



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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/17/2018
TO: 4th District Legislative Assistant, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, APCD, Sheriff, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, South County Advisory Council, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00158 ELLIOTT_SLO CAL INVESTORS LLC

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 1 acre outdoor and 22,000 sq/ft indoor cannabis cultivation, non-volatile manufacturing, and distribution to be located at 9975 and 10059 Danford Canyon Rd. Nipomo, CA

APN(s): 085-311-030, 085-311-043

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

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

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

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

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Cheryl Elliott Daytime Phone 805
Mailing Address 9975 Danford Canyon Road, Santa Maria Zip Code 93454
Email Address: _____

☐ Applicant Name Cheryll Elliott - Shaun Lang Daytime Phone 805-423-8479
Mailing Address 7738 Aura Ave, Reseda, CA Zip Code 91335
Email Address: _____

☐ Agent Name Tony Keith/Greenroad Daytime Phone 805-423-8479
Mailing Address 788 Arlington Street Zip Code 93428
Email Address: cayucos1958@gmail.com

PROPERTY INFORMATION

Total Size of Site: 84.2 Assessor Parcel Number(s): 085-311-030 and 085-311-043

Legal Description: _____

Address of the project (if known): 9975 and 10059 Danford Canyon Road

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Off Highway 166 and Suey Creek Road.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 22,000 sf Greenhouse, 1 acre Outdoor, 4,800 sf Processing Building

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date _____

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): None

Describe existing and future access to the proposed project site: Easement road from Danford Cyn 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? 84.2 Acres

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

North: AG use + Residence South: AG use
East: AG use + Residence West: Ag use + Residence

For all projects, answer the following:

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

Buildings 26,800 sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) Farmland 473,420

Total area of all paving and structures: 26,800 ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 26,800 ☒ sq. feet ☐ acres

Number of parking spaces proposed: 4 Height of tallest structure: see plan

Number of trees to be removed: None Type: _____

Setbacks: Front 50' Right 30' Left 30' Back 30'

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 / County Fire

For commercial/industrial projects answer the following:

Total outdoor use area: _____ ☐ sq. feet ☐ acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

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

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



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 5 acres
Moderate slopes - 10-20%: 26.4 acres
20-30%: 26.4 acres
Steep slopes over 30%: 26.4 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: creek along property line
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: Farming, tilling, tractor work , Residential pad permitted
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

Water Supply Information

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

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

Sewage Disposal Information

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. unable to locate
2. What is the distance from proposed leach field to any neighboring water wells? unknown 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: County approved waste hauler
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 Coastal Unified School District
2. Location of nearest police station: South Station, 1681 Front Street, Oceano
3. Location of nearest fire station: Cal Fire
4. Location of nearest public transit stop: None
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: Cattle Grazing
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 a week Hours of Operation: 24
2. How many people will this project employ? 8
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 6 employees 7am-3pm
2 employees 3pm-7am
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: odor during flowering periods
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: Intermittent noise from tractors, equipment, and employees.
(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: _____
Cannabis waste material
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No
If yes, please describe in detail: Pesticides, Fertilizer, Rodenticides, as allowed by D.P.R.
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. 5 Between 4:00 to 6:00 p.m. 5

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: No restrictions

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): _____
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: Greenhouse may be built in phases.
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: Expand site operations as state law and local ordinance allow.
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

- 10 Describe any special energy conservation measures or building materials that will be incorporated into your project *: Drip irrigation

*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): SLO County Minor Use Permit

(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

State Cannabis Licensing

CDFA

1 Medium Outdoor License (43,560 sf)

2 - Small Mixed-Light Indoor License (10,000 sf ea)

1 - Specialty Cottage License (2500 sf ea)

Total Canopy not to exceed 65,560 sf



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 checked="" type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input type="checkbox"/> Dispensary | <input checked="" 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: CCM2016-00094

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: Cheryll Elliott - Shaun Lang

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

- ☒ Yes * ☐ No * Also cultivating on adjoining site.

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 checked="" 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.

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
PG&E	11,000
Solar	11,000
Total Annual kWh:	22,000

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			
Month and Year			
1	.03		
2	.03		
3	.03		
4	.048		
5	.048		
6	.048		
7	.056		
8	.056		
9	.056		
10	.045		
11	.045		
12	.045		
Totals	.548		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Refer to application Pesticide Use Legal/Illegal for response

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

PROJECT DESCRIPTION

**Greenlight Management, Inc – Shaun Lang
9975 and 10059 Danford Canyon Road**

Project Description

Address: 9975 and 10059 Danford Canyon Road, San Luis Obispo, CA 93454

APN: 085-311-030 and 085-311-043

Size: 40 Acres + 44.2 Acres = 84.2 Acres combined

Supervisor District: 5

Zone: Rural Lands

Planning Area Standard: SLO Planning Area – San Luis Obispo Sub Area

Combining Designations:

Renewable Energy

Historic Use of Property

9975 Danford Canyon has been a rural residence for over 30 years. 10059 Danford Canyon is an undeveloped property.

Proposed Use of Property

In August 2017, the County of San Luis Obispo enacted Emergency Ordinance 3334, the applicant applied for and was granted approval CCM2106-00094 for 100 plants, 1,500 sf. The cannabis registration ceased operating on the property where the CCM Registration was located due to inadequate parcel size, 50 acre minimum on Rural Lands. The applicant, owner of 10059 Danford Canyon Road, and the owner of 9975 Danford Canyon Road are entering an agreement that will hold title of the adjacent parcels in exactly the same name/entity and by doing so the combined acreage of the site exceeds the minimum required site area.

Adjacent Property

The subject property is adjacent to the following properties:

APN 048-151-064 is an adjacent property to the West, comprised of approximately 42.2 acres. The property is Rural Lands use with a residence.

APN 090-181-006 is an adjacent property to the Southwest, comprised of approximately 178.5 acres. The property is Rural Lands cattle range.

APN 090-191-006 is an adjacent property to the South, comprised of approximately 221.0 acres. The property is Rural Lands cattle range.

APN 085-311-037 is an adjacent property to the Southeast, comprised of approximately 122.4 acres. The property is Rural Lands cattle range.

PROJECT DESCRIPTION

Greenlight Management, Inc – Shaun Lang 9975 and 10059 Danford Canyon Road

APN 085-311-036 is an adjacent property to the East, comprised of approximately 132.0 acres. The property is Rural Lands cattle range.

APN 085-312-010 is an adjacent property to the North comprised of approximately 39.5 acres. The property is Rural Lands with a residence and barn.

APN 048-151-025 is an adjacent property to the Northwest, comprised of approximately 38.2 acres. The property is Rural Lands with a residence and barn.

Sensitive Receptor Declaration

There are no identified sensitive receptors of public record; i.e. pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility within 1000' from the subject property lines.

Cannabis Ordinance Compliance

The applicant is utilizing existing CCM2016-00094 and is submitting this Conditional Use Permit for a proposed cannabis operation under the San Luis Obispo County Code - Ordinance 22.40.040. As permitted by ordinance section 22.40.040.A.2.b, parcels zoned Rural Lands that are greater than 50 acres are allowed a maximum of 1-acre outdoor cannabis cultivation. As permitted by ordinance section 22.40.040.A.2.a, the maximum Indoor Mixed-Light Indoor cultivation allowed by the ordinance is being requested, 22,000 SF. The applicant seeks to obtain approval for a Greenhouse of approximately 22,000 SF.

The applicant's partner has been issued the following Cannabis Cultivation Registrations under San Luis Obispo County Urgency Ordinance #3334:

- CCM2016-00094

As permitted under San Luis Obispo County Code Ordinance 22.40.040.B.1, the applicant is included within the identified 141 registrants approved as collective/cooperative.

State Cannabis Licenses to be Obtained

The following State licenses to operate the property (premises) 9975 and 10059 Danford Canyon Road as a cannabis site shall be obtained:

From CDFA:

One (1) Medium Outdoor License (43,560 SF)

Two (2) Small Mixed-Light Indoor Cultivation License 10,000 SF (Maximum canopy 20,000 SF)

One (1) Specialty Cottage Mixed-Light Indoor Cultivation License 2,500 SF (Maximum canopy 2,000 SF)

San Luis Obispo County and State Agency Permits to be Obtained

The applicant shall obtain a Conditional Use Permit as required per Chapter 22.40.040.B.

PROJECT DESCRIPTION

Greenlight Management, Inc – Shaun Lang 9975 and 10059 Danford Canyon Road

Building permits for any structure, building, or site improvements shall be obtained from the County of San Luis Obispo Planning and Building Department.

