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

THIS IS A NEW PROJECT REFERRAL

DATE: 11/15/2018

TO: 2nd District Legislative Assistant, Agricultural Commissioner, Air Pollution Control Board, Assessor, Building Division, City of San Luis Obispo, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, RWQCB, US Fish and Wildlife, Los Osos Community Advisory Council, AB52

FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00192 Alexander_May
PROJECT DESCRIPTION: Proposed Minor Use permit for 3 acres outdoor cannabis cultivation with 16,000 sq/ft hoophouse structures for drying/curing, and in a second phase 22,000 sq/ft indoor cannabis cultivation at 6860 Los Osos Valley Rd. San Luis Obispo, CA. APN(s)**: 067-061-055**

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 Jim May Daytime Phone 805-471-6916
Mailing Address 114 Fel Mar Drive, San Luis Obispo Zip Code 93405
Email Address: Jim.maygreenhouses@gmail.com

■ Applicant Name James Alexander CCM2016-00386/ 805 Agricultural Holdings Daytime Phone 805-356-5151
Mailing Address 8570 Casanova Road Atascadero, CA Zip Code 93422
Email Address: houseofholistics2013@gmail.com

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

PROPERTY INFORMATION

Total Size of Site: 175.8 Acres Assessor Parcel Number(s): 067-061-055
Legal Description: 6860 Los Osos Valley Rd, San Luis Obispo, CA 93405
Address of the project (if known):
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Los Osos Valley Road
Describe current uses, existing structures, and other improvements and vegetation on the property:
Supportive ag uses, cattle grazing

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See Project Description

LEGAL DECLARATION

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

Property owner signature _____ Date ~~10/15~~ 2/3 10/15/18

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): Setback Modification next to adjacent parcel (same owner), allow use of adjacent (same owner) greenhouse for cultivation

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

Surrounding parcel ownership: Do you own adjacent property? ■ Yes ☐ No
If yes, what is the acreage of all property you own that surrounds the project site? 374.6

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

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: $22,000 sq. feet 0 % EXISTING Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) Canopy Area 3.3 acres
Total area of all paving and structures: (existing on adjacent parcel) ■ sq. feet ☐ acres
Total area of grading or removal of ground cover: 0 ■ sq. feet ☐ acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: 0 Type: _____
Setbacks: Front 396' Right 70' Left 715' Back 25'

Proposed water source: ■ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☑ Other portable toilets
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

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

For commercial/industrial projects answer the following:
Total outdoor use area: 3.3 ☐ sq. feet ■ acres
Total floor area of all structures including upper stories: 22,000 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:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. 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.
d. 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:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 73.5 acres
   Moderate slopes - 10-20%: 16 acres
   20-30%: 0 acres
   Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ■ Yes ☐ No
   If yes, please describe: NHD stream and agricultural pond
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ■ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ■ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ■ No
   If yes, please explain: Existing grading
6. Has a grading plan been prepared? ☐ Yes ■ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ■ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ■ No
9. Can the proposed project be seen from surrounding public roads? ■ Yes ☐ No
   If yes, please list: Los Osos Valley Road

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 Agricultural
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? No service connections required
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: Groundwater Well
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?

Bacteriological?	☐ Yes	☐ No
Chemical?	☐ Yes	☐ No
Physical	☐ Yes	☐ No
Water analysis report submitted?	☒ Yes	☒ No

8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
   ☐ Will Serve Letter ☐ Pump Test _____Hours /_____ GPM
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☒ Other Well Completion Reports, Water Management Plan

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

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

Solid Waste Information

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

Community Service Information

1. Name of School District: San Luis Coastal
2. Location of nearest police station: SLO CO SHERIFF-COAST PATROL 2099 10th St., Los Osos, CA
3. Location of nearest fire station: 94 Cuesta Camp 635 Santa Rosa St, San Luis Obispo, CA 93401
4. Location of nearest public transit stop: Downtown Transit Center, San Luis Obispo, CA 93401
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: Agricultural support uses, 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: 6 Days of operation a week 8 am-6pm
2. How many people will this project employ? 7-11
3. Will employees work in shifts? ☐ Yes ■ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ■ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ■ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: N/A
7. Will hazardous products be used or stored on-site? ☐ Yes ■ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ■ Yes ☐ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

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

Agricultural Information

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

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

Special Project Information

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

Energy Conservation Information

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

   *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:
   Efficient Irrigation Techniques and Scheduling, Soil Moisture Enhancement Techniques, "Spot" hand watering, Monitored hand/drip system for outdoor cultivation
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ■ No
   If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ■ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

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

   (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

- [X] Cultivation
- [ ] Testing Facility
- [X] Nursery
- [ ] Dispensary
- [ ] Manufacturing Facility
- [ ] 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- 386 .

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: James Alexander under the care of Helios Dayspring

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

- [ ] Yes
- [X] No

What type of State cultivation license are you seeking?

- [ ] Type 1
- [ ] Type 5
- [X] Mixed-light
- [ ] Type 2
- [ ] Microbusiness
- [ ] Type 3
- [ ] Indoor
- [ ] Type 4
- [ ] Outdoor

State defines outdoor with hoops as mixed light Tier 1. Greenhouses are mixed light Tier 2

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

3 acres + ~22k 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	~204,000
Total Annual kWh:	~204,000

See Attached Energy Estimate

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		Existing Wells		
Month and Year				
1		0.29		
2		0.29		
3		0.29		
4		0.29		
5		0.29		
6		0.30		
7		0.30		
8		0.30		
9		0.29		
10		0.29		
11		0.29		
12		0.29		
Totals		3.51 acre feet/year		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: 20-10-20, 4-26-26, Bud A and Bud B, Heavy 16, Flower and Foliar, Fish Bone Meal, CaNi, Silwet, Asatin, PRF97, Cueva, Case, Azamax, Organicide, and Tritech

For Manufacturing ONLY

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

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

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

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

☐ Yes ☐ No

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

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

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

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

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

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

☐ Type 9 – non-storefront dispensary ☐ Type 10 ☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes ☐ No

How many vehicles do you anticipate delivering product?

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

How many deliveries per day do you anticipate delivering product?

☐ <10 ☐ 11-50 ☐ 51-100 ☐ >100 ☐ N/A Storage Only/Other

Kirk Consulting

HELIOS DAYSPRING
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS USE PERMIT
6860 LOS OSOS VALLEY ROAD, SAN LUIS OBISPO, CA 93405
APN (067-061-055)
PROJECT DESCRIPTION

Parcel Size:	175.8 Acres
APN:	APN (067-061-055)
Address:	6860 Los Osos Valley Rd, San Luis Obispo, CA
Land Use Designation:	AG
Williamson Act:	No
Water:	On-Site Well
Existing Uses:	Cattle Grazing
Access:	Los Osos Valley Road

The subject property consists of one parcel totaling 175.8 acres, located at 6860 Los Osos Valley Road (LOVR) in San Luis Obispo (APN 067-061-055), in the San Luis Obispo Sub Planning Area and zoned Agriculture. Existing uses on the site include cattle grazing and open space.

