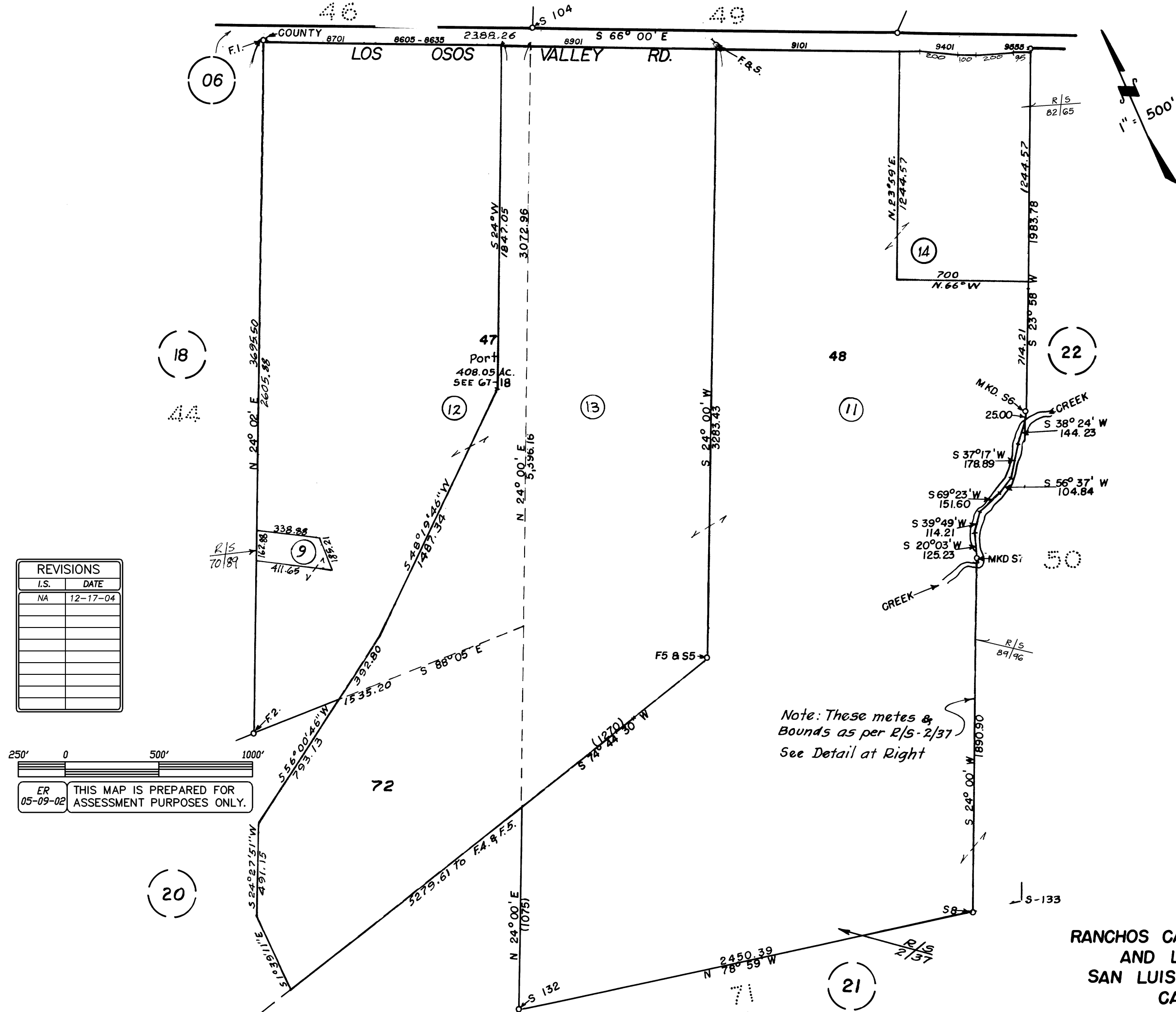


The County of San Luis Obispo does not assume liability for any damages
 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 25 of 34

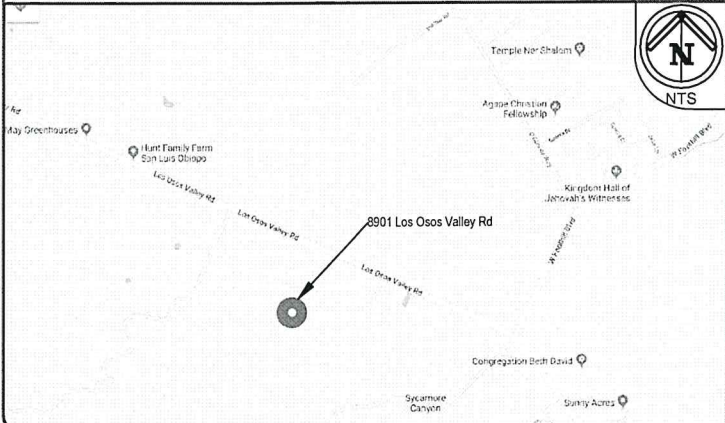


**RANCHOS CANADA DE LOS OSOS
AND LA LAGUNA
SAN LUIS OBISPO COUNTY
CALIFORNIA**

SITE NAME TBD

8901 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405
APN: 067-191-013

VICINITY MAP



SCOPE OF WORK:

3 ACRES OUTDOOR CULTIVATION IN EXISTING HOOPHOUSES
16,920 SF OUTDOOR NURSERY IN EXISTING HOOPHOUSES
19,920 SF OUTDOOR DRYING IN EXISTING HOOPHOUSES
22,000 SF INDOOR (GREENHOUSES) VEGETATIVE
22,000 SF INDOOR (GREENHOUSES) DRYING
400 SF PESTICIDE STORAGE
400 SF NUTRITION STORAGE
400 SF EQUIPMENT STORAGE
400 SF MISC. EQUIPMENT STORAGE
[1] 5000 L. DIESEL TANK

NOTE: 3 ACRES OF OUTDOOR CULTIVATION CANOPY WILL BE CONTAINED WITHIN A FENCED 4 ACRE AREA OF HOOP HOUSES. ACREAGE IN EXCESS OF 3 ACRES CULTIVATION CANOPY TO BE USED FOR HARVESTING, REPLANTING, AND NURSERY PLANT STORAGE.

SHEET INDEX:

G-001	TITLE SHEET
A-001	ARCHITECTURAL
A-002	ARCHITECTURAL DETAILED A
A-003	ARCHITECTURAL DETAILED B
FQ-101	HOOPHOUSE INTERIOR (WORK & EQUIPMENT CLEARANCE)

SITE NAME TBD

8901 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405

PROJECT:

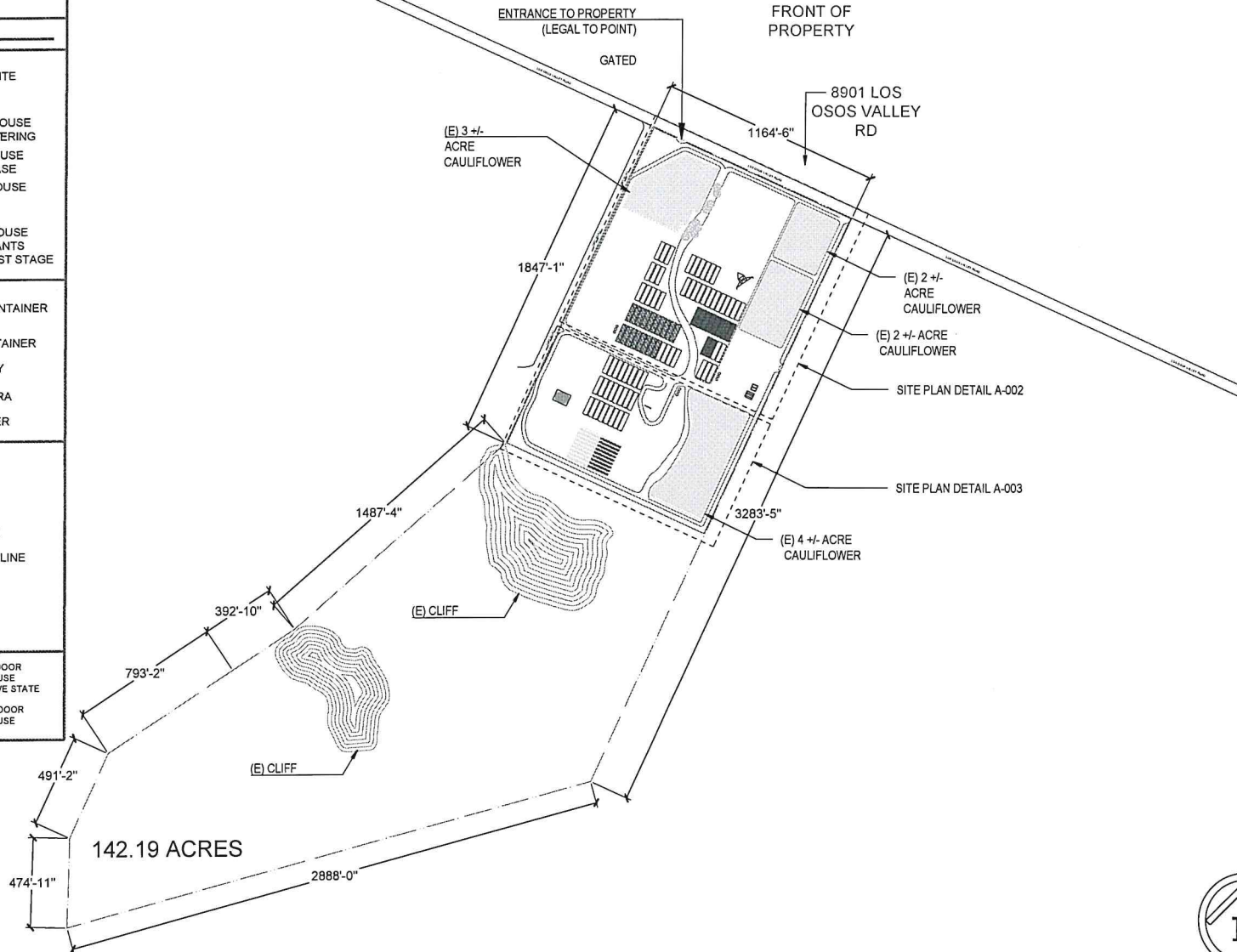
DRAWN BY: GA
DATE: 2/19/18
REV BY: ---
REV DATE: ---