The applicant shall obtain necessary permits from Central Coast Regional Water Quality Control Board (CCRWQCB).

The applicant will meet and confer with State of California Fish & Wildlife, if required, the applicant shall apply and obtain necessary permits.

The applicant shall register with Central Coast Regional Water Quality Control Board under the Cannabis General Order.

Cannabis Operation Design Standards

The applicant is proposing a Cannabis Cultivation Facility, for both outdoor and indoor and will occur in a greenhouse(s) and in hoopouses. Drip fertigation will ensure precise delivery of water and organic nutrients to the root zone. The cannabis cultivation has been designed to meet industry standard and both state and local requirements.

Minimum Site Area - The minimum site area for outdoor cultivation on Rural Lands is 50 acres. The subject site is approximately 84.2 acres, exceeding the minimum acreage required by the ordinance.

Setbacks - indoor cannabis shall be setback a minimum of 30' from the property line. The subject property has sufficient area on property to accommodate up to 22,000 SF of indoor cannabis cultivation. Outdoor cultivation shall be setback a minimum of 300'. The subject property has sufficient area on the property to accommodate up to a 1 acre outdoor cannabis cultivation.

Air quality – the subject property by an all-weather easement road recorded with the County of San Luis Obispo. Access is existing and is anticipated to continue indefinitely. On-site roads are all-weather and shall be maintained for dust control.

Water – the subject property is not located in a groundwater basin that is in overdraft. A well report to determine output and recovery time is underway and shall be submitted under separate cover as documentation of adequate water source to serve the intended use. Application of irrigation water shall be via drip irrigation and with automatic controller and shut-off valve, as appropriate to the growth of the plants. A Water Management Plan is included in this MUP application.

The Central Coast Regional Water Quality Control Board has adopted a Cannabis General Order for cannabis cultivators. The applicant will comply as necessary, the following minimum environmental measures will apply:

- Only divert surface waters in compliance with state laws and regulations.
- Protect surface waters from erosion impacts due to site development, maintenance, and cultivation.
- Install and maintain stream crossings only in compliance with Department of Fish and Wildlife laws and regulations.

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Greenlight Management, Inc – Shaun Lang 9975 and 10059 Danford Canyon Road

- Protect surface waters, wetlands, and riparian areas by maintaining natural inflows and keeping nutrients, pesticides, and herbicides from entering them.
- Implement irrigation and nutrient management practices to prevent discharges of nutrients to surface waters and groundwater.
- Use pesticides, herbicides, and other chemicals only in compliance with all local, state, and federal laws and in a manner protective of human health and the environment.
- Keep petroleum products and other chemicals contained.
- Properly manage cultivation-related waste, refuse, and human waste.

Screening/Fencing – the outdoor cultivation located on-site shall be fully enclosed with fence 6 feet in height with lockable gate(s). The materials shall be both solid and durable. Said fence shall not violate any other ordinance, code section, or provision of law.

Nuisance odors – all cannabis cultivation shall be sited and/or operated in a manner that prevents nuisance odors from being detected offsite.

Pesticides – use of pesticide and fertilizer on cannabis shall be compliant with governing agencies standards for use, storage, labeling, and application. The applicant shall avoid contamination, leakage, and inadvertent damage to rodents, pests, or wildlife. Reference attached documents in the MUP application from California Environmental Protection Agency – Department of Pesticide Regulation

Monitoring program – the applicant anticipates participation in the County-run monitoring program upon the County having the program established with operational guidelines and procedures in place.

WASTE MANAGEMENT PLAN
Greenlight Management, Inc – Shaun Lang
9975 and 10059 Danford Canyon Road

WASTE MANAGEMENT PLAN

REGULATIONS AND AUTHORITY

The cultivation activity anticipated would result in certain limited waste materials both solid and liquid. The waste materials described in the plan along with waste management planning protocols are intended to reduce and manage the waste stream; such that materials arising from the proposed cannabis operations identified are adequately processed from the point of origin to final point of waste destination.

In compliance with State Emergency Regulations for Cannabis Cultivation - Section 8108. Cannabis waste generated from the cultivation is organic waste, as defined in section 42649.8(c) of the Public Resources Code. An applicant's cannabis waste management plan shall identify one or more of the following methods for managing cannabis waste generated on their licensed premises:

- (a) On-premises composting of cannabis waste;
- (b) Collection and processing of cannabis waste by a local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by a local agency;
- (c) Self-haul cannabis waste to one or more of the following;
 - (1) A manned fully permitted solid waste landfill or transformation facility;
 - (2) A manned fully permitted composting facility or manned composting operation;
 - (3) A manned fully permitted in-vessel digestion facility or manned in-vessel digestion operation;
 - (4) A manned fully permitted transfer/processing facility or manned transfer/processing operation; or
 - (5) A manned fully permitted chip and grind operation or facility.

Authority: Sections 26012 and 26013, Business and Professions Code. Reference: Sections 26013 and 26060, Business and Professions Code; and Sections 40141 and 42649.8, Public Resources Code.

ON-SITE OPERATIONS GENERATING WASTE

The cannabis cultivation operation(s) consist of the following:

1 acres of outdoor cultivation (approximately) 900 plants

Production activities and materials to cultivate 900 mature cannabis plants include the following:

- Multi-use of 1-gallon and 5-gallon containers: Planting containers are reusable for many years and are anticipated to be an insignificant contributor to solid waste. An allowance of 120 lbs per year of plastic containers due to breakage is anticipated.
- .6mil thick plastic mulch membrane containing 30% post-consumer plastic content: 1.0 acres of cultivation is to be covered 50% - 2 harvests per year (43,560 sf / 2400sf per roll = 18 rolls). Each roll of .6 mil plastic weighs 17.85 lbs (18 rolls x 17.85 lbs = 321.3 lbs). Approximately 321.2

WASTE MANAGEMENT PLAN

Greenlight Management, Inc – Shaun Lang
9975 and 10059 Danford Canyon Road

pounds of .6mil plastic waste per year is generated annually to be picked up on-site by San Luis Obispo County licensed recycler/waste hauler.

- Plant stalks and roots remaining after harvest will be shredded on-site and composted: 2700 plants harvested twice annually ($900 \text{ plants} \times 2 = 1800 \text{ plants}$) for a total of 1800 plants annually. Each plant is anticipated to yield up to 3 pounds of stalks and roots ($1800 \text{ plants} \times 3 \text{ lbs} = 5,400 \text{ lbs}$) for a total of 5,400 lbs. of material pre-composting.

The waste material shall be ground and stored in a lockable container and shall be disposed of by a licensed waste hauler at regular intervals.

- Liquid fertilizer for plant growth is to be derived from Nitrogen/Urea, Phosphorous, Potash, Earthworm castings, and beneficial microorganisms. 250-gallon containers of liquid microorganisms are to be delivered to site for simultaneous micro-injection during drip irrigation. Location of bulk containers will be located adjacent to irrigation pump equipment on a concrete pad with a 6" containment curb surrounding the storage vessel. Empty fertilizer storage vessels are returned to supplier upon subsequent deliveries. There is no waste from used containers. Due to micro-application from irrigation no significant liquid waste fertilizer is generated on-site, therefore no off-site hauling is necessary.
- Pesticide use in association with cannabis is strictly controlled by the state of California. As such, The Department of Pesticide Regulation has developed a list of products that can be legally applied to cannabis in California. Refer to the DPR list (Version 12/7) included in this application for a list of approved pesticide ingredients.
- The County Agricultural Commissioner enforces the use and sale of pesticides under Divisions 6 and 7 of the California Food and Agriculture Code, and the California Code of Regulations. All pesticide ingredients shall be stored in a locked storage building with required safety and content warning signs. The approved list of active ingredients for use on cannabis are to be used in accordance with labeling. When containers are disposed they shall be empty of liquid contents and placed in on-site waste containers. Non-empty containers shall be disposed of as hazardous waste in accordance with State and County requirements to a franchised waste hauler.
- On-site residences must be connected to approved septic tanks and leach fields. Any proposed building will have restrooms generating wastewater into permitted septic tanks and leach fields.
- The structures on-site (existing and proposed) will be served by a franchised waste hauler with weekly pick-up schedule of waste materials generated from residential and commercial administrative activities. Each building location will be provided a 96-gallon Recycling container and a 96-gallon Waste container for weekly service. No cannabis plant materials shall be deposited into these waste containers.

