



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

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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 7/13/2018  
**TO:** 1<sup>st</sup> District Legislative Assistant, Agricultural Commissioner, Building Division,  
Public Works, Cal Fire/County Fire, Air Pollution Control District, Sheriff,  
RWQCB, CA Fish and Wildlife, U.S. Fish and Wildlife, AB52  
**FROM:** Brandi Cummings ([bcummings@co.slo.ca.us](mailto:bcummings@co.slo.ca.us) or 805-781-1006)

**PROJECT NUMBER & NAME: DRC2018-00110 DAYSPRING**

**PROJECT DESCRIPTION:** Proposed Conditional Use permit for 1 acre outdoor and 2,400  
sq/ft indoor cannabis cultivation to be located at 1255 Tierra Redonda Rd. Bradley, CA  
[APN\(s\):](#) 080-021-052; 080-021-051

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

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

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

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

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

**PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.**

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

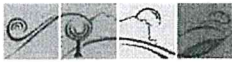
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

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**Date**

**Name**

**Phone**



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

## APPLICATION TYPE - CHECK ALL THAT APPLY

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

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

## APPLICANT INFORMATION

Check box for contact person assigned to this project

☐ Landowner Name TIERRA REDONDA LLC Daytime Phone 323-252-8934  
 Mailing Address 8405 SAN GREGORIO RD, ATASCADERO Zip Code 93422  
 Email Address: FARMSATSLO@GMAIL.COM

☐ Applicant Name HELIOS DAYSPRING Daytime Phone 323-2052-8934  
 Mailing Address 8405 SAN GREGORIO RD, ATASCADERO Zip Code 93422  
 Email Address: \_\_\_\_\_

☒ Agent Name Kirk Consulting, Lisa Bugrova Daytime Phone 805461-5765  
 Mailing Address 8830 Morro Rd, Atascadero Zip Code 93422  
 Email Address: Lisa@Kirk-consulting.net

## PROPERTY INFORMATION

Total Size of Site: 82.8 ACRES Assessor Parcel Number(s): 080-021-052; 080-021-051  
 Legal Description: PARCEL 1 OF PMCO 41-25  
 Address of the project (if known): 1255 TIERRA REDONDA RD, BRADLEY 93426  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: TIERRA REDONDA, LYNCH CANYON ROAD- INTERLAKE ROAD  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
RESIDENTIAL RURAL LAND (EX) SFR, (2) (EX) AG-EXEMPT BUILDINGS

## PROPOSED PROJECT

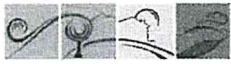
Describe the proposed project (inc. sq. ft. of all buildings): 1 ACRE outdoor cannabis (phase 1) + 2400 sf indoor (phase 2)

## 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 [Signature] Date 6/20/2018

## FOR STAFF USE ONLY



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

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

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

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

Describe existing and future access to the proposed project site: (EX) ALL WEATHER ACCESS 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: OPEN SPACE/RURAL LANDS

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: 3600 sq. feet <.01 % Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 % Other (specify) 1 ACRE AND 22000 INDOOR/GREENHOUSE SPACE

Total area of all paving and structures: 3600 (existing) ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 3 (existing) ☐ sq. feet ☒ acres

Number of parking spaces proposed: 0 Height of tallest structure: 15' (existing)

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

Setbacks: Front 300 Right 300 Left 300 Back 300

**Proposed water source:** ☒ On-site well ☐ Shared well ☐ Other \_\_\_\_\_

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

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

**Proposed sewage disposal:** ☒ Individual on-site system ☐ Other \_\_\_\_\_

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

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

**Fire Agency:** List the agency responsible for fire protection: CAL FIRE

**For commercial/industrial projects answer the following:**

Total outdoor use area: 1 ☐ sq. feet ☒ acres (existing)

Total floor area of all structures including upper stories: 3600 sq. feet (existing)

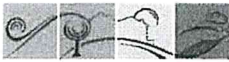
**For residential projects, answer the following:**

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_ sf

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_ sf





# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

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

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here:**

- Describe the topography of the site:  
 Level to gently rolling, 0-10% slopes: 2 acres  
 Moderate slopes - 10-20%: 1 acres  
 20-30%: \_\_\_\_\_ acres  
 Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No  
 If yes, please describe: intermittent drainage to North
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No  
 If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared? See PMTC2017-00761/-00760 ☒ Yes ☐ No  
 If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No  
 If yes, please explain: See PMTC2017-00761/-00760
- Has a grading plan been prepared? See PMTC2017-00761/-00760 ☒ Yes ☐ No  
 If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No  
 If yes, please list: \_\_\_\_\_



### Water Supply Information

1. What type of water supply is proposed?  
☒ Individual well    ☐ Shared well    ☐ Community water system
2. What is the proposed use of the water?  
☐ Residential    ☒ Agricultural - Explain    1 ACRE AND 2400sf INDOOR/GREENHOUSE SPACE  
☐ Commercial/Office - Explain \_\_\_\_\_  
☐ Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project?    see attached
4. How many service connections will be required?    N/A
5. Do operable water facilities exist on the site?  
☒ Yes    ☐ No    If yes, please describe: 3 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 / 13 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:**