SHEET NUMBER

G-001

LEGEND

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



SITE PLAN

SCALE: 1" = 256.000001'

SITE NAME TBD

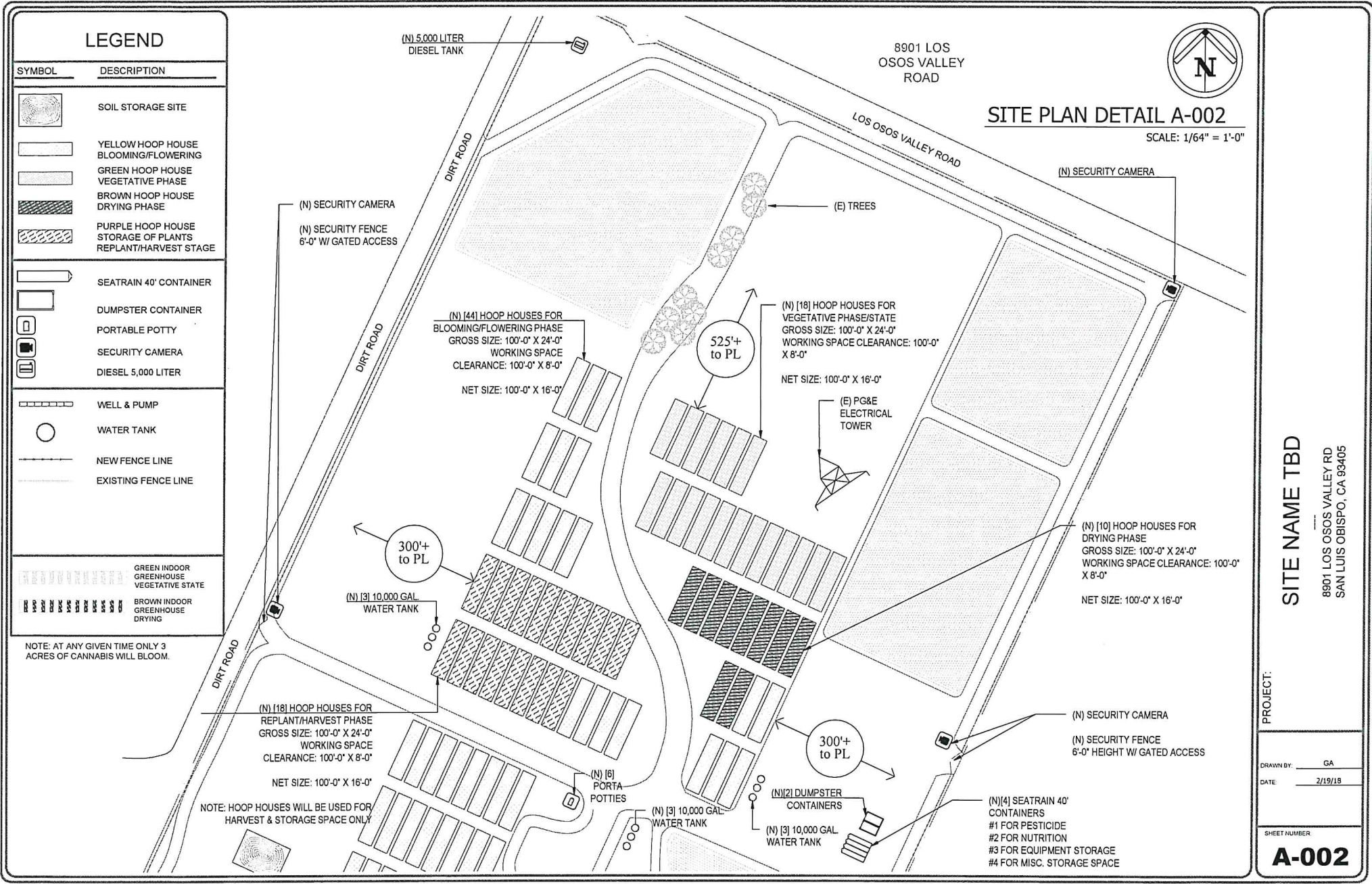
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SAN LUIS OBISPO, CA 93405