WASTE MANAGEMENT PLAN
Greenlight Management, Inc – Shaun Lang
9975 and 10059 Danford Canyon Road

The cultivation practices generate the following waste stream and recycling materials:

- Residence: Recycling 96 gallons/week (up to 250 pounds)
- Residences: Waste: 96 gallons/week (up to 250 pounds)
- Processing Building: Recycling 96 gallons/week (up to 250 pounds)
- Processing Building: Waste 96 gallons/week (up to 250 pounds)

SUMMARY OF SOLID AND LIQUID WASTE GENERATED

Buildings on-site (existing and proposed) will generate up to 250 lbs/week of recycling: 26,000 lbs/yr

Cultivation will generate up to .6 mil plastic film - 30% post-consumer content recycling: 322 lbs/yr

Total Recycling Material **26,322 lbs/yr**

Buildings on-site (existing and proposed) will generate up to 250 lbs/week of waste: 26,000 lbs/yr

Total Waste Material **26,000 lbs/yr**



Parcel Information

APN: 085-311-043

Assessee: SLO CAL INVESTORS LLC

Care Of:

Address: 1980 REINA CT SLO
CA 93405

Description: T11N R33W SEC 7 LT 2 & T11N R34W SEC 12 PTN
LT 2

Site Address:
10059 DANFORD CANYON RD

Tax Rate Area Code: 052034

Estimated Acres: 43.9

Community Code: SCSC

Supervisor District: Supdist 4

Avg Percent Slope: 37



Selected Parcel

Land Use Information

Land Uses Combining Designations

RL	
----	--



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00158	Land Use	8/30/2018 12:53:48 PM
PMT2017-00993	Determination	9/27/2017 11:15:16 AM
COD2016-00408	Code Enforcement	1/31/2017 12:51:21 PM
COD2012-00331	Code Enforcement	3/5/2013 1:24:17 PM
PRE2006-00093	Pre-Application	12/28/2006 2:37:40 PM



Parcel Summary Report

APN: 085-311-043

PMT2004-02142	PMTR - Residential Permit	1/26/2005 12:00:00 AM
SUB2004-00184	Subdivision	12/3/2004 12:00:00 AM

Clerk Recorder Documents

Clerk Document	Date	Document Type
2005-I-001981	06/10/2005	C



Parcel Information

APN: 085-311-030

Assessee: ELLIOTT CHERYL TRE

Care Of:

Address: 9975 DANFORD CANYON RD SANTA MARIA
CA 93454

Description: T11N R33W LT 1 SEC 7 LESSMIN RTS

Site Address:
09975 DANFORD CANYON RD

Tax Rate Area Code: 052034

Estimated Acres: 41.99

Community Code: SCSC

Supervisor District: Supdist 4

Avg Percent Slope: 46



Selected Parcel

Land Use Information

Land Uses Combining Designations

RL	
----	--



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00158	Land Use	8/30/2018 12:53:48 PM
CCM2016-00094	CCM - Condition Compliance Monitoring	11/9/2016 3:41:10 PM
SUB2004-00051	Subdivision	8/11/2004 12:00:00 AM
E010319	Code Enforcement	12/11/2001 12:00:00 AM
C4538	PMTR - Residential Permit	9/26/2001 12:00:00 AM



Parcel Summary Report

APN: 085-311-030

A9802	PMTR - Residential Permit	3/17/2000 12:00:00 AM
E990375	Code Enforcement	3/8/2000 12:00:00 AM
A1542	PMTR - Residential Permit	7/22/1997 12:00:00 AM

Clerk Recorder Documents

Clerk Document	Date	Document Type
2005-R-068316	08/16/2005	O
2005-R-048999	06/16/2005	O
1998-R-084827	12/21/1998	O
1998-R-025948	05/04/1998	O
1976-R-C09082	03/12/1976	C

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



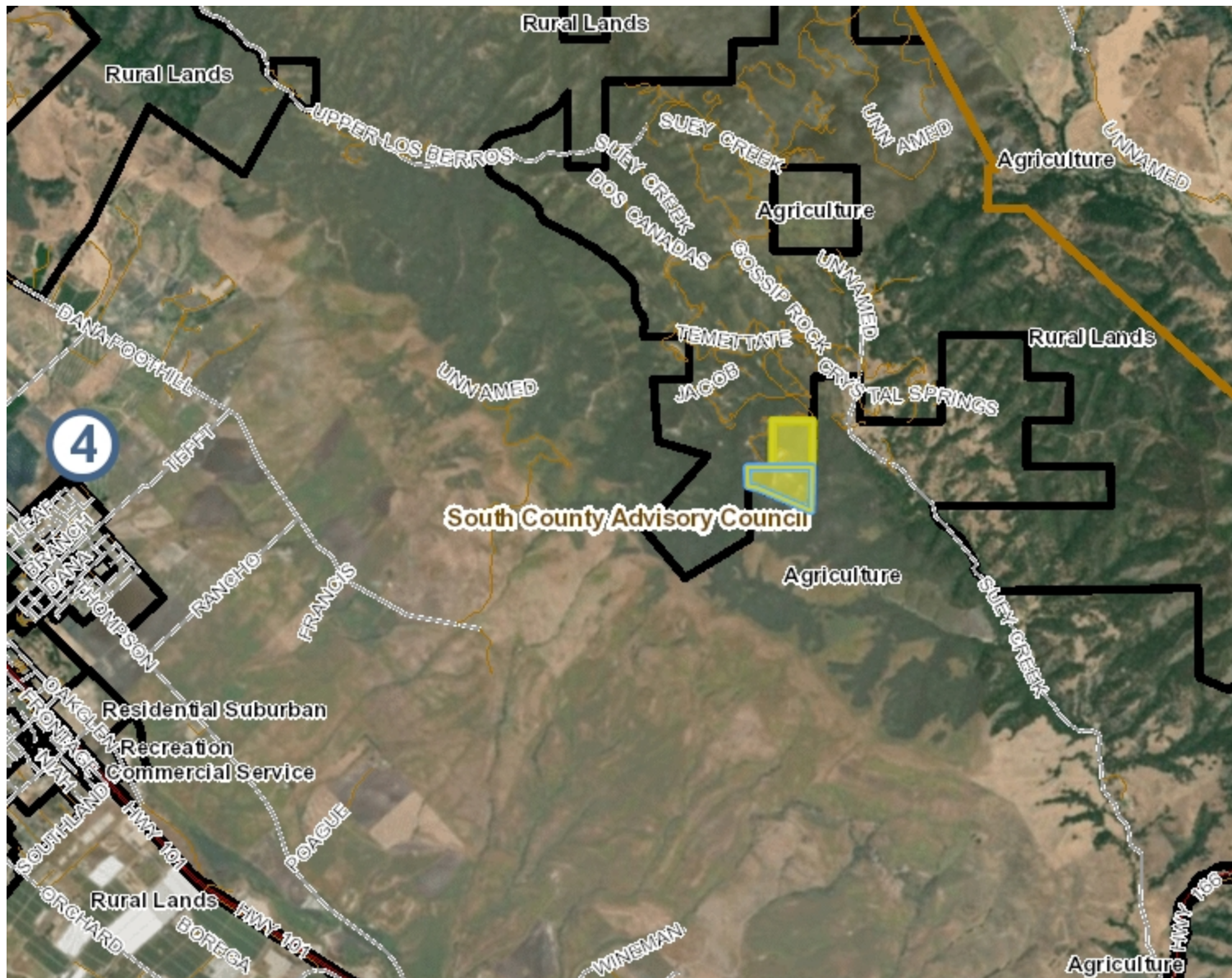
The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



REFERRAL -- Page 24 of 32

Interactive Data Viewer








Legend

Roads

- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance

Community Advisory Groups

-  Community Advisory Group Boundary
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas

-  Supervisor Districts
-  Land Use Outlines

-12,037.30 0 6,018.65 12,037.30 Feet 1: 72,224



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

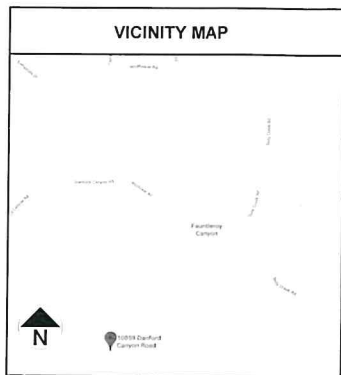
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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



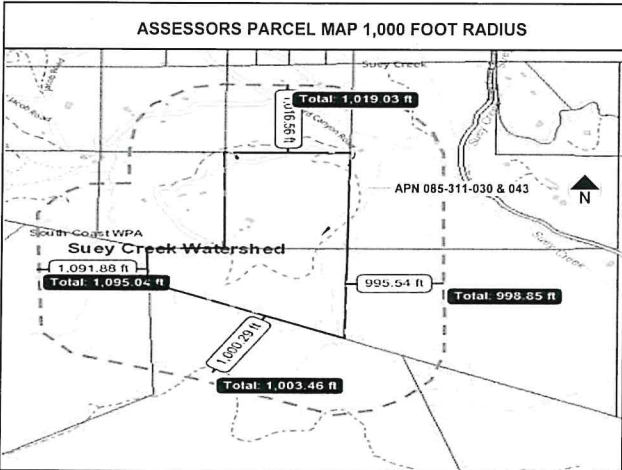
REFERRAL -- Page 25 of 32

GREEN LIGHT MANAGEMENT, INC.
CANNABIS FACILITY
10059 DANFORD CANYON ROAD
SANTA MARIA, CA 93454
APN 085-311-043 & 030



NOTE: OFF HWY 166 TAKE SUEY CREEK ROAD 5.1 MILES TO WILDFLOWER ROAD, TURN LEFT .95 MILES TO 10059 DANFORD CANYON ROAD.