N/A - Existing

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: KING CITY
3. Where is the waste disposal storage in relation to buildings? behind lower ag barn
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

### **Community Service Information**

1. Name of School District: SAN MIGUEL ELEMENTARY, PASO ROBLES JOINT UNIFIED
2. Location of nearest police station: PASO ROBLES
3. Location of nearest fire station: LAKE NACIAMENTO
4. Location of nearest public transit stop: \_\_\_\_\_
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: HISTORIC USE HAS BEEN RURAL LAND USE
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: 24/7 Hours of Operation: 6am-9pm
2. How many people will this project employ? 4
3. Will employees work in shifts? ☒ Yes ☐ No  
If yes, please identify the shift times and number of employees for each shift 4 laborers who live on site  
1 Manager and 1 Person who commutes
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
☐ Yes ☒ No If yes, please explain: \_\_\_\_\_
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No  
If yes, please explain: \_\_\_\_\_  
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: N/A
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No  
If yes, please describe in detail: \_\_\_\_\_
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 1 Between 4:00 to 6:00 p.m. 1



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: onsite residents staffing
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: Phase 2 indoor grow once PGE power is secured for existing buildings
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_

### Energy Conservation Information

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

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

### Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
\_\_\_\_\_  
\_\_\_\_\_
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): BCC, CPFA, 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 checked="" type="checkbox"/> Nursery | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility       | <input type="checkbox"/> Dispensary         | <input type="checkbox"/> Distribution Facility  |

**For Cultivation and Nurseries ONLY**

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

Approved registration number: CCM2016- 00361

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 type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light |  |                                 |                                  |

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

1 acre + 2400 indoor

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

PLN-2018  
12/8/2017

- ☐ 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. \*-See Attached Addendum\*

Source	Month and Year			
	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			
	11			
	12			
Totals				



## CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: ACTIVIA, REGALIA, VENERATE, MILDEW CURE,  
NEEM OIL, SULFUR, DAWN DISH SOAP, MONTEREY COUNTY INSECT SPRAY, MERIT, FLORAMIITE,  
ABEEMCTAN, SM99, GREEN CLEAN

### **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



WOOD, SUSAN  
SUPPLEMENTAL DEVELOPMENT STATEMENT  
CANNABIS CONDITIONAL USE PERMIT  
1255 TIERRA REDONDA ROAD, BRADLEY, CA 93426  
APN (080-021-051, 080-021-052)

### PROJECT DESCRIPTION

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<b>Parcel Size:</b>	99.84 Acres
<b>APN:</b>	APN (080-021-051, 080-021-052)
<b>Address:</b>	1255 Tierra Redonda Road, Bradley, CA 93426
<b>Land Use Designation:</b>	Rural Lands
<b>Williamson Act:</b>	No
<b>Water:</b>	On-Site Well
<b>Existing Uses:</b>	Single Family Residence, agricultural operations
<b>Access:</b>	Tierra Redonda Road

The subject property consists of 2 parcels totaling to 99.84 acres, located at 1255 Tierra Redonda Road in Bradley (APN's 080-021-051, 080-021-052), approximately 25 miles West of California State Highway 101, in the North County Planning Area and zoned Rural Lands. Existing uses on the site include a single-family residence and cannabis cultivation operations.

### Proposed Project

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A request by Susan Wood for a Minor Use Permit to authorize the cultivation of 1 acre of outdoor cannabis cultivation in existing hoophouse structures. The site is currently cultivating via CCM2016-00361 and a canopy square footage allowance of 12,500 square feet. Existing hoophouses are in place to accommodate expanded canopy up to 1 acre. The proposed project has been designed in compliance with LUO Section 4, Chapter 22.40- Cannabis Activities as approved by the Board of Supervisors on November 27, 2017. Supportive nursery operations will remain within allowed cultivation canopy. Cultivation activities will include growing, drying, and curing in existing hoophouse structures and product will be shipped off-site for further processing and distribution. The cultivation area is accessed by existing

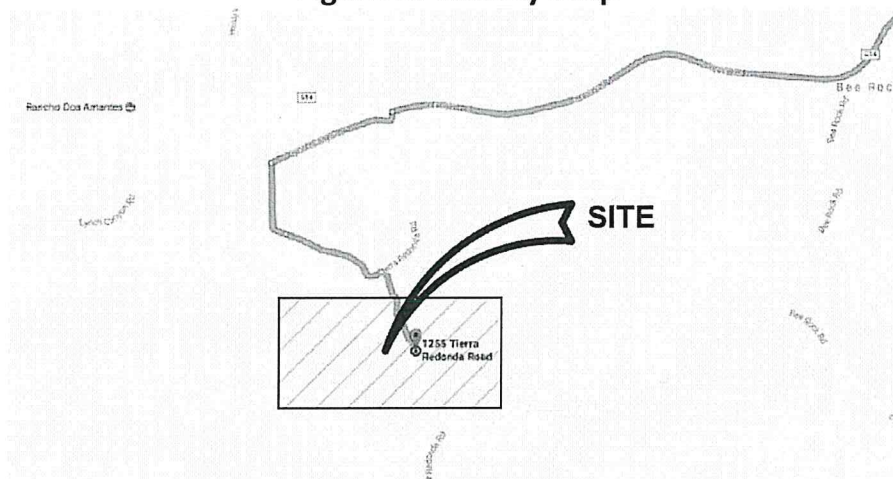
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8830 Morro Road, Atascadero, CA 93422  
Phone: 805-461-5765 Fax: 805-462-9466