PROJECT:

DRAWN BY: GA
DATE: 2/19/18

SHEET NUMBER:

A-001

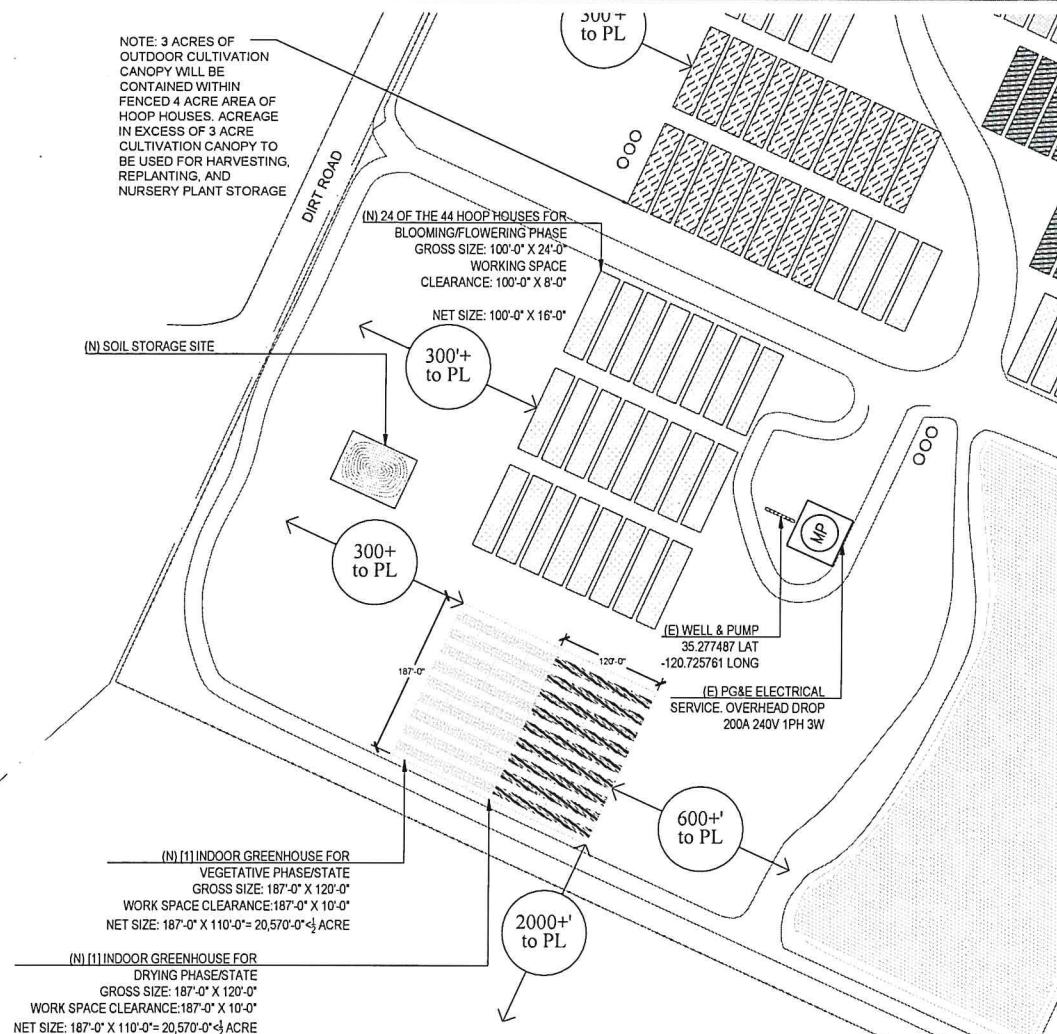


LEGEND

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

ACREAGE CALCULATIONS				
TYPE	USE	SIZE ¹¹	QUANTITY	TOTAL GROSS SIZE ¹¹
HOOP HOUSE	FLOWERING	100'X24'	44	10,560
	WORKING CLEARANCE	100'X8'	44	35,200
	* SEE PAGE FQ101 FOR CLEARANCE			TOTAL NET ¹¹³
				70,400
				¹¹³ /ACRE 43,560
				TOTAL NET ACRE
				1.62
TYPE	USE	SIZE ¹¹	QUANTITY	TOTAL GROSS SIZE ¹¹
HOOP HOUSE	VEGETATIVE STATE	100'X24'	18	43,200
	WORKING CLEARANCE	100'X8'	18	14,400
	* SEE PAGE FQ101 FOR CLEARANCE			TOTAL NET ¹¹³
				28,800
				¹¹³ /ACRE 43,560
				TOTAL NET ACRE
				0.66
TYPE	USE	SIZE ¹¹	QUANTITY	TOTAL GROSS SIZE ¹¹
HOOP HOUSE	VEGETATIVE STATE	135'X24'	2	6,480
	WORKING CLEARANCE	135'X8'	2	2,160
	* SEE PAGE FQ101 FOR CLEARANCE			TOTAL NET ¹¹³
				8,640
				¹¹³ /ACRE 43,560
				TOTAL NET ACRE
				0.19
TYPE	USE	SIZE ¹¹	QUANTITY	TOTAL GROSS SIZE ¹¹
HOOP HOUSE	DRYING	100'X24'	10	24,000
	WORKING CLEARANCE	100'X8'	10	8,000
	* SEE PAGE FQ101 FOR CLEARANCE			TOTAL NET ¹¹³
				16,000
				¹¹³ /ACRE 43,560
				TOTAL NET ACRE
				0.37
TYPE	USE	SIZE ¹¹	QUANTITY	TOTAL GROSS SIZE ¹¹
INDOOR GREEN HOUSE	VEGETATIVE	187'X120'	1	22,440