1,000 FOOT RADIUS PARCEL DESCRIPTIONS				
APN	Acres	Ownership	Use	Sensitive Receptor
85-311-033	2.15	Playa C O-Whites Tract	Rural Land w/ ag. buildg	NO
85-311-037	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-040	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-041	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-042	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-043	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-044	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-045	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-046	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-047	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-048	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-049	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-050	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-051	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-052	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-053	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-054	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-055	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-056	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-057	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-058	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-059	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-060	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-061	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-062	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-063	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-064	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-065	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-066	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-067	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-068	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-069	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-070	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-071	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-072	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-073	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-074	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-075	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-076	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-077	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-078	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-079	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-080	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-081	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-082	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-083	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-084	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-085	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-086	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-087	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-088	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-089	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-090	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-091	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-092	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-093	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-094	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-095	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-096	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-097	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-098	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-099	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO
85-311-100	2.15	Colleen Williams Tract	Rural Land w/ ag. buildg	NO



SCOPE OF WORK	PROPERTY INFORMATION
PHASED CONSTRUCTION OF 22,000 SF OF CANNABIS CULTIVATION MIXED LIGHT GREENHOUSE BUILDINGS, A NEW 4800 SF CANNABIS PROCESSING BUILDING, ONE ACRE OF OUTSIDE CANNABIS CULTIVATION, A NEW 560 SF CARETAKERS UNIT AND NEW PRIMARY RESIDENCE AND ACCESS DRIVEWAY BY PERMIT #XXXXX AS PER SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT APPROVED PLANS & CONDITIONS OF APPROVAL.	LEGAL: T1N R33W L1E SEC 7 LESS 5MM R1S LOT 1 APN: 085-311-033 9975 DANFORD CANYON ROAD SANTA MARIA, CA 93454 ZONE: RURAL LANDS PARCEL AREA: 4.42 AC (E) RESIDENCE APPROXIMATELY 1100 SF (E) 2 CAR GARAGE APPROXIMATELY 1000 SF LEGAL: T1N R33W SEC 7 L1E & L1E LOT 2 10059 DANFORD CANYON ROAD SANTA MARIA, CA 93454 ZONE: RURAL LANDS PARCEL AREA: 4.42 AC (E) HOOP HOUSE 2,400 SF

SHEET INDEX
A-1 COVER AND GENERAL INFORMATION, VICINITY MAP, LEGAL A-2 PROPOSED SITE PLAN A-3 PROPOSED GREENHOUSE FLOOR PLANS A-4 PROPOSED GREENHOUSE ELEVATIONS A-5 PROPOSED PROCESSING BUILDING FLOOR PLAN A-6 PROPOSED PROCESSING BUILDING ELEVATIONS A-7 PROPERTY AND PROPOSED SITE PHOTOGRAPHS

PROJECT HEIGHTS
CODE COMPLIANT AND VARIES PER BUILDING

STATE & COUNTY CODE REFERENCES
THIS DESIGN MEETS THE REQUIREMENTS OF: 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA BUILDING CODE, VOLS 1 & 2 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA REFERENCE STANDARD CODE 2016 CALIFORNIA ADMINISTRATIVE CODE 2016 CALIFORNIA RESIDENTIAL CODE TITLE 19 SAN LUIS OBISPO COUNTY BUILDING ORDINANCE TITLE 22 SAN LUIS OBISPO COUNTY LAND USE ORDINANCE

DETACHED SUPPORTING DOCUMENTS
NO ADDITIONAL DOCUMENTS INCLUDED AT THIS TIME.

DO NOT SCALE DRAWINGS DIMENSIONS SUPERSEDE !
CONTRACTOR RESPONSIBILITY
EACH CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND-OR-SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING: 1. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION. 2. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL. 3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS, AND 4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

DEFERRED SUBMITTALS	REQUIRED SPECIAL INSPECTIONS
NO DEFERRED SUBMITTALS AT THIS TIME.	NO SPECIAL INSPECTIONS AT THIS TIME.

CODE ANALYSIS	2016 CODE SEC.	GREENHOUSE	RESIDENCE	PROCESSING
FLOOR AREA	N/A	22,000 SF MAXIMUM	3,000 SF	4800 SF
OCCUPANT LOAD FACTOR	TABLE 1004.1.2	300 SF GROSS	200 SF GROSS	300 SF GROSS
OCCUPANCY TYPE/CLASSIFICATION	SEC 302	U	R-3 & U	F
CONSTRUCTION CLASSIFICATION	SEC 601	V-B	V-B	V-B
EXT. WALL PROTECTION (PROXIMITY TO PROP LINE)	TABLE 602	N/A	N/A	N/A
EXT. WALL PROTECTION (BEARING & NON BEARING)	TABLE 705.8	1 HR < 5' NR ELSEWHERE	1 HR < 5' NR ELSEWHERE	1 HR < 5' NR ELSEWHERE
ALLOWABLE AREA OF OPENINGS 0' < 3'	TABLE 705.8	NOT PERMITTED < 3'	NOT PERMITTED < 3'	NOT PERMITTED < 3'
ALLOWABLE AREA OF OPENINGS 3' < 5'	TABLE 705.8	TABLE 15% ALLOWED	TABLE 15% ALLOWED	TABLE 15% ALLOWED
REQUIRED SEPARATION OF OCCUPANCIES	TABLE 508.4	N/A	1 HR BETWEEN R-3 & U	N/A
AREA SEPARATIONS	SEC 508.3.3 & TABLE 508.4	N/A	N/A	N/A
DWELLING UNIT SEPARATIONS	SEC 420	N/A	N/A	N/A
SHAFT ENCLOSURES FIRE RATE	SEC 713.4	1 HR	1 HR	1 HR
CORRIDORS FIRE RESIST. RATE	TABLE 1020.1	N/A	N/A	N/A
EXIT STAIR & RAMPS	SEC 1023	1 HR	N/A	1 HR
EXIT PASSAGEWAYS	SEC 1024	44" MINIMUM	N/A	44" MINIMUM
TYPE OF CONSTRUCTION SEPARATIONS	TABLE 602	N/A	N/A	N/A
ALLOWABLE FLOOR AREA	SEC 506 TABLE 506.2	36,000 S.F.	UNLIMITED	36,000 S.F.
ALLOWABLE AREA INCREASES	SEC 504.2, 506.2 & TABLE 503	N/A	N/A	N/A
BUILDING HEIGHT	SEC 504 & TABLE 504.3	60 FEET	40 FEET	60 FEET
NUMBER OF STORIES	SEC 504 & TABLE 504.4	2	3	2
CEILING / ROOF ASSEMBLY (W/O PARAPETS)	SEC 705.11, SEC 705.11.4.1 NOT PARALLEL	N/A	N/A	N/A
FIRE SPRINKLERS	SEC 904	YES	YES	YES
FIRE CLASSIFICATION FOR ROOFING REQUIRED	SEC 1505 & TABLE 1505.1	YES	YES	YES

PROJECT COVERAGES						
	PROJECT CRITERIA AND ANALYSIS					
	PROJECT					
	EXISTING AREA / SF	EXISTING % SLOPE	ADDED AREA/SF	TOTAL AREA/SF	ALLOW MAX. AREA/SF	ACTUAL AREA / SF
PROPERTY	84.2 AC		0.00	84.2 AC		84.2 AC
MIXED LIGHT GREENHOUSE CANOPY AREA	0.00		22,000.00	22,000.00	22,000.00	22,000.00
PROCESSING BUILDING	0.00		4,800.00	4,800.00		4,800.00
(E) RESIDENCE	1,130.00		0.00	1,130.00		0.00
OUTDOOR CULTIVATION	0.00		43,560.00	43,560.00	43,560.00	43,560.00
NEW CARE TAKERS RESIDENCE	0.00		950.00	950.00	800.00	800.00
NEW PRIMARY RESIDENCE	0.000	0.000	3,000.000	3,000.000		3,000.000
(E) BUILDINGS S.F. ESTIMATED						