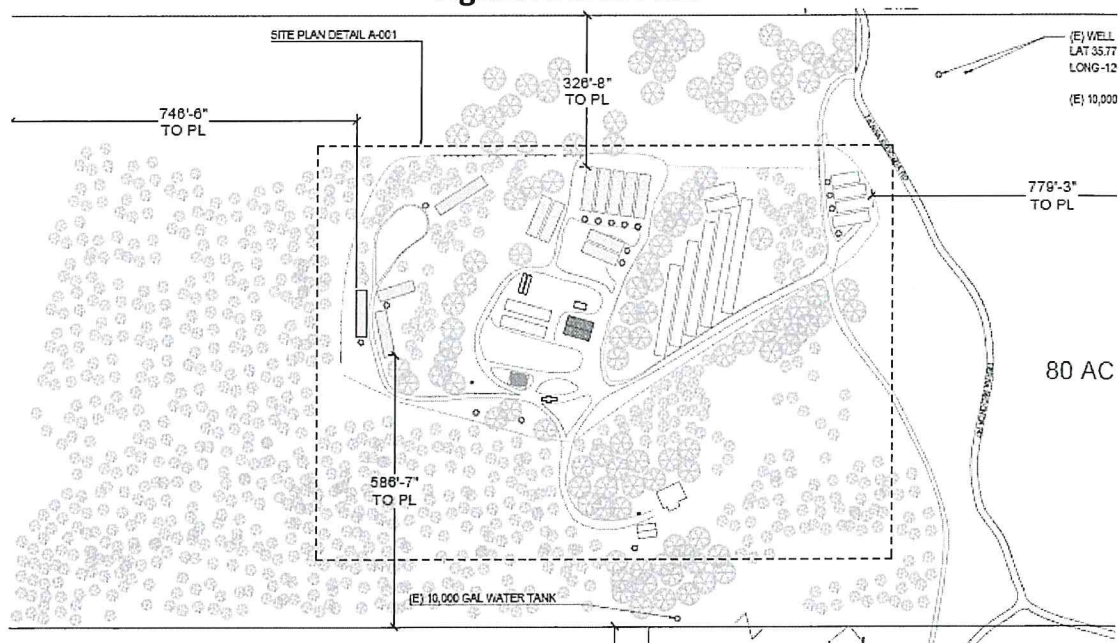


onsite roads and located in areas historically graded in association with agricultural-exempt activities for animal keeping. Once additional power capacity is available and permitted for installation, the project will utilize existing buildings (PMT2017-00761 and PMTC2017-00760) for indoor cultivation/supportive nursery operations and storage. Improvements necessary to bring additional power capacity to the site will be applied for in compliance with building permits necessary to electrify the existing buildings. No site disturbance is proposed as part of this project.

**Figure 1: Vicinity Map**



**Figure 2: Site Plan**



8830 Morro Road, Atascadero, CA 93422  
 Phone: 805-461-5765 Fax: 805-462-9466

The area is sparsely developed with very low densities and larger parcel sizes (40+ acres). The land uses in the surrounding area include agriculture and open space/ rural lands. The area's topography is relatively flat where the cultivation operation is located and it has been designed to avoid any tree removal. There is a mapped NHD intermittent stream traversing the northern portion of the property and terminating onsite. All cultivation operations are mapped as located over 100 feet from the drainage at the nearest point and located on areas previously disturbed in association with animal keeping or other agricultural uses.

## **Site Operations Plan**

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### **Security**

The proposed security plan details placement of cameras at key locations to ensure that unauthorized access does not occur. The remote location of the property and onsite staff at all times, as well as perimeter fencing precludes the need to create an extensive security 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.

### **Processing and Export of Product**

Growing, drying, and curing including preparation for off-site (mobile) dispensary operations or distribution of product grown onsite to wholesale distributors will be located within existing hoop house structures and a 2,400 sf existing workshop once the as-built permits are secured. Product will be stored in an existing secure 1,200 sf storage barn once the as-built permits are secured. Once harvested, product will be taken off-site for processing and final distribution. There will be no manufacturing on site.

### **Access**

The project site is accessed from Tierra Redonda Road which extends beyond the site and intersects with Lynch Canyon Road. Traffic trips associated with

the daily operations will be no more than that which would be expected with a normal rural residential / agricultural parcel (10 trips per day per house).

### **Odor Management**

Odor from the cultivation areas is naturally mitigated by topography and distance to any nearby residence. 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**

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. Hours of Operation will be between 6am and 9pm. This project will employ 4 laborers who live on site, 1 manager and 1 person who commutes. Harvest operations are expected to generate an additional six to eight round trip vehicle trips a day over a one to two week period. There is expected to be two harvest operations occurring in the dry summer months, one in July and one in September.