Proposed Project

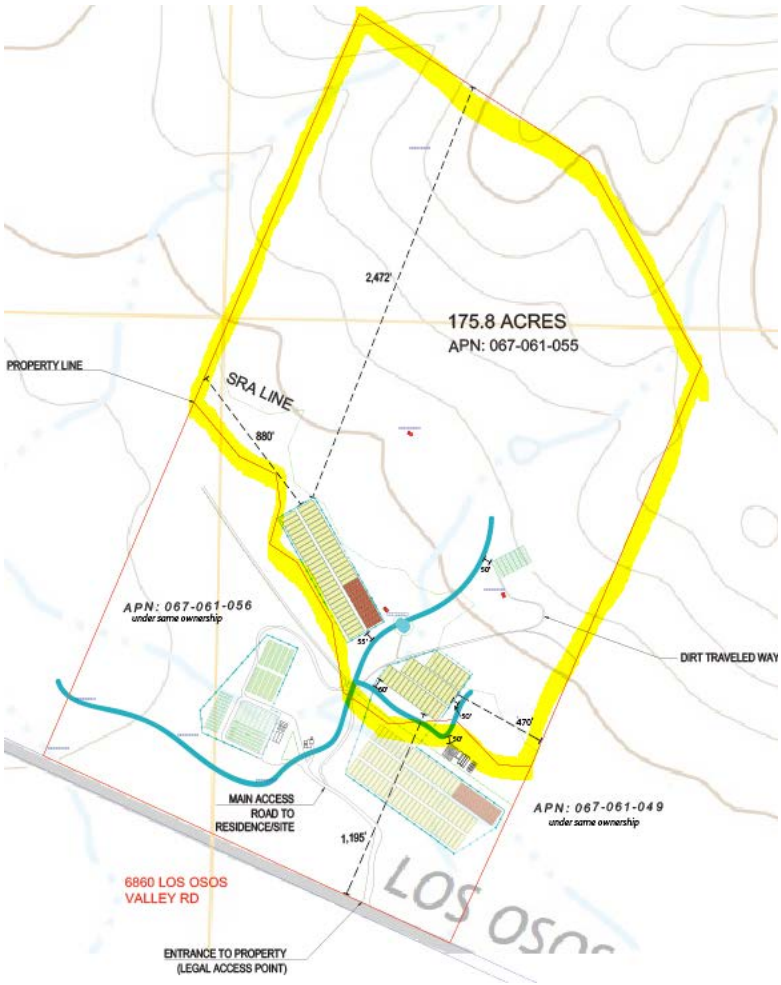
A request by Helios Dayspring for a Use Permit to authorize: (Phase I) the outdoor cultivation of cannabis, totaling 128,000 sq. ft. (under 3 acres) of canopy and 16,000 sq. ft. of hoophouses for drying/curing, and (Phase II) the construction of a new greenhouse on an existing graded area of the parcel for under 22,000 sq. ft. mixed-light canopy. The property is utilizing registration CCM2016-00386 (James Alexander). Supporting cultivation operations will include drying, curing, and preparation of product for off-site testing and entry into the commercial marketplace. The proposed project is located on the northern parcel of 6860 LOVR, APN 067-061-055, San Luis Obispo, CA 93405, approximately 6 miles west of downtown San Luis Obispo.

Table 1: Project Scope Summary

Phase	Type	Use	Size	Count	Total SF	Canopy SF
I	(N) Hoop House	Flowering	100' x 24'	80	192,000	128,000 *(2.93 acres)*
	(N) Hoop House	Drying	100' x 24'	10	24,000	16,000
				TOTAL Hoop House	**216,000**	**144,000**
II	(N) Greenhouse	Nursery	115' x 210'	1	24,150	21,850
				TOTAL Greenhouse	**24,150**	**21,850**

Figure 1: Vicinity Map

The Project site is approximately 178 acres in size, and is accessed through a contiguously owned approximately 89-acre parcel that fronts LOVR (APN 067-061-056). Both properties will be utilized by the property owner for cannabis operations, with a separate use permit application (DRC2018-00191) for APN 067-061-056. The property owner also owns and is proposing cannabis operations (DRC2018-00180) on the parcel to the east, 7510 LOVR (APN 067-061-049). The area is sparsely developed with very low densities and larger parcel sizes (40+) acres. The area's topography is relatively hilly with 28 acres of the site being between 0-10% slope, 18 acres in the site being between 10-20% slope, 106 acres in the site being between 20-30% slope, and 29.8 acres in the site being over 30% slope. The average slope within the site is 27%. The proposed project on this parcel is located along the southeastern parcel edge.



Cultivation

Phase I of this project consists of outdoor cultivation within 80 hoop houses for under 3 acres of flowering cannabis canopy located on the southeast corner of the parcel. An additional 10 hoop houses will be utilized for drying/curing. Phase II of this project consists of 24,150 SF greenhouse for indoor cultivation (21,850 SF flowering indoor canopy), to be located on an area of the parcel previously graded for a house that was not constructed. Secure fencing will be placed around the perimeter of all cannabis use areas. Existing wells will be utilized to irrigate the cannabis cultivation, with four existing and five new 10,000 gallon water tanks to serve the operation. Shared use facilities will be utilized for this project located on parcel 067-061-056 and will consist of three 40' x 8' seatrain storage containers for pesticide storage, organic preventative nutrients, and equipment. Portable toilets will be provided for use by agricultural staff. Waste storage will be contained within

a dumpster, along with 16 defined parking spaces located in the existing dirt road and designated by cones.

Processing and Export of Product

Nursery plants will be provided from the contiguously-owned parcel 067-061-056 for planting onsite. Drying and curing will be located within hoophouses. Once harvested and dried, product will be packaged into totes and taken off-site for processing and distribution. There will be no processing, manufacturing, or distribution onsite.

Access

The parcel is accessed from an existing driveway through 6860 LOVR, which provides access to the parcel and cultivation area.

Site Operations Plan

Onsite Security Measures

A Confidential Security Plan including both physical and operational security measures as required by 22.40.040A.2.a. is included for routing to the Sheriff's Department. The security plan complies with State guidelines and 22.40.404.D-Security to restrict access to only those intended and to deter trespass and theft of cannabis and securely store all cannabis to prevent diversion, theft, and loss.

Odor Management Plan

Odor from the outdoor cultivation areas is naturally mitigated by the project design for nuisance odors, as the cultivation is sited adjacent to contiguously-owned parcels that will be operating as a cannabis farm and therefore no odor issues would occur for those parcels. Setbacks to the public right-of-way and adjacent agricultural use parcels are over 600' and no nuisance odors are anticipated. Compliance with the County's monitoring program will ensure that any concerns due to nuisance odors that may be raised will be addressed as appropriate. No additional mitigation for the outdoor activity is required.

The greenhouse proposed for flowering under 22,000 sq. ft. of cannabis is located over 470' from the property line and over 1,500' from the nearest offsite residence. The greenhouse will be equipped with a Dynamic® Activated Carbon Matrix odor control and air handling system to provide internal pressurized air conditioning,

temperature control, and extensive air filtration odor control. This system is compliant with Section 22.404.050D.8- Nuisance Odors by providing sufficient mechanical ventilation controls including misting and evaporative coolers that work in conjunction with an activated carbon filtration system installed within the structure. Refer to Plan Set page Z-101 for product specifications.

Signage/Site Posting

No exterior signage distinctive to the cannabis operation is proposed. The existing gated entrance will remain. All required land use permit approvals, State, and County permits and licenses will be posted on the site.

Records

Clear and adequate records will be maintained in compliance with all applicable State and County requirements.