SYMBOL FLEDGED	INTERIOR ELEVATION:	ELEVATION NUMBER	AND DIRECTION OF VIEW
Shi	DETAIL REFERENCE	DETAIL NUMBER	SHEET NUMBER
Shi	BUILDING SECTION	ELEVATION NUMBER	AND DIRECTION OF VIEW
Shi	DOOR NUMBER		
Shi	WINDOW NUMBER		
Shi	NORTH ARROW MARKER		
Shi	DRAWING TITLE IDENTIFIER		
Shi	HEIGHT / ELEVATION MARKER		
Shi	SHEET REFERENCE NOTE		
Shi	REVISION MARKER		
Shi	ROOF SLOPE INDICATOR		

INDEX OF OWNER AND PROFESSIONAL CONSULTANTS
AUTHORIZED APPLICANT: GREEN LIGHT MANAGEMENT, INC. P.O. BOX 4494 CHATSWORTH, CA 91313 ATTN: SHAUN LANG PHONE: 323-445-2787
ARCHITECT: ASSOCIATED DEVELOPMENT SERVICES CORPORATION RICHARD D. LOW, JR., PRESIDENT, ARCHITECT C 24907 788 ARLINGTON STREET CAMBRIDGE, CA 93428 PHONE: 805-927-8138 FAX: 805-927-5017
PLANNING CONSULTANT: GREENROAD TONY KEITH, LANDSCAPE ARCHITECT #3676 788 ARLINGTON STREET CAMBRIDGE, CA 93428 PHONE: 805-423-8479

ADS CORPORATION
ASSOCIATED DEVELOPMENT SERVICES

788 ARLINGTON ST.
CAMBRIDGE, CA 93428
PHONE: 805-927-8138
FAX: 805-927-5017
Rich@AssDevSvcsCorp.com
www.AssDevSvcsCorp.com

RICHARD D. LOW, JR.
ARCHITECT
CALIFORNIA C-24907
ARIZONA # 29909

GENERAL CONTRACTOR
CALIFORNIA # 705716

ARCHITECTS PLANNERS GENERAL CONTRACTORS

DRAWING NOTES:
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART, WITHOUT TITLE TO THESE PLANS AND SPECIFICATIONS, SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO ASSOCIATED DEVELOPMENT SERVICES CORPORATION AND RICHARD D. LOW, JR. ARCHITECT. WITHOUT PREJUDICE TO VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS, VISUAL CONTACT SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

DO NOT SCALE THESE DRAWINGS!
SEE ARCHITECTURAL PLANS FOR WRITTEN DIMENSIONS.

CONTRACTOR RESPONSIBILITY:
THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND EXISTING CONDITIONS ON THE JOB AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AND THE ENGINEER OF RECORD FOR RESOLUTION PRIOR TO COMMENCING WITH THE WORK IN QUESTION.

Architect of Record
RICHARD D. LOW, JR., ARCHITECT C-24907

Owner
GREEN LIGHT MANAGEMENT, INC.
P.O. BOX 4494
CHATSWORTH, CA 91313
ATTN: SHAUN LANG
323-445-2787

No.	Date	Revisions / Submissions

GREENROAD
DESIGN • BUILD • DEVELOP • THRIVE

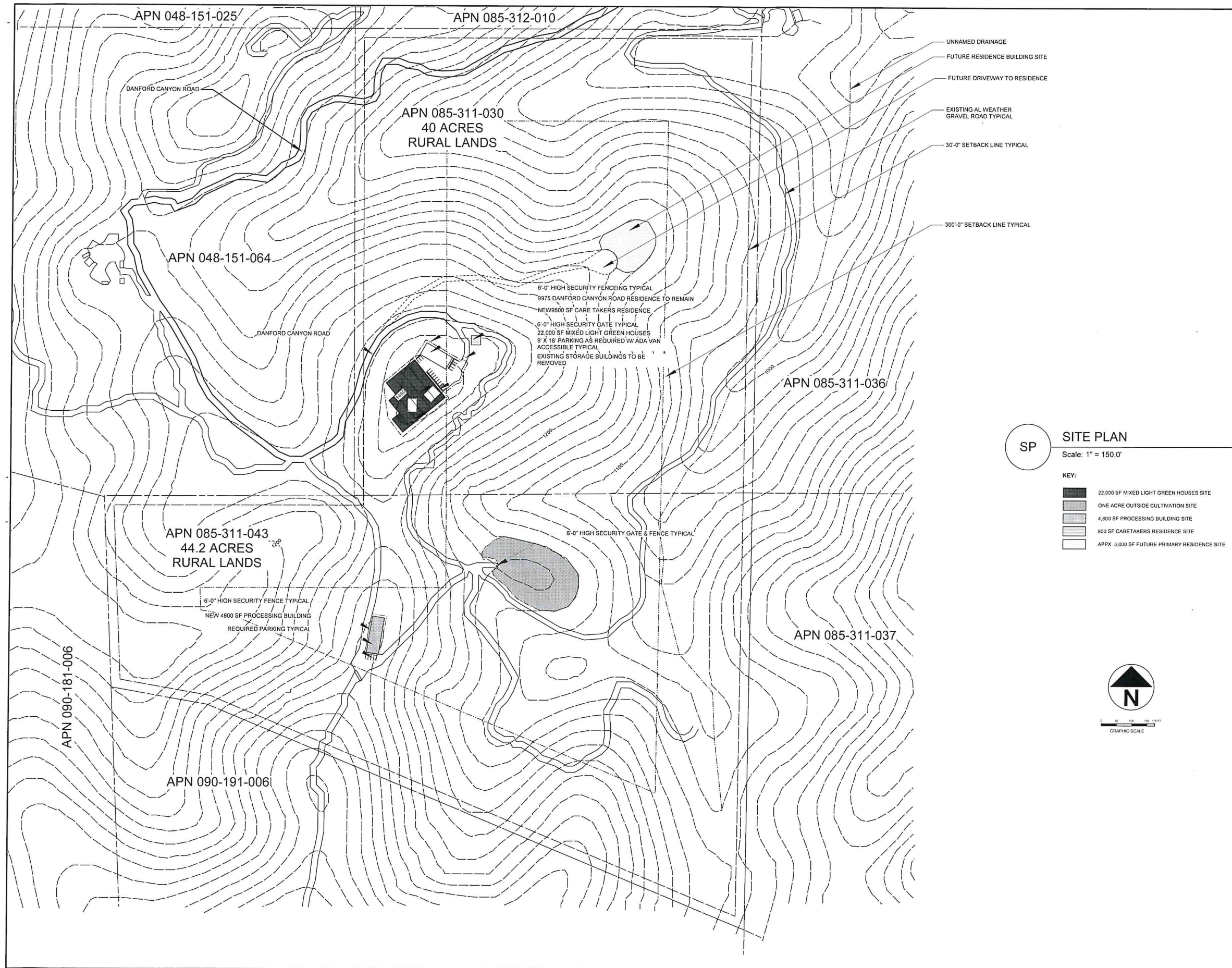
Design Firm
A. D. S. CORPORATION
ASSOCIATED DEVELOPMENT SERVICES CORP.
788 ARLINGTON STREET, CAMBRIDGE, CA 93428
PHONE: (805) 927-8138 FAX: (805) 927-5017

Consultant
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PHONE: (805) 423-8479

Printed Title
GREEN LIGHT MANAGEMENT, INC.
P.O. BOX 4494
CHATSWORTH, CA 91313

Drawing Title
COVER AND GENERAL INFORMATION

Printed Manager R. LOW, ARCHITECT	Printed Scale NONE
Drawn By RDL	Scale NONE
Reviewed By RDL / TK	Scale NONE
Date 8/27/18	Scale A-1
CAD File Name ILang #1 V9.mcd	Scale 7



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ARCHITECT
CALIFORNIA C-24907
ARIZONA # 29909