Typical traffic trips associated with the daily operations will be no more than that which would be expected with a normal rural residential / agricultural parcel (10 trips per day per house).

### **Employee Safety**

The cultivation operations are managed by an established grower familiar with controls necessary to ensure employee safety. In accordance with State licensing requirements the applicant will prepare and submit as part of the business license process a full employee safety and management plan.

### **Neighborhood Compatibility**

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. The operation currently utilizes a



generator to pump water to the hoophouses that is typically in operation between the hours of 7am-10am. Three-phase power is planned for installation in the future which will allow elimination of the temporary generators currently in use. The generator is housed in a building to reduce any offsite noise impacts.

### **Wastewater and Green Waste**

Hoop house cultivation will not produce any wastewater as all water is used within the planting environment. All green waste consisting of dead and/or stripped of flower plants and soil are composted onsite within defined use areas. The existing septic on the property is appropriately sized for the current uses on the site and the approval of the land use permit will not result in any changes in use intensity beyond what is already occurring in association with the approved registration on the site.

### **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, Ambecta, SM99, Green Clean. See enclosed product detail sheets.

### **Setbacks**

Land Use Ordinance section 22.40.050 (D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 feet from all property lines and public rights of way. The cultivation area is over 300' from the northern property line, over 700' to east and west and over 580' to the southern property line. The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et.al) are located well outside the 1000-foot setback required by 22.40. D.1. The Rural Lands zoned parcel size of 100 acres meets the size requirement of 50 acres.

### **Access, Screening and Fencing**

The site is accessed via Tierra Redonda Road. Additional security controls as required by CDFA or BCC as required would be incorporated into the existing operations, including security cameras and fencing at key locations. Secure fencing in accordance with the Ordinance will be installed around all cannabis uses as required.

### **Water Management Plan**

The projected water usage is as follows:

Vegetative Growing	500 Gallons X 6 days X 18 hoophouses X 5 months =	270,000
Transition into flower	700 Gallons every 2500 s.f. 700 x 10 days x 18gh x 4 months a year	504,000
Last 30 days of Flower	800 Gallons x 30 days x 18 gh x 4 months a year	17,28000
Total	4 Harvests a Year	High end: 2,502,000
	3 Harvests a Year	Low end: 1,876500

Nursery plant water use would be accommodated within the above projected use numbers. The site is served by 3 existing wells with water stored in tanks located adjacent to each hoop house. No import of water is necessary or will occur in association with the proposed cannabis and supportive nursery operations.

### **Energy Use**

The first phase of the project consists of outdoor cultivation with no supplemental lighting needs. Temporary generators are currently used to power water distribution and will be replaced with PG&E power when available. The project site currently has an application in process with PG&E to secure 3 phase power capacity in order to meet all of the project plan needs including utilization of an existing building on the site for future indoor growing. Energy use calculations will be provided in association with the building permits for that use.

## **Other Resources:**

### **Access/Air Quality**

Access to the site is provided from County Road # 22, an unpaved Road. The driveway onto the site is located approximately .73 miles from Lynch County Road, a paved County-maintained road. County Road #22 was established as a public highway in 1871 and while it still maintains its status as a County Road, it is not in the County maintained system.

In order to comply with the requirements outlined in Section 22.40.050.D.4.(Air Quality), the property owners will seek an annual encroachment permit from the County Public Works Department in order to provide road maintenance measures to reduce dust related impacts created by the additional traffic generated by the project. Maintenance measures could include the use of a water truck (non-potable water) or the application of dust binders on the road during harvest activities that occur in the dry summer months. Harvest operations are expected to generate an additional six to eight round trip vehicle trips a day over a one to two week period. There is expected to be two harvest operations occurring in the dry summer months, one in July and one in September.

Traffic trips associated with the daily operations will be no more than that which would be expected with a normal rural residential / agricultural parcel (10 trips per day per house), therefore dust mitigation measures are not required for the daily operational activities.

Dust and dust control is typically not a concern in the winter months however if the winter is a dry winter, approved suppressants will be applied during winter / spring harvest activities to ensure that fugitive dust emissions do not exceed the 20% opacity limit identified in APCD's 401 "Visible Emissions" rule.

### **Biology**

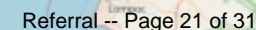
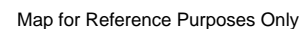
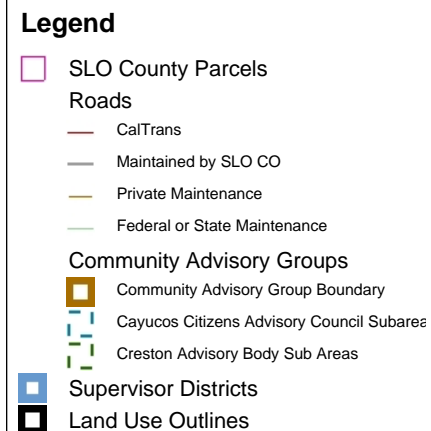
The existing and proposed cannabis cultivation is contained entirely within existing agricultural production areas. The property has been in operation



with various agricultural and ranch uses for several decades and use areas are restricted to existing disturbed areas. No tree removal or activity in proximity to the drainage onsite will occur. The surrounding trees and drainage will not be disturbed or impacted in any way. Fencing surrounding the cannabis cultivation will be consistent with existing utilization of secure fencing on the property. No potential impacts to biological resources will occur.