Parking

The property site provides ample parking space adjacent to the cultivation, to be shared with the cannabis use proposed on the adjacent contiguously-owned parcel. See Sheet A-002 for location of 16 spaces to be used for the cultivation and any seasonal harvest staffing needs. This location is not in conflict with any adjacent properties or uses. See request for modification of nursery specialty parking standards 22.18 herein.

Employee Safety and Training Plan

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. No nursery, manufacturing, dispensary, or distribution activities are proposed. No public access to the site will occur at any time. Operations will be managed contiguously with the parcels to the south and east, resulting in a comprehensive operation.

Standard agricultural safety and training will occur for all staff as well as additional security training to ensure full compliance with State standards for cannabis track and trace.

Neighborhood Compatibility

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

site is not located within 1,000 feet from any pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility. The project parcel and surrounding properties are all in agricultural production. There is no projected increase in noise level from this project as no construction is proposed and the agricultural cultivation activity is not a noise-intensive use. No potential neighborhood compatibility issues are anticipated as the project is located on an agricultural zoned parcel surrounded on two sides by contiguously-owned cannabis operations and there are no nearby non-agricultural neighborhoods to the project site. As all cannabis cultivations will be required to comply with the County cannabis monitoring program and will be required to meet all conditions of approval for the 5-year use permit timeframe, in the event nuisance odor concerns are raised during the operation of the project the applicant will work with County staff to address any identified compatibility issues.

Waste Management Plan

Cannabis cultivation produces minimal waste. All packaging for soil or nutrient amendments will be contained within onsite waste receptacles. All green waste consisting of dead and/or stripped of flower plants and soil will either be composted onsite or disposed of through the property's waste hauler and in full compliance with State requirements for disposal of any waste containing or potentially containing cannabis plant material. Onsite solid waste collection will occur within the fenced cannabis use area and is compliant with Section 22.10.050 for solid waste and recycling collection.

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 with the location standard allowed to be modified through Minor Use Permit Approval in conformance with 22.40.050.D(3)(e). The cultivation area meets setback requirements from adjacent parcels to the west (880'), to the east (470'), to the south (1,195'), and to the north (2,472'). The distance to Los Osos Valley Road, the nearest public right of way, is over 500'. As both the parcels to the south and west are owned by the same property owner, and with these adjacent properties proposed for cannabis operations, the setback standard of 300' to those parcels is not necessary. The three parcels will effectively be operated as a single

farm, which negates the need for consideration of setback limits for this commercial agriculture operation.

The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et. al) are located well outside the 1000-foot setback required by 22.30.D.1. The agricultural zoned parcel size of 198.8 acres meets the size requirement of 25 acres.

Storage and Hazard Response Plan

Ordinance Section 22.40.050.C.4 requires a storage and hazard response plan for all materials to be kept on site. 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 will be stored in small containers on shelving inside metal containers. A list of material to be used is provided in the Cannabis Application Supplement as required by Section 22.40.050.C.3 and further product specifications are also included in this application package.

There will be a total of 3 seatrain containers, each at 40' x 10' or 400 sq. ft.: one for pesticides and one for nutrition, one for equipment storage, and the last for miscellaneous storage space, see Sheet A-002, A-003 for locations. See detail FQ-102 for floor plan details. Soil will also be stored and amended as necessary on the

adjacent contiguously owned property; see Sheet A-002 for locations of soil and nutrition storage. Diesel storage (see Sheet A-003 and FQ-102) will be installed according to Building Department requirements with verified connections to ensure no spillage occurs. A Hazardous Materials Business Plan will be filed in the event any material meeting the state reporting thresholds. Any spills will be contained and properly cleaned in accordance with controls in place for the commercial farming industry.

Screening and Fencing

County fencing requirements for cannabis require a 6' high secure and durable fence around all cannabis activities. It is also required that cannabis plants not be easily visible from offsite. The parcel currently has a 3' barbed wire fence around a portion of the parcel and the entry driveway is unfenced.

The cannabis use, located in the southeast portion of the parcel that does not immediately front LOVR will first be screened within hoophouses, and the entire operation enclosed with a secure and durable fence at least 6' high. A 12' tall polyethylene screen for both privacy and wind protection will also be installed around the outdoor cultivation area.

The photo below is representative of the type of hoop house construction and security/screening fencing that will be utilized at the property.

SECURITY & WIND BREAK 12'-0" HEIGHT FENCE
MADE FROM POLYETHYLENE IN BLACK FOR PRIVACY

Neither the operation or security/wind screening fence will silhouette above any surrounding ridgeline.

Traffic

An engineered trip generation study was conducted by Orosz Engineering Group Inc. At full capacity the operations will result in 15 average trips per day, with no evening peak hour trips. There will be an additional 4 commercial deliveries per year for soil and farm supplies. This is within standards for the road and standard agricultural operations for the property. Please see the following traffic analysis summary for the project:

Use		Unit	Rate Source	ADT	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
6860 A Los Osos Valley Road							
Hoop House (Growing)	4.4	AC	County of SLO	2	0	0	0
Hoop House (Drying)	0.55	AC Seasonal	County of SLO	0	0	0	0
Greenhouse (Growing)	20.7	KSF	County of SLO	0.27	0.007	0.018	0.025

			Traffic Volumes			
				PM Peak Hour		
Proposed Project	Size		ADT	In	Out	Total
6860 A Los Osos Valley Road						
Hoop House (Growing)	4.4	AC	9	0	0	0
Greenhouse (Growing)	20.7	KSF	6	0	0	0
		Project Total	15	0	0	0

Water Management Plan

Application requirements according to Section 22.40.050C.1 require a detailed water management plan including the proposed water supply, conservation measures, and any water offset requirements.

Section 22.40.050D.5 requires sites in a groundwater basin at Level of Severity III provide an estimate of water demand prepared by a licensed professional engineer. The site is not located in a Level of Severity III groundwater basin and therefore an engineered analysis is not required. This section also prohibits water

transport by vehicle from offsite sources. As ample water is available onsite, no vehicle import transport of water will occur.

Section 22.40.040L.-Water Quality requires cannabis cultivation to comply with Regional Water Quality Control Board environmental measures. The property is in the Los Osos Water and San Luis Obispo/Avila Planning Areas and falls within the Laguna Lake and Warden Lake Watersheds. The project site is served by nine existing wells that have historically served the property for agricultural uses, ranging from 16 to 30 gallons per minute. Refer to attached Well Completion reports and owner-supplied pump data. No import of water is necessary or will occur in association with the proposed cannabis cultivation operations. There are four existing 10,000 gallon water tanks, and 5 additional 10,000 gallon tanks proposed to be located on the property near the outdoor cultivation site for storage and connection to an above-ground irrigation system (refer to Site Plan sheet A-003. The historic capability to provide water for the existing agricultural cultivation support the land use of commercial cannabis cultivation.

The projected water usage utilizing published data from the Central Coast Regional Water Control Board cannabis development team is as follows:

Cultivation Hoophouse/Greenhouse					
	Use Factor (gallons)	sf	days/yr	gall/yr	AFY
Greenhouse FLOWER (on APN 067-061-055)	0.1	21,850	260	568100	1.74
Hoophouse FLOWER	0.03	128,000	150	576000	1.77
TOTAL		**149850**		**1144100**	**3.51**

Monthly use projections are included in the Cannabis Application Supplement.