GENERAL CONTRACTOR
CALIFORNIA # 705718

ARCHITECTS PLANNERS GENERAL CONTRACTORS

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Architect of Record



RICHARD D. LOW, JR., ARCHITECT C-24907

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323-445-2787



No.	Date	Revisions / Submissions
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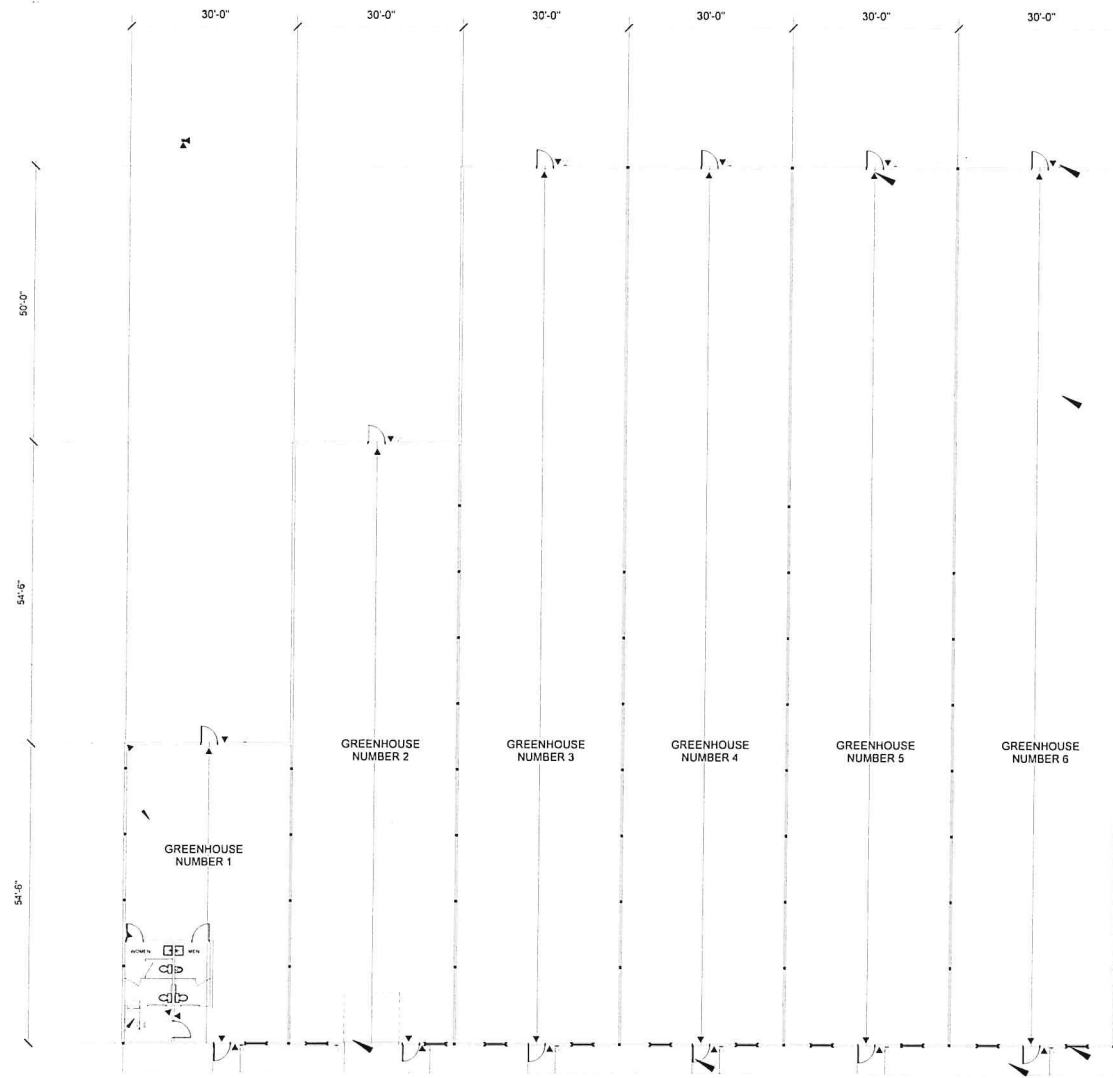
Design Firm
A. D. S. CORPORATION
ASSOCIATED DEVELOPMENT SERVICES CORP.
788 ARLINGTON STREET, CAMBRIA, CA 93428
PHONE (805) 927-8138 FAX (805) 927-5017

Consultant
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Project Title
GREEN LIGHT MANAGEMENT, INC.
P. O. BOX 4494
CHATSWORTH, CA 91313

Drawing Title
PROPOSED SITE PLAN

Project Manager R. LOW, ARCHITECT, LIT. MANG. APN 085-311-030 & 043	Project ID NONE
Drawn By RDL	Scale NONE
Reviewed By RDL / TK	A-2 of 7
Date 8/27/18	
CAD File Name ILang #1 V9.mcd	



EQUIPMENT,
FERTILIZER,
PESTICIDE STORAGE
& RESTROOMS, VIDEO
SURVEILLANCE ROOM

SECURE VIDEO
SURVEILLANCE /
REVIEW ROOM

GREENHOUSE
NUMBER 2

GREENHOUSE
NUMBER 3

GREENHOUSE
NUMBER 4

GREENHOUSE
NUMBER 5

GREENHOUSE
NUMBER 6

GREENHOUSE
NUMBER 1

10090 STEEL ROLL UP DOOR
TYPICAL

4068 20 MIN. STEEL MAN
DOOR TYPICAL

EXTERIOR SECURITY
LIGHTING TYPICAL

SECURITY CAMERA TYPICAL

EXTERIOR METAL SIDING
TYPICAL

CLEAR THINWALL ROOF
RIDGE TYPICAL

EXHAUST FAN LOCATION
TYPICAL

DECOMPOSED GRNITE PATH
OF TRAVEL WALKWAY
TYPICAL

FP

GENERAL GREENHOUSE FLOOR PLANS

SCALE: 1/16" = 1'-0" (8 BUILDINGS AT 3,000 S. F. EACH)
MIXED - LIGHT COMMERCIAL GREENHOUSE

- 3,000 S.F. EACH
- GALVANIZED STEEL OPEN TRUSS STRUCTURE
- LIGHT DEPRIVATION SYSTEM
- CLIMATE CONTROLLED
- ODOR REDUCTION SYSTEM
- AUTOMATED IRRIGATION, FERTIGATION SYSTEM
- GENERAL ENTRY
- AUTOMATIC FIRE SPRINKLER SYSTEM
- RESTROOMS & STORAGE AREA GREENHOUSE #1

SIGNS:

- ONE PROPERTY ADDRESS SIGN 2'H X 4'W MAX.
- ONE DIRECTIONAL SIGN 2'H X 4'W MAX.
- BUILDING IDENTIFICATION SIGNS 4'H X 8'W MAX PER BUILDING
- SIGN CONTENT TO BE DETERMINED. ALL GRAPHICS AND WORDS SHALL BE COMPLIANT WITH SAN LUIS OBISPO COUNTY CANNABIS ORDINANCE.

A D A COMPLIANCE:

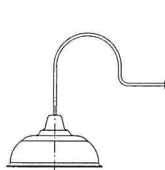
- ALL FACILITIES SHALL BE COMPLIANT WITH CURRENT A D A CODE REQUIREMENTS.

SECURITY INFORMATION:

- CAMERA LOCATION
- SAFE FOR CASH
- PANIC BUTTON LOCATION
- EXTERIOR SECURITY LIGHTING

ODOR CONTROL - AIR SCRUBBING:

- CHARCOAL AIR FILTER SCRUBBER



1 EXTERIOR WALL SCONCE LIGHT

Scale: 1" = 1'-0"

NOTE: OUTDOOR WALL
SCONCE WITH DARK SKY
COMPLIANT 17" SHADE AND
30" GOOSENECK TYPICAL

ELECTRICAL SYMBOLS	
	120V AC
	240V AC
	480V AC
	600V AC
	800V AC
	1000V AC
	1200V AC
	1500V AC
	2000V AC
	2500V AC
	3000V AC
	3500V AC
	4000V AC
	4500V AC
	5000V AC
	5500V AC
	6000V AC
	6500V AC
	7000V AC
	7500V AC
	8000V AC
	8500V AC
	9000V AC
	9500V AC
	10000V AC