**Archaeology**

The cultivation activities consist of hoopouses within an existing and defined use area. All hoopouse structures are on the ground already and the buildings are existing. No site disturbance is proposed that would be likely to unearth buried or surface cultural resources.





# 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

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 22 of 31





## Parcel Information

**APN:** 080-021-052  
**Assessee:** TIERRA REDONDA LLC  
**Care Of:**  
**Address:** 2206 RONDA VISTA DR LA  
CA 90027  
**Description:** PM 41/25 PTN PAR 1  
**Site Address:**  
01255 TIERRA REDONDA RD  
**Tax Rate Area Code:** 114024  
**Estimated Acres:** 97.6  
**Community Code:** NCNACI  
**Supervisor District:** Supdist 1  
**Avg Percent Slope:** 22



Selected Parcel

## Land Use Information

### Land Uses Combining Designations

RL	Sensitive Resource Area
----	-------------------------



Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
DRC2018-00099	Land Use	6/25/2018 12:23:31 PM
PROJ-2018-00041	Cannabis Activities	6/25/2018 12:00:00 AM
PMTTC2017-00761	PMTTC - Commercial Permit	9/7/2017 12:46:45 PM
PMTTC2017-00760	PMTTC - Commercial Permit	9/7/2017 12:39:21 PM
PMT2016-07820	PMTR - Residential Permit	6/14/2017 2:53:56 PM



## Parcel Summary Report

**APN: 080-021-052**

---

COD2016-00677	Code Enforcement	4/24/2017 1:23:23 PM
PMT2016-05343	PMTC - Commercial Permit	1/24/2017 10:08:06 AM
CCM2016-00361	CCM - Condition Compliance Monitoring	11/18/2016 11:11:49 AM
PMT2006-00616	PMTR - Residential Permit	9/6/2006 11:24:33 AM
PMT2006-00615	PMTR - Residential Permit	9/6/2006 11:20:22 AM
A7886	PMTR - Residential Permit	9/7/1999 12:00:00 AM
S930064P	Subdivision	1/22/1996 12:00:00 AM
86574	PMTG - Grading Permit	3/6/1991 12:00:00 AM



## Parcel Information

**APN:** 080-021-051  
**Assessee:** TIERRA REDONDA LLC  
**Care Of:**  
**Address:** 2206 RONDA VISTA DR LA  
CA 90027  
**Description:** PM 41/25 PTN PAR 1  
**Site Address:**  
00000 TIERRA REDONDA RD  
**Tax Rate Area Code:** 114024  
**Estimated Acres:** 2.24  
**Community Code:** NCNACI  
**Supervisor District:** Supdist 1  
**Avg Percent Slope:** 28



Selected Parcel

## Land Use Information

### Land Uses Combining Designations

RL	Sensitive Resource Area
----	-------------------------



Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
DRC2018-00099	Land Use	6/25/2018 12:23:31 PM
CCM2016-00298	CCM - Condition Compliance Monitoring	11/17/2016 12:47:47 PM
PMT2006-00616	PMTR - Residential Permit	9/6/2006 11:24:33 AM
PMT2006-00615	PMTR - Residential Permit	9/6/2006 11:20:22 AM
A7886	PMTR - Residential Permit	9/7/1999 12:00:00 AM