Energy Use

Section 22.40.050.C.6. requires identification of all proposed power sources and 22.40.050.D.7. requires mixed-light operations to comply with State regulations regarding energy requirements. The project site is served by PG&E, which is fully compliant with State regulations as approximately 30% of the energy delivered by PG&E is from renewable energy sources and 70% is from GHG-free sources.

Refer to PLN-2018-Cannabis Application Supplement for a detailed estimate of electrical usage for the mixed-light cultivation. The total estimated energy use is 204,331 kWh.

Issues Requiring Special Consideration

Biological Resources

A Biological Resources Assessment (BRA) was conducted by Terra Verde Environmental Consulting, LLC for the proposed project and surrounding area. The use area was evaluated and identified that all uses will be located at least 100 feet from U.S. Geological Survey (USGS) blue line streams, however the cultivation area is located within or immediately adjacent to an ephemeral swale. The project design has been designed to avoid and/or minimize impacts to areas of intact native habitat and sensitive resources, to the extent feasible including utilization of existing greenhouse structures on the non-sensitive property to the south.

One special status-plant, Blochman's dudleya was observed on rock outcrops within annual grassland on the eastern portion of the site. Patches of needlegrass were also observed with the potential for other plant species to occur. As the survey was conducted out of the typical blooming period for this species, it is unknown if the plant constitutes at least 10 percent of the overall grassland community. In the event this is the case (to be determined with an appropriately timed botanical survey), it would be considered a sensitive natural community, Valley Needlegrass Grassland.

Following an appropriately timed botanical survey to determine presence/absence and their distribution, appropriate additional mitigation including seed bank harvesting and/or relocation of mature individuals would be implemented at the direction of the project biologist.

In accordance with the Biological Resources Assessment prepared by Terra Verde Environmental Consulting LLC (August 2018), the following avoidance, minimization, and mitigation measures are hereby incorporated into the project at 6840 Los Osos Valley Road (APN 067-061-055) to support the determination that as proposed, the project does not have a potential for causing a significant effect on the environment:

Biological Measure 1: Site Maintenance and General Operations

The following general measures are recommended to minimize impacts during active construction:

- The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with high visibility fencing. No work shall occur outside these limits.
- In the vicinity of sensitive resources and habitats (e.g., hydrologic resources, special-status species, and CNDDB sensitive natural communities), signs shall be posted at the boundary of the work area indicating the presence of sensitive resources.
- Staging of equipment and materials shall occur in designated areas at least 100 feet from drainages, swales, and stock ponds.
- Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
- Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated areas. Sandbags and/or absorbent pads shall be available to prevent spilled fuel from leaving the site.
- Any chemicals used shall be prevented from entering the jurisdictional areas.
- Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

Biological Measure 2: Springtime Botanical Survey

An appropriately timed botanical survey for special status plant species shall be conducted to determine presence or absence of the species within the annual grassland habitat on the site. In the event sensitive species is present, Measure 2a shall apply.

*Biological Measure 2a: Mitigation Plan for Special-Status Plants*only required if Measure 2 identifies special-status plants within project area.*

To the maximum extent feasible, impacts to special-status plant species shall be avoided. Any special-status plant populations within 50 feet of proposed disturbance shall be clearly fenced or flagged to avoid inadvertent access to or impacts within exclusion areas. If impacts are unavoidable and a mitigation plan is necessary for the protection of special-status plants it shall, at a minimum:

- Discuss the proposed construction methods, construction schedule, and the implementation schedule of activities proposed as part of the plan.
- Quantify and describe the anticipated impacts to special-status plant species (i.e., acreage and/or number of individuals), as applicable.
- Include a requirement for photographic documentation and a post-implementation reporting.
- Identify each special-status plant species observed on site, including a description of the mitigation activities proposed for each. As appropriate, the measures shall include:

- a detailed description of topsoil salvage procedures and long-term soil stockpile storage methods;
- methods and timing of any proposed seed collection and storage;
- locations and demarcation of full-time avoidance areas during construction;
- locations and methods for restoration, replanting, and/or reseeding (e.g., decompaction, recontouring, scarification, mulching, hand broadcasting, hydroseeding, etc.); and
- short- and/or long-term monitoring protocols and/or vegetative growth success criteria for restoration.

The plan shall be prepared by a qualified botanist or restoration biologist and be approved by the County of San Luis Obispo prior to implementation.

Biological Measure 3: Surveys and Monitoring for Special-status Wildlife

A qualified biologist shall conduct a pre-activity survey prior to the start of construction to ensure special-status wildlife are not present within proposed work areas. In the event that special-status species are found, they shall be allowed to leave the area on their own volition or relocated (as permitted) to suitable habitat areas located outside the work area(s). If necessary, resource agencies will be contacted for further guidance. Preconstruction surveys and monitoring shall be conducted as follows:

Measure 3A: Preconstruction Survey for American Badger

A qualified biologist shall conduct a pre-activity survey within 30 days prior to the start of initial project activities to ensure American badger are not present during the start of construction. If dens are discovered, they will be inspected to determine if they are currently occupied. If dens are determined to be inactive by the qualified biologist, they will be excavated by hand to prevent re-occupation prior to construction. If the qualified biologist determines that potential dens may be active during the non-breeding season, the entrances of the dens shall be blocked with soil, sticks, and debris for three to five days to discourage the use of these dens prior to project disturbance. The den entrances shall be blocked to an incrementally greater degree over the three- to five-day period. After the qualified biologist determines that badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction. If badgers are found during their breeding and rearing season (May to December), dens shall be avoided by a 150-foot buffer to protect them from construction activities. If these dens cannot be avoided after the breeding season has concluded, the above procedure will be followed.

Measure 3B: Surveys and Monitoring for CRLF, Western Pond Turtle, and Western Spadefoot Toad

A qualified biologist shall complete a preconstruction survey for these species within 48 hours prior to the start of all work within 100 feet of suitable habitat. Surveys shall include an inspection of all work areas, staging areas, and access routes.

In addition, a qualified biologist shall conduct full-time monitoring during all vegetation clearing and initial earth disturbance within 100 feet of suitable habitat on site. If CRLF and/or western pond turtles are discovered in the work areas, they shall be allowed to leave the area on their own volition or be relocated by a qualified biologist with appropriate authorization from CDFW and/or the USFWS to pre-determined suitable habitat areas located outside the immediate impact area.