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CALIFORNIA # 705716

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Architect of Record



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1
2
3
4

No. Date Revisions / Submissions



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PHONE: (805) 423-8479

Project Title: GREEN LIGHT MANAGEMENT, INC.
P. O. BOX 4494
CHATSWORTH, CA 91313

Drawing Title: PROPOSED GREEN HOUSE
FLOOR PLAN

Project Manager: R. LOW, ARCHITECT, LIT. MANG. APN 085-311-030 & 049

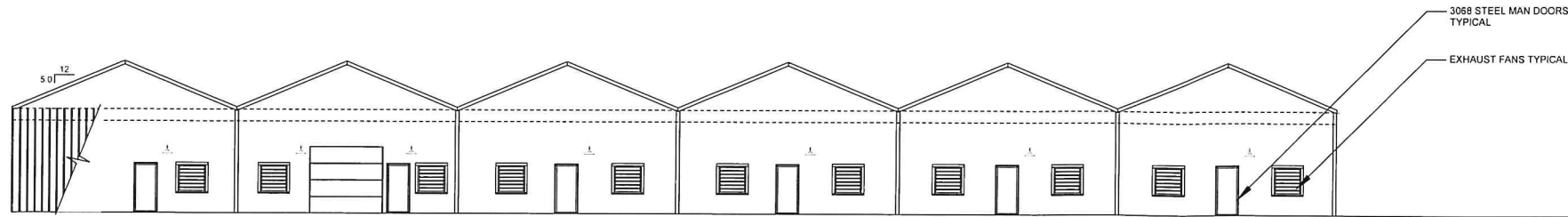
Drawn By: RDL Scale: NONE

Reviewed By: RDL / TK Drawing No: A-3

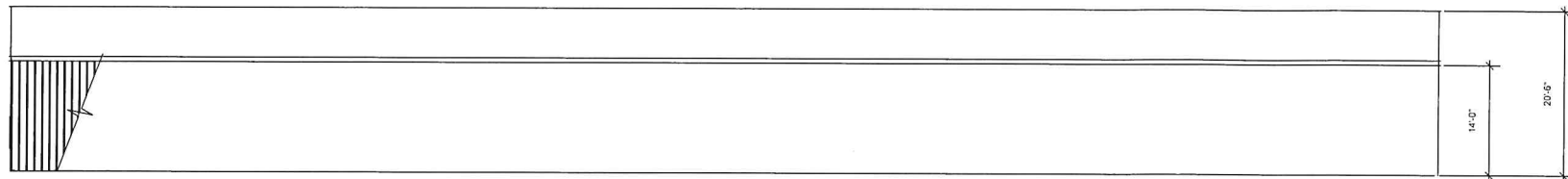
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CAD File Name: ILang #1 V9.mcd

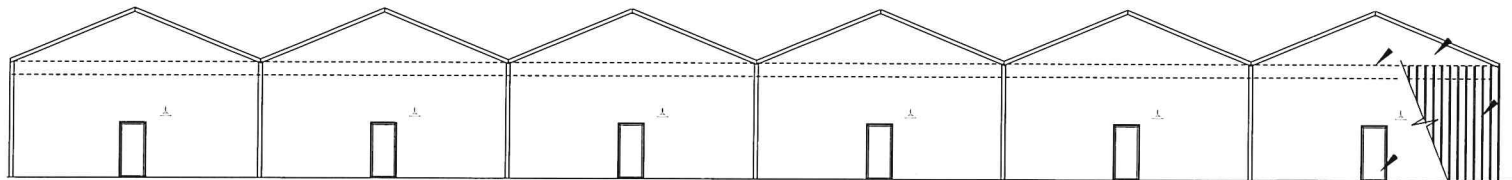
of 7



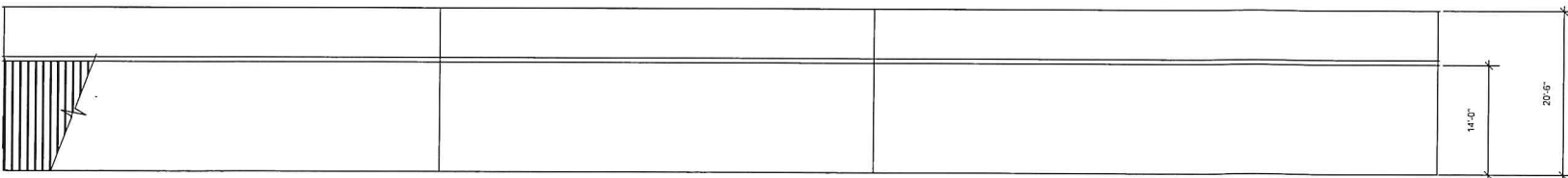
WE NORTH ELEVATION
SCALE: 3/32" = 1'-0"



NE EAST ELEVATION
SCALE: 3/32" = 1'-0"



EE SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



SE SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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No.	Date	Revisions / Submissions
1		
2		
3		
4		



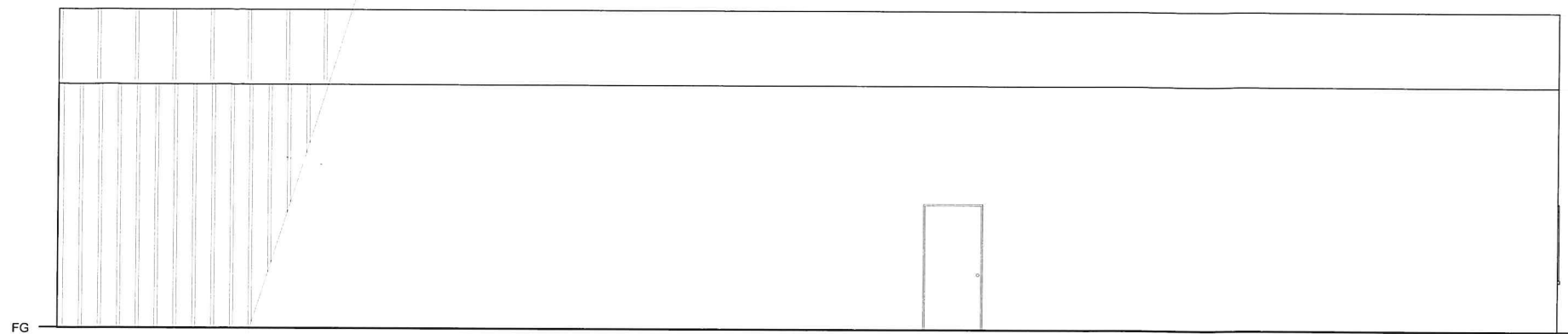
Design Firm A. D. S. CORPORATION
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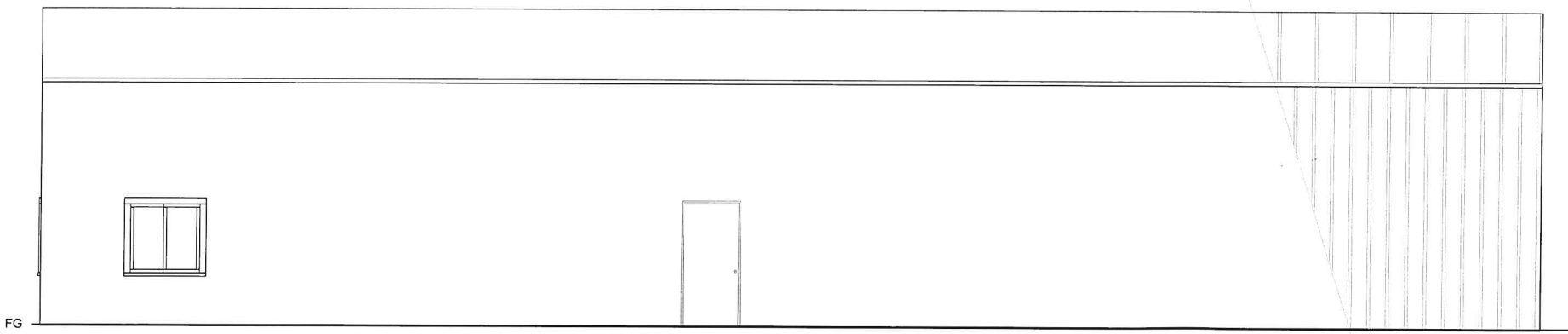
Project Title GREEN LIGHT MANAGEMENT, INC.
P. O. BOX 4494
CHATSWORTH, CA 91313

Drawing Title MIXED LIGHT GREEN HOUSE NORTH
SOUTH, EAST AND WEST ELEVATIONS.