	WORKING CLEARANCE	187'X10'	1	1,870
	* SEE PAGE FQ101 FOR CLEARANCE			TOTAL NET ¹¹³
				20,570
				¹¹³ /ACRE 43,560
				TOTAL NET ACRE
				0.47
TYPE	USE	SIZE ¹¹	QUANTITY	TOTAL GROSS SIZE ¹¹
INDOOR GREEN HOUSE	DRYING	187'X120'	1	22,440
	WORKING CLEARANCE	187'X10'	1	1,870
	* SEE PAGE FQ101 FOR CLEARANCE			TOTAL NET ¹¹³
				20,570
				¹¹³ /ACRE 43,560
				TOTAL NET ACRE
				0.47
TYPE	USE	SIZE ¹¹	QUANTITY	TOTAL GROSS SIZE ¹¹
HOOP HOUSE	REPLANT/HARVEST STATE	100'X24'	18	43,200
	WORKING CLEARANCE	100'X8'	18	14,400
	* SEE PAGE FQ101 FOR CLEARANCE			TOTAL NET ¹¹³
				28,800
				¹¹³ /ACRE 43,560
				TOTAL NET ACRE
				0.66

NOTE: 3 ACRES OF OUTDOOR CULTIVATION CANOPY WILL BE CONTAINED WITHIN FENCED 4 ACRE AREA OF HOOP HOUSES. ACREAGE IN EXCESS OF 3 ACRE CULTIVATION CANOPY TO BE USED FOR HARVESTING, REPLANTING, AND NURSERY PLANT STORAGE



SITE PLAN DETAIL A-003

SCALE: 1/64" = 1'-0"

SITE NAME TBD

8901 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405

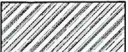
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DATE: 2/19/18

SHEET NUMBER:

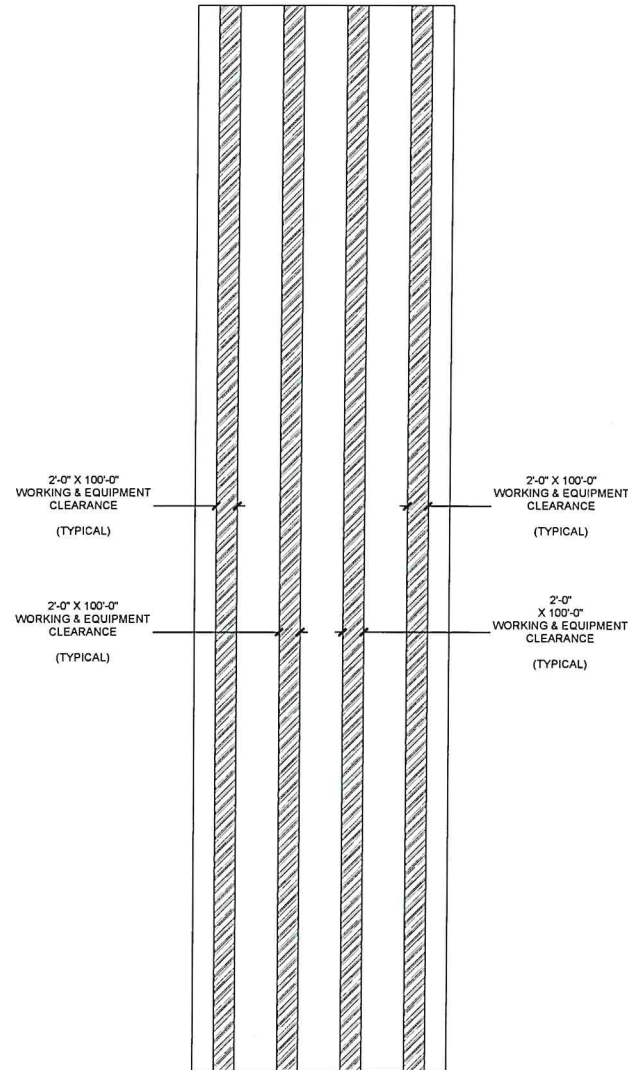
A-003

EQUIPMENT LEGEND

SYMBOL	DESCRIPTION
	EQUIPMENT & WALKWAY ACCESS

SQUARE FOOTAGE FOR FLOWERING:

HOOP HOUSE SIZE 100' X 24' = 2400 FT²
 WALKING & EQUIP = 800 FT²
 NET SQUARE FEET = 1600 FT² GROW AREA



HOOP HOUSE INTERIOR

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

SITE NAME TBD

8901 LOS OSOS VALLEY RD
 SAN LUIS OBISPO, CA 93405

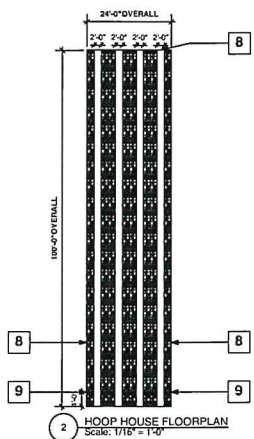
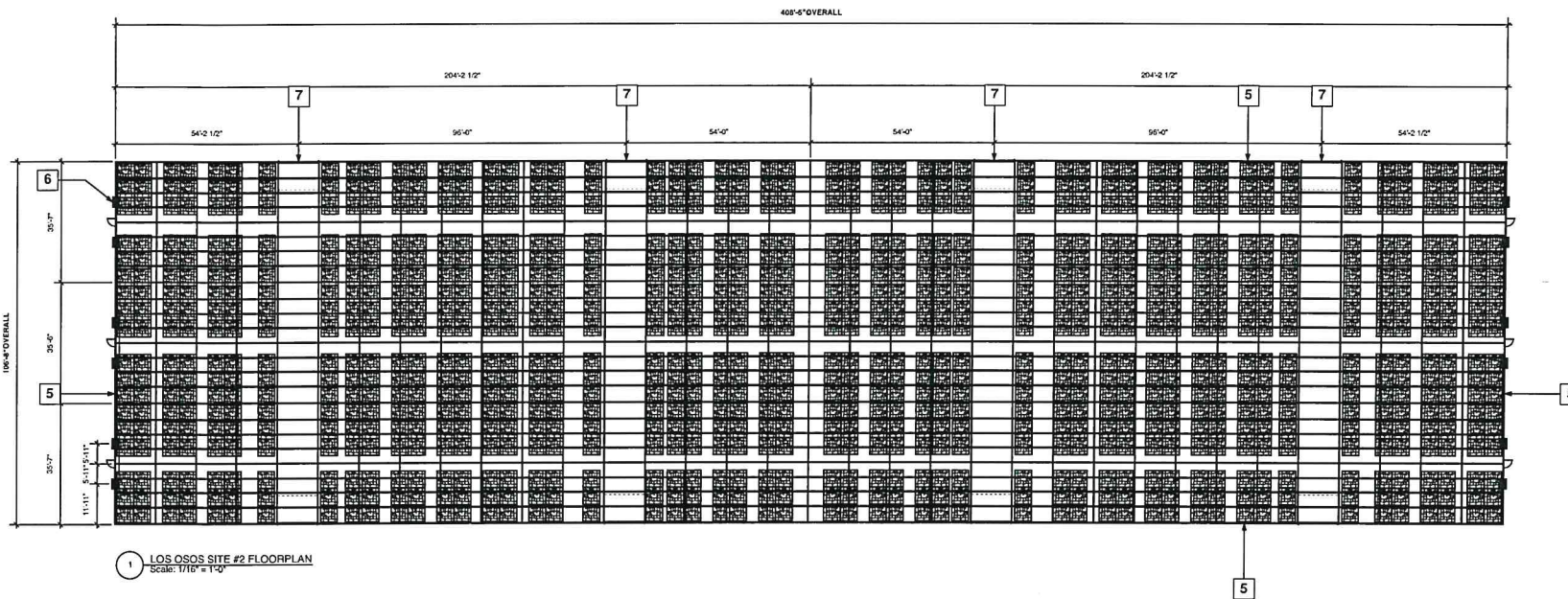
PROJECT:

DRAWN BY: GA

DATE: 2/19/18

SHEET NUMBER:

FQ-101



- REFERENCE NOTES:
- 1 2" S.D. STEEL PILING
 - 2 2" S.D. STEEL COLUMN
 - 3 TENSILEITY COLUMN CAP
 - 4 1/2" CLEAR POLYCARBONATE TWINWALL
 - 5 ALUMINUM WALL
 - 6 ENTRY SHUTTERS
 - 7 GARAGE DOOR
 - 8 GRAVITY FEED
 - 9 1/2" GALVANIZED 1/2" O.D. PIPE