Biological Measure 4: Protection for CRLF and Western Pond Turtle

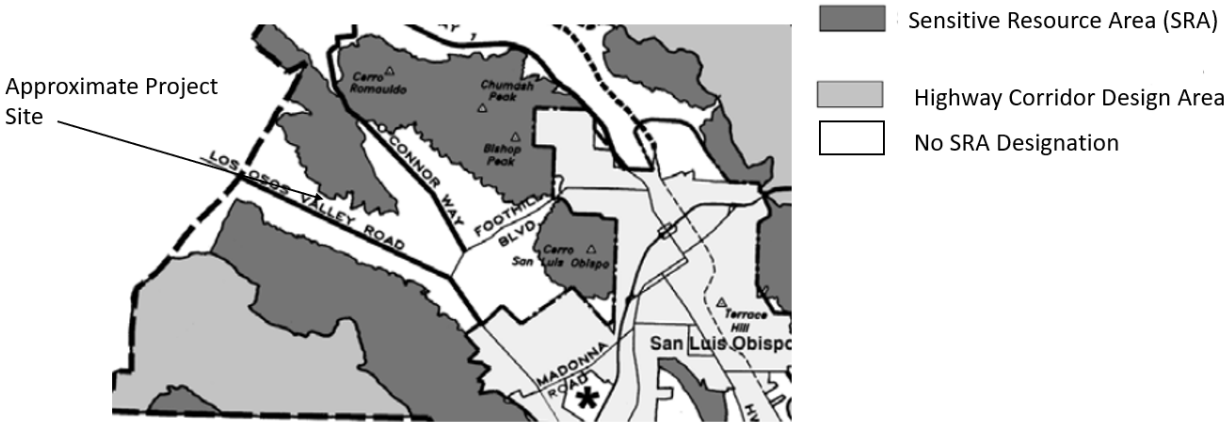
Prior to commencement of clearing/grading/construction/improvement activities, the applicant shall make all efforts to schedule work activities during the dry season when impacts to CRLF and aquatic habitats would be minimal. This would include the following:

- Avoid work during the rainy season (October 15 through April 15). If work must occur in the rainy season, no work shall occur during or immediately after rain events of 0.25-inch or greater.
- A follow-up CRLF survey shall be conducted prior to the start of work following any rain event of 0.25-inch or greater.
- Avoid nighttime work. If nighttime work is deemed necessary, a qualified biologist shall be on site until it is determined that no potential impacts to CRLF would occur based on conditions and the scope of work.

Work shall halt if CRLF are discovered within disturbance areas and resource agencies shall be contacted. If western pond turtles are discovered in the work areas, they shall be relocated by a qualified biologist to pre-determined suitable habitat areas located outside the immediate impact area.

Visual Resources

County Ordinance Section 22.108.020 defines highway corridor design standards for certain agricultural structures on land within the design area, and are subject to Sensitive Resource Area combining designation for protection of critical resources such as the Morros.



The project is located south of and outside of this defined area, as shown in the schematic above. To provide further verification the project site is not visible from other potentially visually sensitive locations such as Foothill Boulevard or within the primary cone of vision for travelers on Los Osos Valley Road, a visual resource assessment was prepared to show four different locations of the project site as seen from Los Osos Valley Road and Foothill Blvd. Utilizing the existing large avocado orchard and mature trees located east of the site as reference, this study clearly shows that the site is not discernable from offsite until almost immediately

upon it. The proposed project is a commercial agriculture operation proposed in accordance with all ordinance standards including siting, fencing, property designation, and utilization of existing structures to minimize site disturbance.

Parking Modification and Required Findings

The project will require 7 full-time staff shared with the operations on the lower parcel with seasonal increases to 11. The project is designed to accommodate staff with sixteen shared 16' x 8' parking spaces on the property. Due to the limited nature of the staff required for the operation, parking standards as outlined in Chapter 22.18, Nursery Specialties are not appropriate for the project. The following findings are provided for use in a request for modification of parking standards of Chapter 22.18, Nursery Specialties.

In accordance with Chapter 22.18.18.020.H, the following three findings support the request to modify the parking standards:

a. The characteristics of the project, which consists of a cannabis cultivation consisting of outdoor and indoor uses, with seasonal temporary staff, do not necessitate the number of parking spaces, types of design or improvements required by this chapter. The agricultural cultivation staff can be accommodated in the existing level dirt area adjacent to the cultivation that will be marked and designated for parking.
b. The proposed parking area that consists of an unpaved parking lot with cone designations adjacent to the cultivation areas is adequate to accommodate all parking needs on site generated by the use, as the operation will be staffed by seven staff cultivating an agricultural product and there are no site constraints as far as space availability for the cultivation use.
c. No traffic safety problems will result from the proposed modification of the parking standards as there is ample existing parking on the site for the existing cannabis cultivation business, the parking location is located well away from any public right of way, and there is adequate space surrounding the parking area for any turning movement.

Department of Planning & Building

Parcel Summary Report

APN: 067-061-055

Parcel Information

APN: 067-061-055

Assessee: MAY JAMES D TRE ETAL

Care Of:

Address: 114 FEL MAR DR SLO
CA 93405

Description: PM 67/19-22 PAR 1

Site Address:
00000 LOS OSOS VALLEY RD

Tax Rate Area Code: 112002

Estimated Acres: 174.6

Community Code: SLOSLO

Supervisor District: Supdist 2

Avg Percent Slope: 27

Selected Parcel

Land Use Information

Land Uses	Combining Designations
AG	GSA Geologic Hazard Area Sensitive Resource Area

Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00192	Land Use	10/30/2018 2:27:46 PM
ZON2013-00396	Determination	1/17/2014 3:36:15 PM
GRA2013-00007	Determination	9/4/2013 10:12:34 AM
SEP2012-00600	CCM - Condition Compliance Monitoring	1/30/2013 12:00:00 AM
S990160P	Subdivision	12/3/1999 12:00:00 AM

Report generated:
11/15/2018 8:04:13 AM

Clerk Recorder Documents

Clerk Document	Date	Document Type
2007-I-000256	01/29/2007	C

Department of Planning & Building

Interactive Data Viewer

Legend

- SLO County Parcels

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

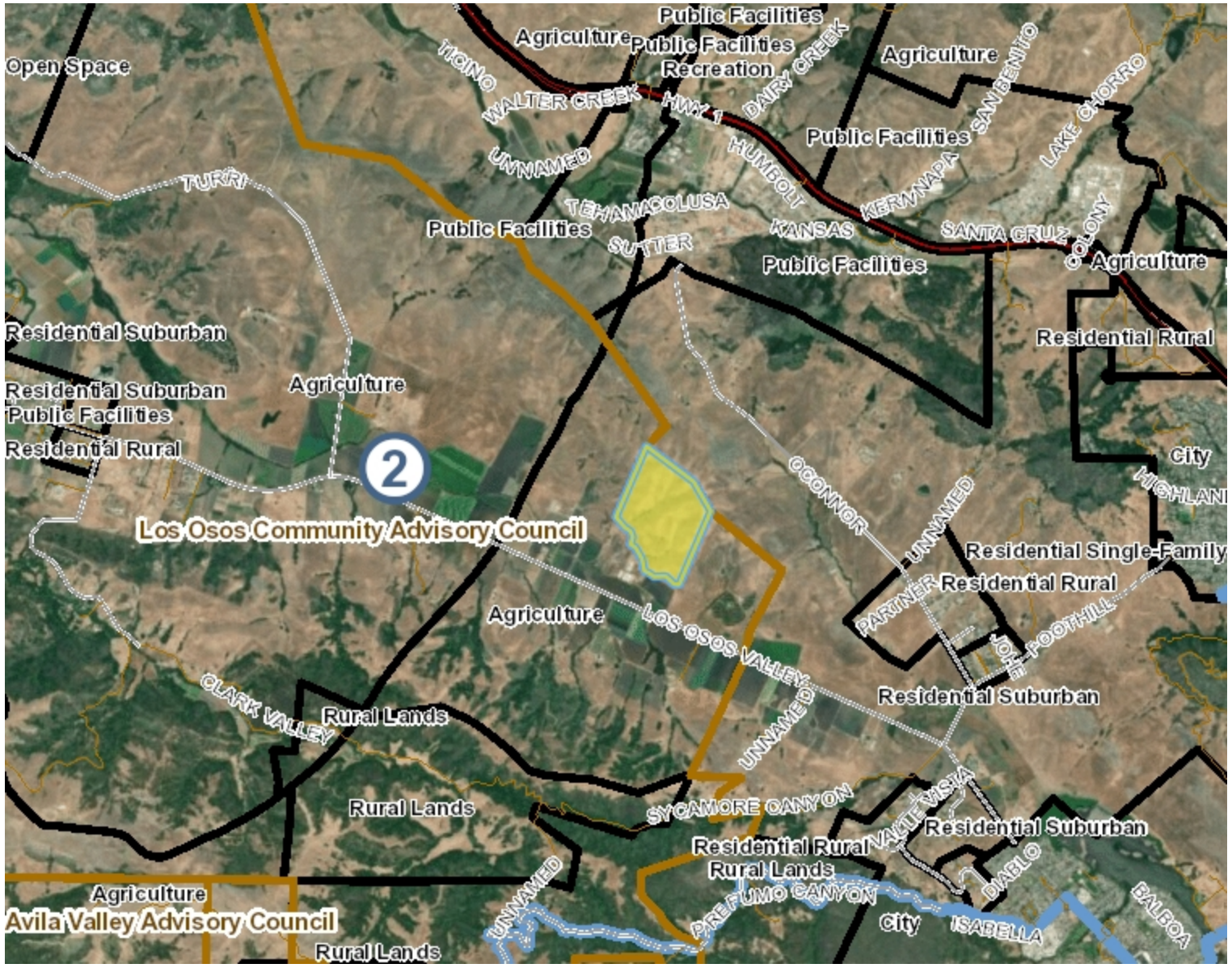
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Department of Planning & Building