Project Manager R. LOW, ARCHITECT R. LOW, ARCHITECT	Project ID APN 085-311-030 & 043
Drawn By RDL	Scale NONE
Reviewed By RDL / TK	Drawing No. A-4
Date 8/27/18	of 7
CAD File Name llang #1 V9.mod	



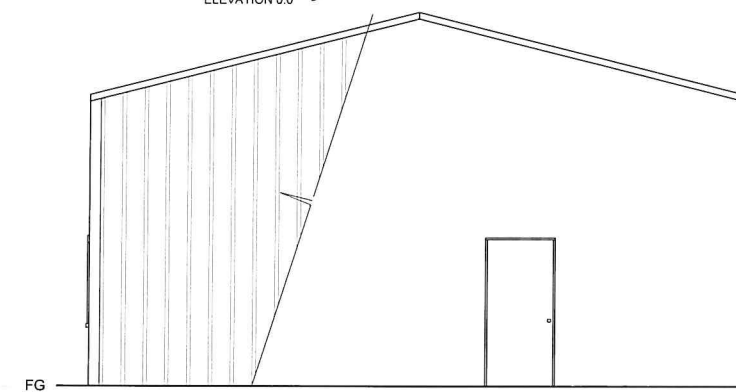
SE PROPOSED CANNABIS PROCESSING BUILDING EAST ELEVATION
Scale: 1/4" = 1'-0"



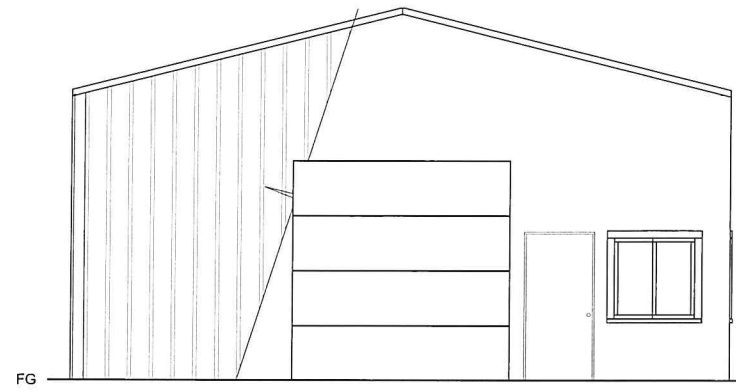
NE PROPOSED CANNABIS PROCESSING BUILDING WEST ELEVATION
Scale: 1/4" = 1'-0"



EE PROPOSED CANNABIS PROCESSING BUILDING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



SE PROPOSED CANNABIS PROCESSING BUILDING NORTH ELEVATION
Scale: 1/4" = 1'-0"



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CALIFORNIA # 705718

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1		
2		
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4		

No.	Date	Revisions / Submissions
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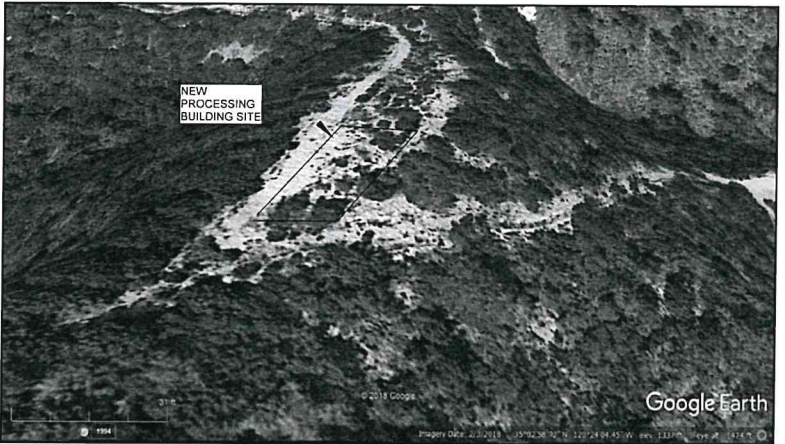
Project Title GREEN LIGHT MANAGEMENT, INC.
P. O. BOX 4494
CHATSWORTH, CA 91313

Drawing Title PROCESSING BUILDING NORTH, SOUTH
EAST AND WEST ELEVATIONS

Project Manager R. LOW, ARCHITECT	Project ID GR, LIT. MANG. APN 085-311-030 & 049
Drawn By RDL	Scale NONE
Reviewed By RDL / TK	Drawing No. A-6
Date 6/27/18	of 7
CAD File Name ILang #1 V9.mcd	



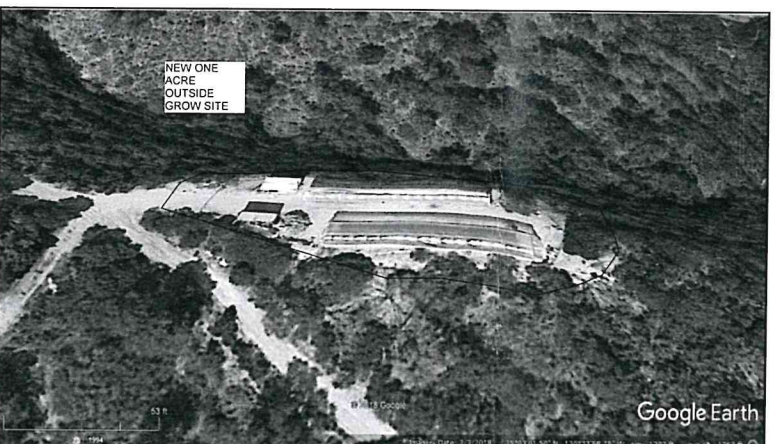
ER AERIAL VIEW OF EXISTING & FUTURE DWELLING SITES



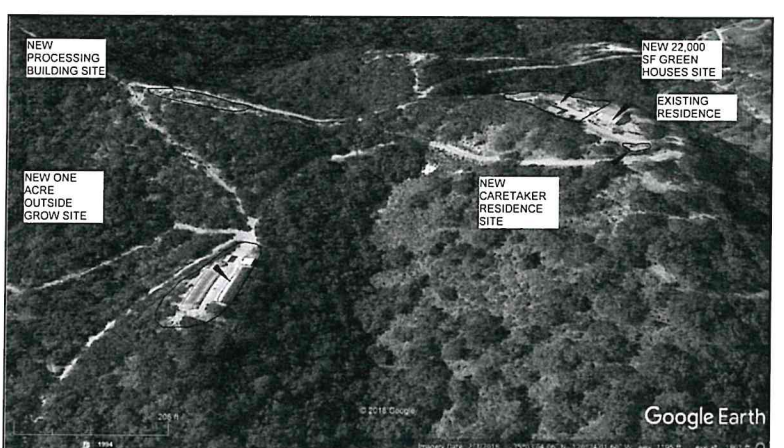
PB NES PROCESSING BUILDING SITE



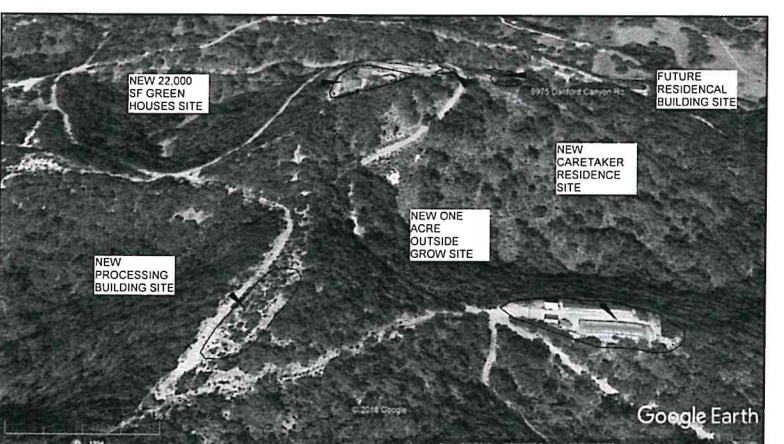
SV NEW IMPROVEMENTS SITES VIEW TO THE SOUTH



GS NEW ONE ACRE OUTSIDE GROW SITE



WV NEW IMPROVEMENTS SITES VIEW TO THE WEST



IS NEW IMPROVEMENTS SITES VIEW TO THE NORTH

ADS

CORPORATION

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Architect of Record:

LICENSED ARCHITECT

PLAN REVIEW SET

NOT FOR CONSTRUCTION

STATE OF CALIFORNIA

RICHARD D. LOW, JR., ARCHITECT C-24907

Owner:

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ATTN: SHAUN LANG

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1

2

3

4

No.

Date

Revisions / Submissions

GREENROAD

DESIGN • BUILD • DEVELOP • THRIVE

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Consultant:

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PHONE: (805) 423-8479

Project Title:

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CHATSWORTH, CA 93133

Drawing Title:

PROJECT SITE PHOTOGRAPHS

Project Manager

R. LOW, ARCHITECT

Project ID

GR, LIT. MANG. APN 085-311-030 & 049

Drawn By

RDL

Scale

NONE

Reviewed By

RDL / TK

Drawing No.

A-7

Date

8/27/18

of

7

CAD File Name

ILang #1 V9.mxd

REFERRAL -- Page 32 of 32