CRSA © 2018

crsa | architecture
100 Monterey Street - Suite A - San Luis Obispo, CA 93401

MEMBER
ICC
INTERNATIONAL COUNCIL OF BUILDING OFFICIALS

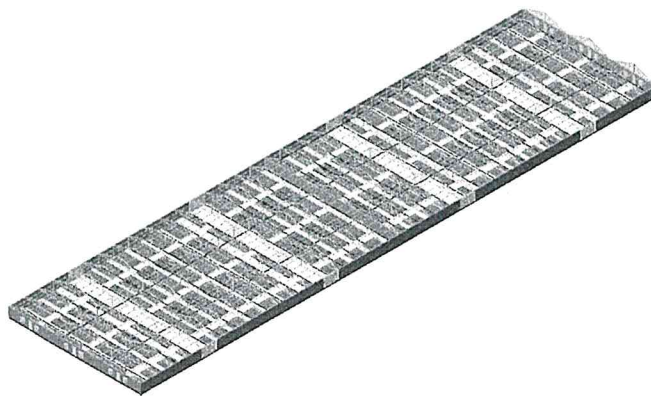
PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
C 13651
10-1-18

LOS OSOS SITE #2
8901 LOS OSOS AVENUE RD
SAN LUIS OBISPO, CA 93405
APH: 087-197-013

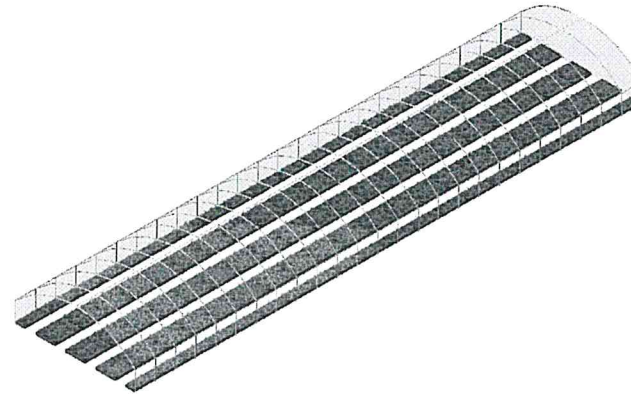
FLOORPLANS
AND RENDERS

18 MAY 2018

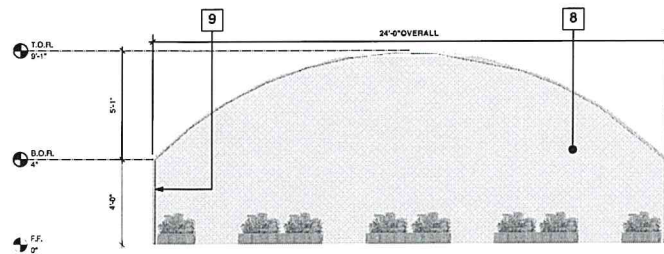
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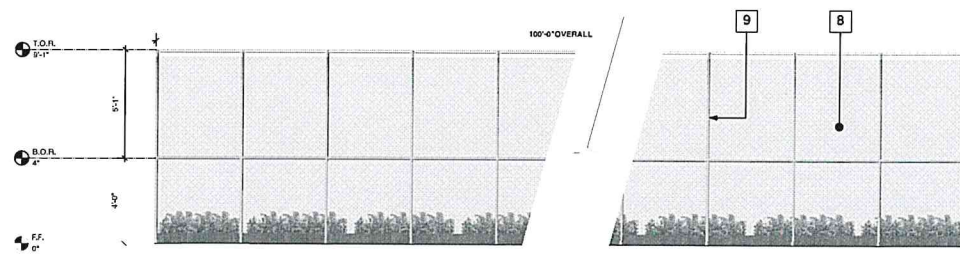
1 LOS OSOS SITE #2 INDOOR GROW
Scale: 1/32" = 1'-0"



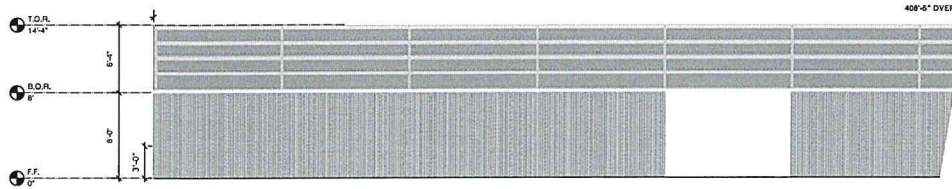
2 STANDARD HOOP HOUSE
Scale: 1/8" = 1'-0"



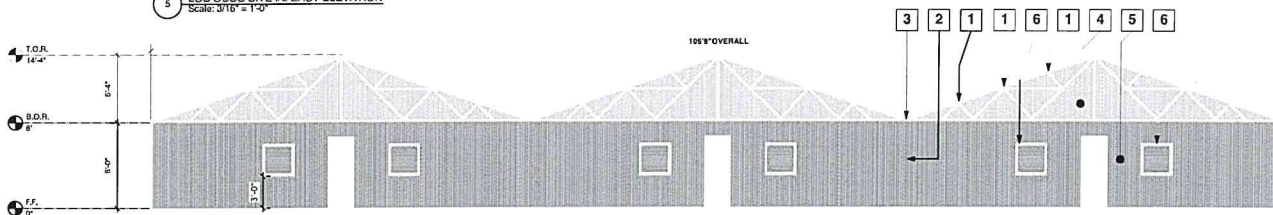
3 HOOP HOUSE SOUTH ELEVATION
Scale: 3/8" = 1'-0"