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

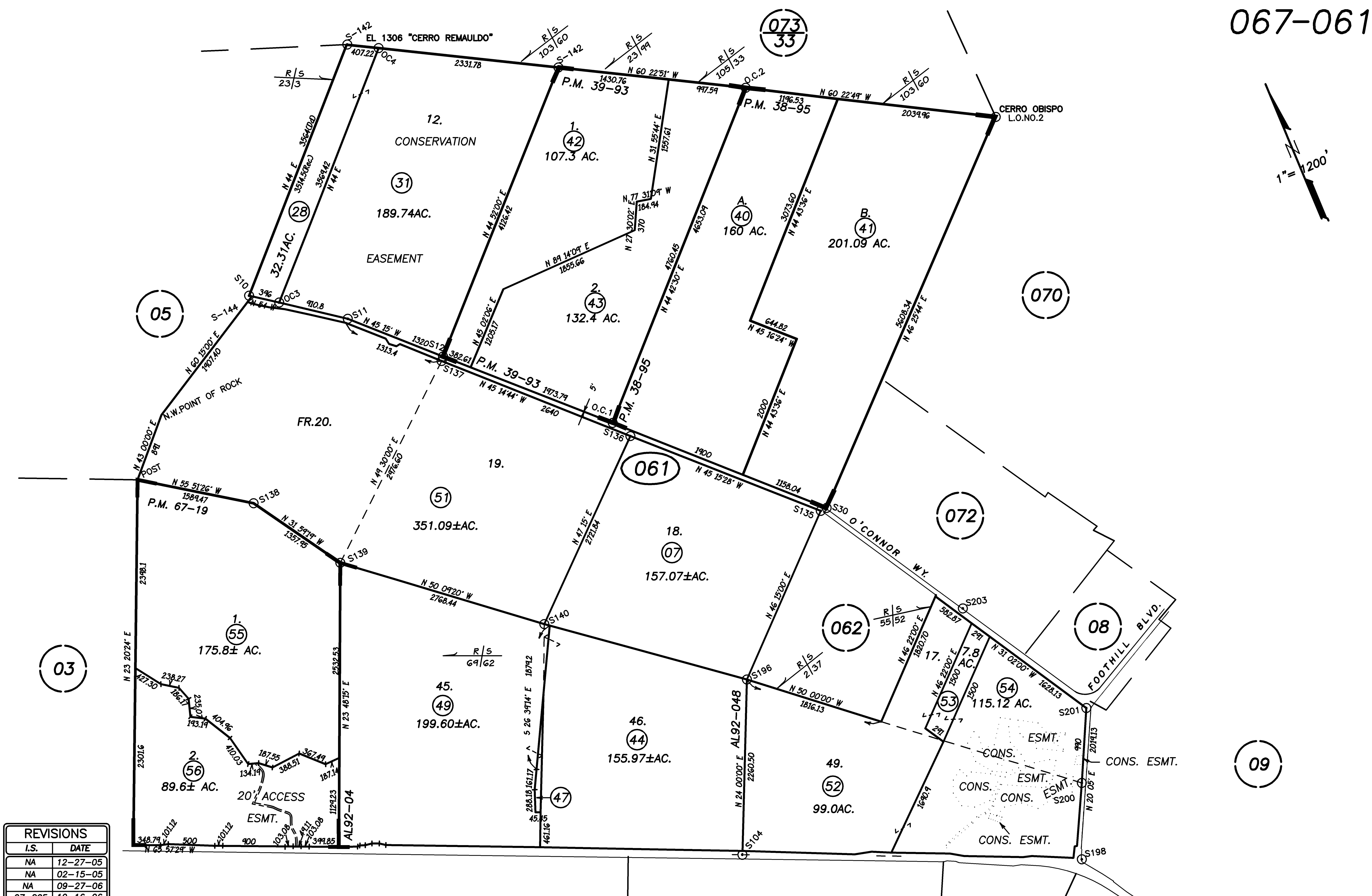
Supervisor Districts

Land Use Outlines

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

WGS_1984_Web_Mercator_Auxiliary_Sphere

067-061



REVISIONS	
I.S.	DATE
NA	12-27-05
NA	02-15-05
NA	09-27-06
07-205	10-16-06
NA	04-30-07
NA	12-12-11
NA	01-20-12
NA	02-28-16

600' 0 1200' 2400'

SW 12-27-05 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

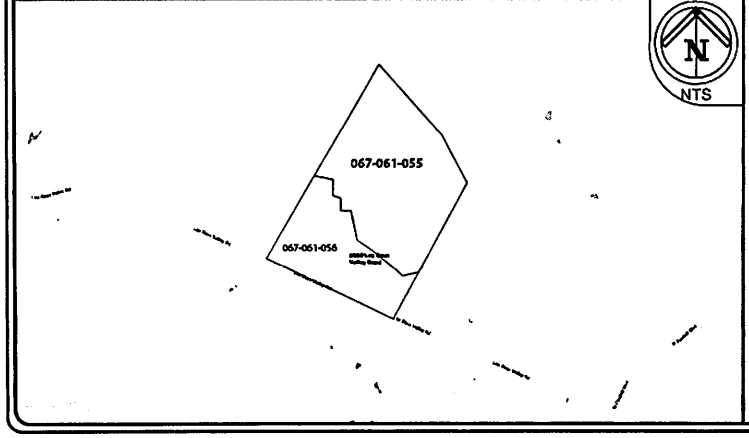
RHO. CANADA DE LOS OSOS & LA LAGUNA, R.M. Bk. A, Pg. 83-84.