# Parcel Summary Report

**APN: 080-021-051**

86574

PMTG - Grading Permit

3/6/1991 12:00:00 AM



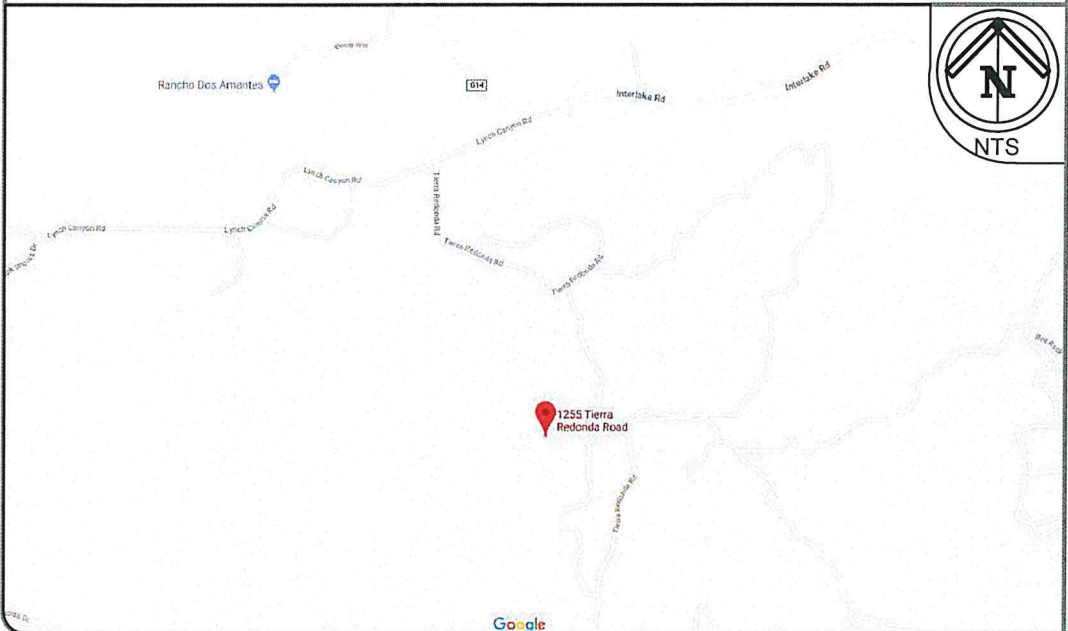
# BRADLEY SITE

1255 TIERRA REDONDA RD

BRADLEY, CA 93426

APN: 080-021-052

## VICINITY MAP



## SCOPE OF WORK:

- 0.97 Acres Outdoor Cultivation in Existing Hoophouses
- 0.03 Acres Outdoor Nursery in Existing Hoophouses
- 0.44 Acres Outdoor Drying in Existing Hoophouses
- 400 SF Pesticide Storage
- 400 SF Nutrition Storage

## SHEET INDEX:

- |        |  |
|--------|--|
| G-001  | TITLE SHEET  |
| A-001  | SITE PLAN  |
| A-002  | SITE PLAN DETAIL A                                 |
| FQ-101 | HOOPHOUSE INTERIOR<br>(WORK & EQUIPMENT CLEARANCE) |

## BRADLEY SITE

1255 TIERRA REDONDA RD  
BRADLEY, CA 93426

PROJECT:

DRAWN BY: GA  
DATE: 5/2/18  
REV BY: ---  
REV DATE: ---

SHEET NUMBER:


**G-001**



SYMBOL	DESCRIPTION
--------	-------------

Diagram illustrating the four phases of the Phragmites remediation project:

- SOIL STORAGE SITE**: Represented by a square containing concentric, wavy lines.
- YELLOW HOOP HOUSE BLOOMING/FLOWERING**: Represented by a rectangle filled with yellow dots.
- GREEN HOOP HOUSE VEGETATIVE PHASE**: Represented by a rectangle filled with green cross-hatching.
- BROWN HOOP HOUSE DRYING PHASE**: Represented by a rectangle filled with red diagonal lines.



SEATRAIN 40' CONTAINER

DUMPSTER CONTAINER

PORTABLE POTTY

SECURITY CAMERA

DIESEL 5,000 LITER

MAIN ELECTRICAL PANEL

Diagram illustrating a well and pump system. The diagram shows a well and pump (represented by a blue rectangle) and a water tank (represented by a red circle). A new fence line (represented by a blue dashed line) is shown, and an existing fence line (represented by a green dashed line) is also shown.



SCALE: 1/128" = 1'-0"



**BRADLEY SITE**

1255 TIERRA REDONDA RD  
BRADLEY, CA 93426

PROJECT:











DRAWN BY: GA  
DATE: 5/2/18





SHEET NUMBER:  
**A-001**



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

LEGEND

SYMBOL	DESCRIPTION
	SOIL STORAGE SITE
	YELLOW HOOP HOUSE BLOOMING/FLOWERING
	GREEN HOOP HOUSE VEGETATIVE PHASE
	BROWN HOOP HOUSE DRYING PHASE
	SEATRIN 40' CONTAINER
	DUMPSTER CONTAINER
	PORTABLE POTTY
	SECURITY CAMERA
	DIESEL 5,000 LITER
	MAIN ELECTRICAL PANEL