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



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



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

- REFERENCE NOTES:
- 1 2" S.D. STEEL PURLIN
 - 2 2" S.D. STEEL COLUMN
 - 3 TENSILETY COLUMN CAP
 - 4 8MM CLEAR POLYCARBONATE THERMAL
 - 5 ALUMINUM WALL
 - 6 ENTRY SHUTTER
 - 7 GARAGE DOOR
 - 8 6" WINDSHIELD FIBER
 - 9 1/2" INSULATION

crsa | architecture

1900 Monterey Street - Suite 400 - San Luis Obispo, CA 93401

MEMBER

REGISTERED ARCHITECT

C. 13651

STATE OF CALIFORNIA

LOS OSOS SITE #2

8901 LOS OSOS VALLEY RD

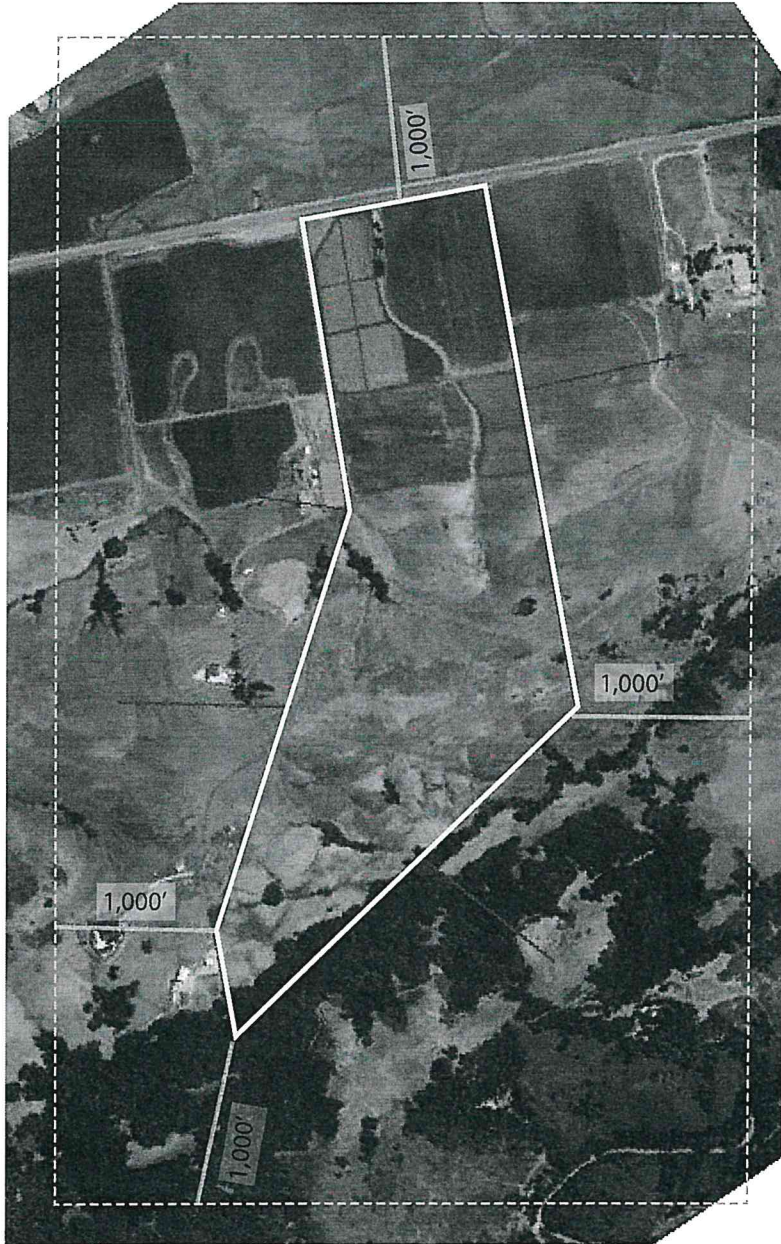
SAN LUIS OBISPO, CA 93405

APRIL 08/191-013

ELEVATIONS

18 MAY 2016

A-1.1



* 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 Cultivation Canopy
- 2) 22,000 SF Greenhouse Cultivation

Sheet Index

- 1) Overall Site Plan
- 2) Buffer Map

Kirk Consulting

Buffer Map
 Helios Dayspring
 8901 Los Osos Valley Road
 San Luis Obispo, 9305
 Sheet 2: Buffer Map
 APN: 067-191-013

SCALE: 1" = 200'

DATE: May, 10, 2018

Helios Dayspring

Sheet

2 of 2