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 067 PAGE 061

6860 LOVR

6860 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405
APN: 067-061-055

VICINITY MAP



SCOPE OF WORK: 067-061-055

2.93 Acres Outdoor Cultivation Canopy in (80) New Hoophouses
16,000 SF Outdoor Drying Canopy in (10) New Hoophouses
21,850 SF Indoor Cultivation Canopy in (1) New Greenhouse

SHEET INDEX:

PROJECT: 6860 LOVR
6860 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405

DRAWN BY: GA
DATE: 8/20/18
REV BY: —
REV DATE: —

SHEET NUMBER
G-001

SITE PLAN
SCALE: 1/256" = 1'-0"
N
6860 LOS OSOS VALLEY RD
ENTRANCE TO PROPERTY
(LEGAL ACCESS POINT)
MAIN ACCESS
ROAD TO
RESIDENCE/SITE
1,195'
APN: 067-061-049
under same ownership
APN: 067-061-056
under same ownership
DIRT TRAVELED WAY (TYPICAL)
SRA LINE
880'
PROPERTY LINE
175.8 ACRES
APN: 067-061-055
2,472'
200
LEGEND
SYMBOL
DESCRIPTION
SOIL STORAGE SITE
YELLOW HOOP HOUSE
BLOOMING/FLOWERING
GREEN HOOP HOUSE
VEGETATIVE PHASE
BROWN HOOP HOUSE
DRYING PHASE
WELL & PUMP
WATER TANK
NEW FENCE LINE
EXISTING FENCE LINE
WELL
YELLOW INDOOR
GREENHOUSE FOR
BLOOMING/FLOWERING
GREEN INDOOR
GREENHOUSE FOR
VEGETATIVE PHASE/STATE
PROJECT:
6860 LOVR
6860 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405
DRAWN BY
GA
DATE
8/20/15
SHEET NUMBER
A-001

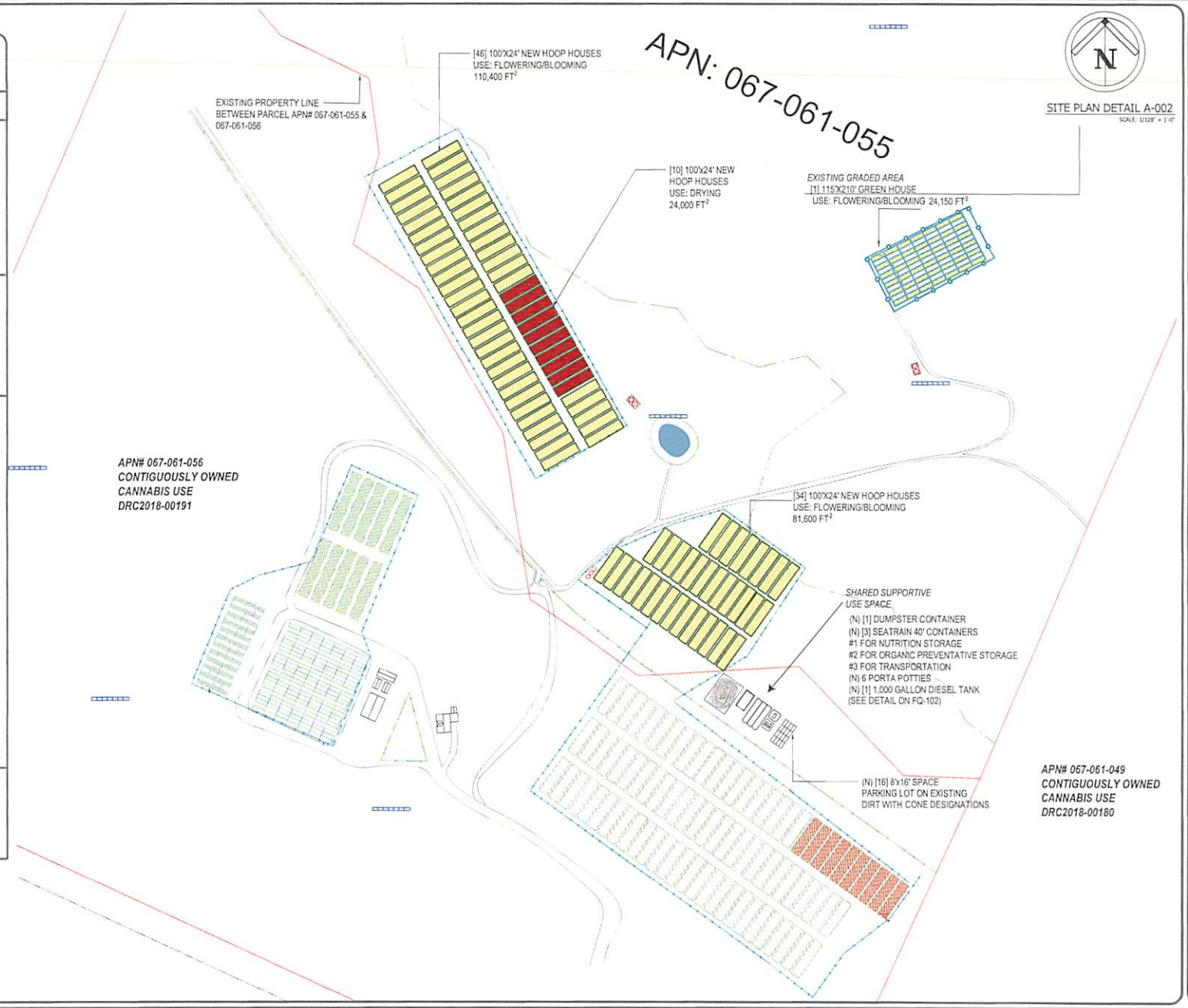
NOTE: (E) DENOTES EXISTING STRUCTURE
(N) DENOTES NEW STRUCTURE

LEGEND

SYMBOL	DESCRIPTION
	SOIL STORAGE COMPOST
	YELLOW HOOP HOUSE BLOOMING/FLOWERING
	GREEN HOOP HOUSE VEGETATIVE PHASE
	BROWN HOOP HOUSE DRYING PHASE
	SEATRAIN 40' CONTAINER
	DUMPSTER CONTAINER
	PORTABLE POTTY
	DIESEL 5,000 LITER
	WELL & PUMP
	WATER TANK
	NEW FENCE LINE
	EXISTING FENCE LINE
	PROPERTY LINE

WIND BREAK 12'-0 FENCE
MADE FROM POLYETHYLENE
IN BLACK FOR PRIVACY

	YELLOW INDOOR GREENHOUSE FOR BLOOMING/FLOWERING
	GREEN INDOOR GREENHOUSE FOR VEGETATIVE PHASE/ STATE



PROJECT:
6860 LOVR

6860 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405

DRAWN BY: GA
DATE: 8/20/18

SHEET NUMBER:
A-002

WALKWAY LEGEND

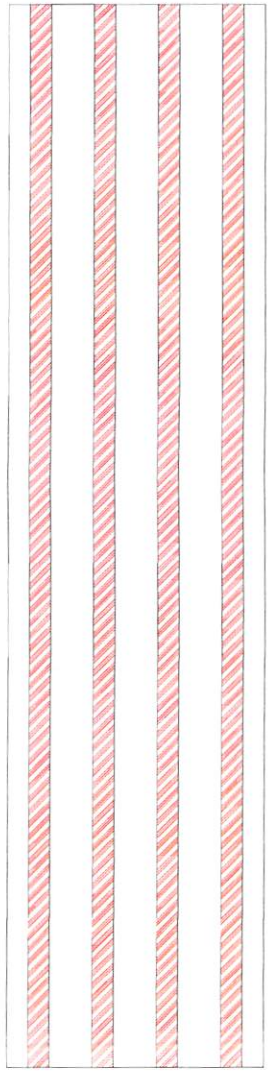
SYMBOL	DESCRIPTION
	EQUIPMENT & WALKWAY ACCESS