	WELL & PUMP
	WATER TANK
	NEW FENCE LINE
	EXISTING FENCE LINE

ACREAGE CALCULATIONS

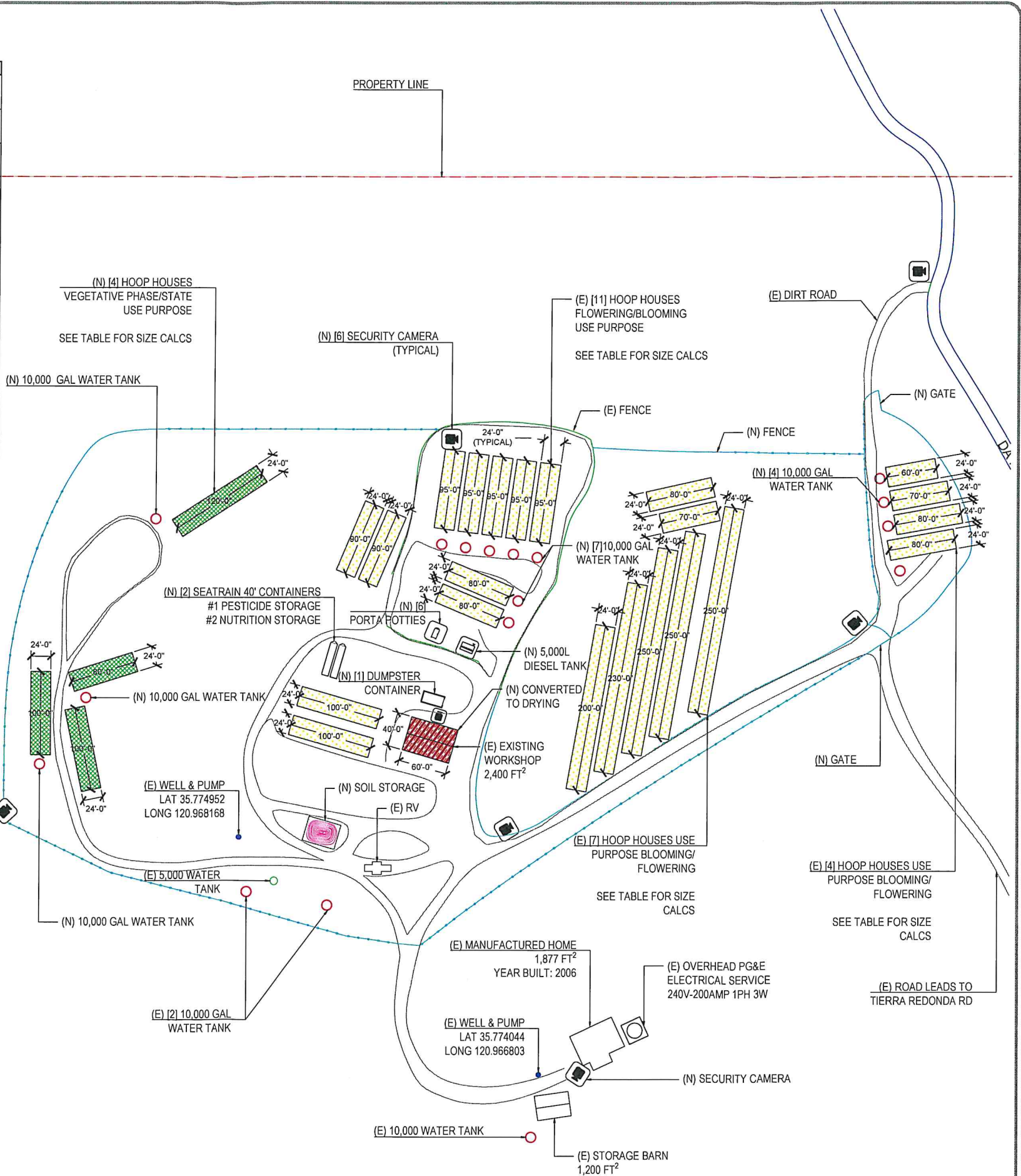
TYPE	USE	SIZE FT	QUANTITY	TOTAL GROSS SIZE FT <sup>2</sup>	TOTAL NET FT <sup>2</sup>
HOOP HOUSE	FLOWERING	60'X24'	1	1,440	-
	WORKING CLEARANCE	60'X8'	1	480	960
HOOP HOUSE	FLOWERING	70'X24'	2	3,360	-
	WORKING CLEARANCE	70'X8'	2	1,120	2,240
HOOP HOUSE	FLOWERING	80'X24'	5	9,600	-
	WORKING CLEARANCE	80'X8'	5	3,200	6,400
HOOP HOUSE	FLOWERING	90'X24'	2	4,320	-
	WORKING CLEARANCE	90'X8'	2	1,440	2,880
HOOP HOUSE	FLOWERING	95'X24'	5	11,400	-
	WORKING CLEARANCE	95'X8'	5	3,800	7,600
HOOP HOUSE	FLOWERING	100'X24'	2	4,800	-
	WORKING CLEARANCE	100'X8'	2	1,600	3,200
HOOP HOUSE	FLOWERING	200'X24'	1	4,800	-
	WORKING CLEARANCE	200'X8'	1	1,600	3,200
HOOP HOUSE	FLOWERING	230'X24'	1	5,520	-
	WORKING CLEARANCE	230'X8'	1	1,840	3,680
HOOP HOUSE	FLOWERING	250'X24'	3	18,000	-
	WORKING CLEARANCE	250'X8'	3	6,000	12,000
TOTAL				42,160	+
				FT <sup>2</sup> / ACRE	43,560
TOTAL NET ACRE					0.97

TYPE	USE	SIZE FT	QUANTITY	TOTAL GROSS SIZE FT <sup>2</sup>	TOTAL NET FT <sup>2</sup>
HOOP HOUSE	VEGETATIVE STATE	80'X24'	1	1,920	1,280
	WORKING CLEARANCE	80'X8'	1	640	1,280
HOOP HOUSE	VEGETATIVE STATE	100'X24'	2	4,800	-
	WORKING CLEARANCE	100'X8'	2	1,600	3,200
HOOP HOUSE	VEGETATIVE STATE	120'X24'	1	2,880	-
	WORKING CLEARANCE	120'X8'	1	960	1,920
TOTAL				11,200	7,400
				FT <sup>2</sup> / ACRE	43,560
TOTAL NET ACRE					0.17

TYPE	USE	SIZE FT	QUANTITY	TOTAL GROSS SIZE FT <sup>2</sup>	TOTAL NET FT <sup>2</sup>
HOOP HOUSE	DRYING	60'X40'	1	2,400	1,200
	WORKING CLEARANCE	60'X16'	1	960	1,200
TOTAL				3,360	2,400
				FT <sup>2</sup> / ACRE	43,560
TOTAL NET ACRE					0.05



SITE PLAN DETAIL A  
SCALE: 1/8" = 1'-0"



BRADLEY SITE  
1255 TIERRA REDONDA RD  
BRADLEY, CA 93426

PROJECT:


DRAWN BY: GA  
DATE: 5/2/18

SHEET NUMBER:

A-002



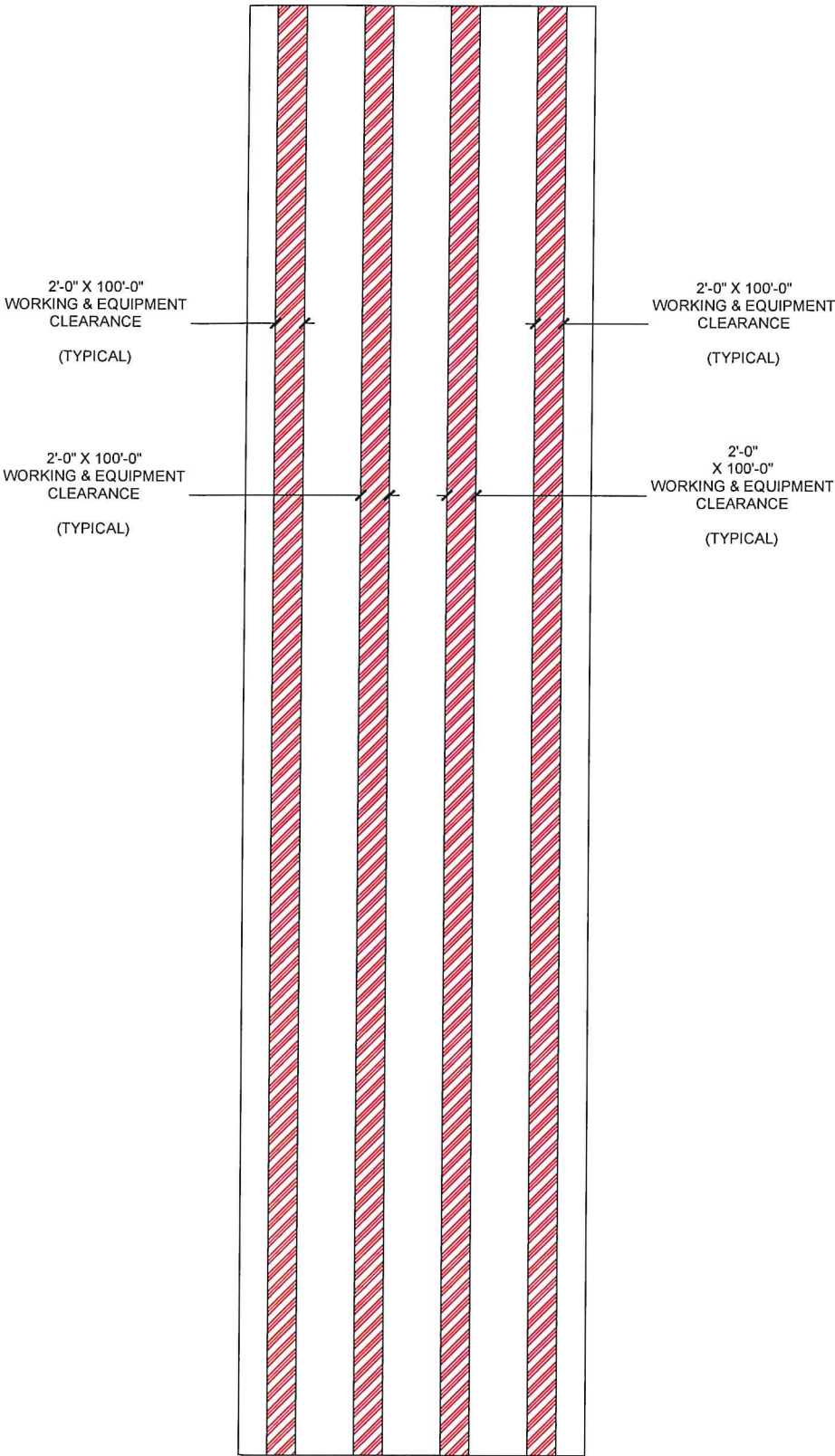
EQUIPMENT LEGEND

SYMBOL	DESCRIPTION
	EQUIPMENT & WALKWAY ACCESS



HOOP HOUSE INTERIOR

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



SQUARE FOOTAGE FOR FLOWERING:

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

BRADLEY SITE  
1255 TIERRA REDONDA RD  
BRADLEY, CA 93426

PROJECT:

DRAWN BY: GA

DATE: 5/2/18

SHEET NUMBER:

FQ-101