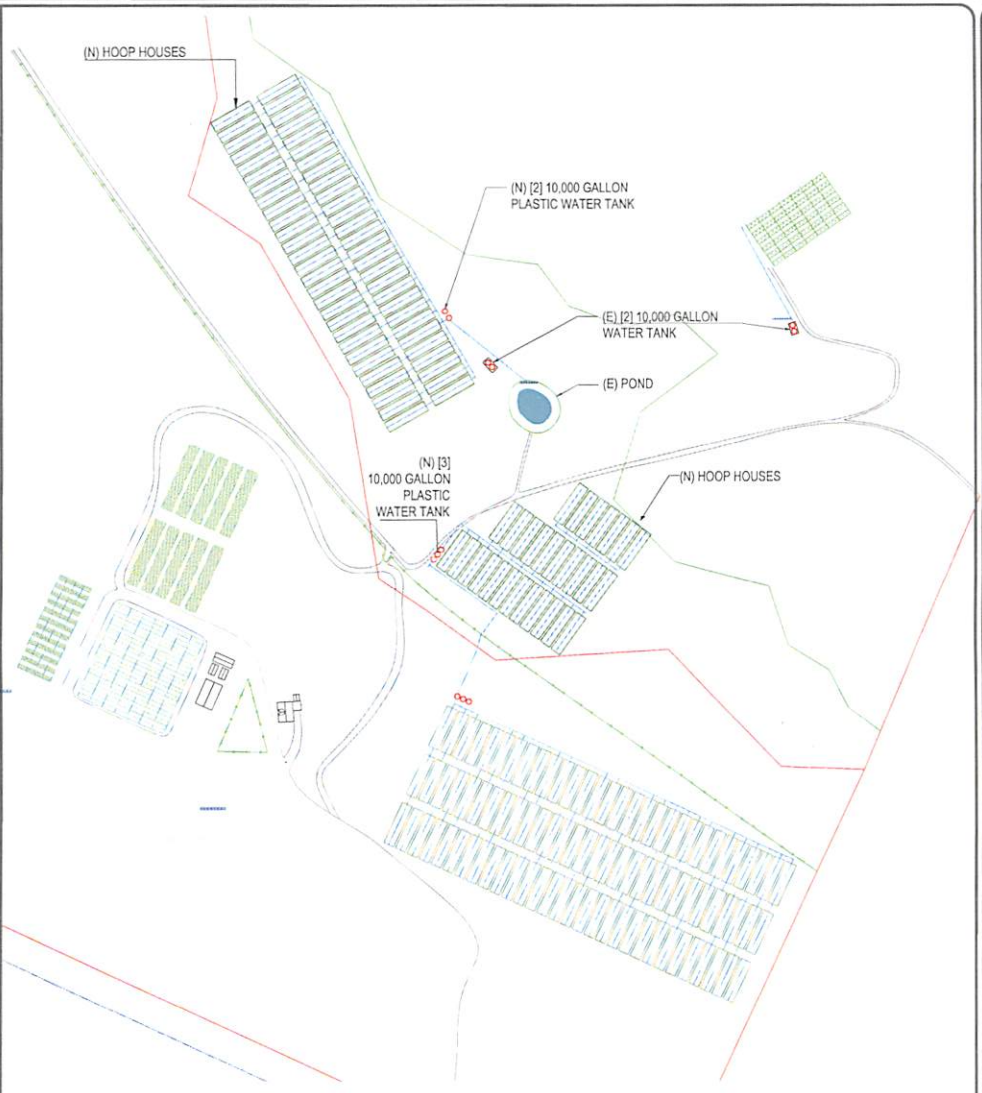
EQUIPMENT LEGEND IRRIGATION

SYMBOL	DESCRIPTION
	IRRIGATION LINE
	WELL & EXTERIOR PUMP
	10,000 GALLON WATER TANK-PLASTIC

HOOP HOUSE AGGREGATE DETAIL

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





IRRIGATION PLAN DETAIL A-004

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

PROJECT:

6860 LOVR

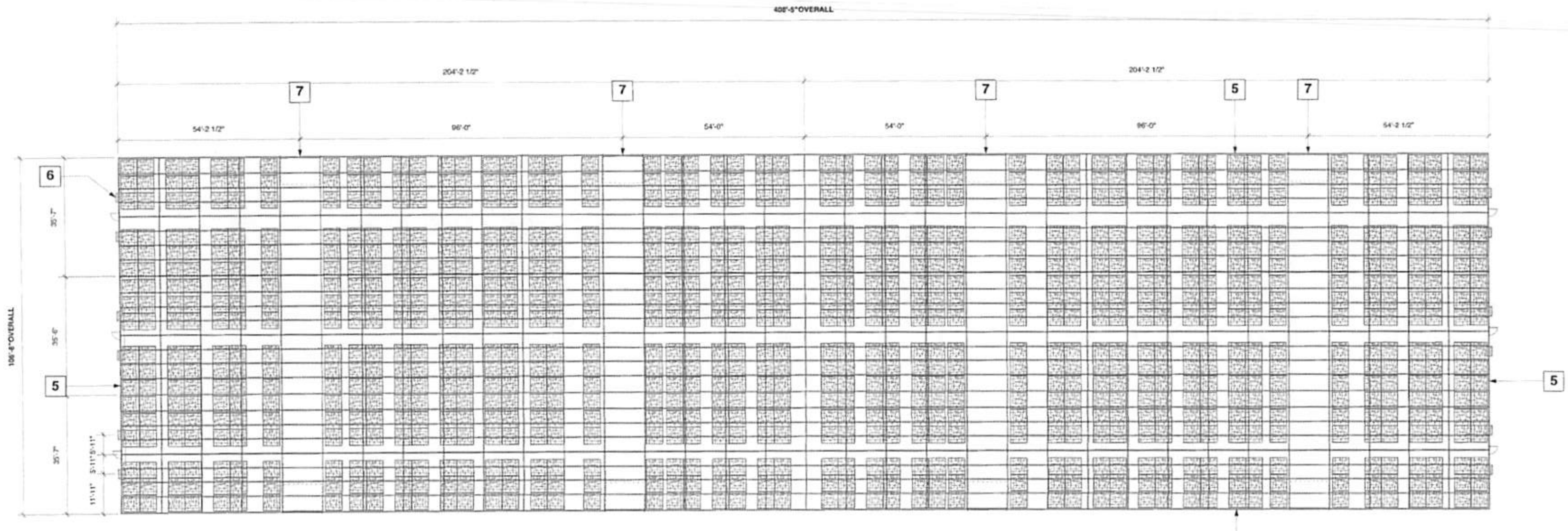
6860 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405

DRAWN BY: GA

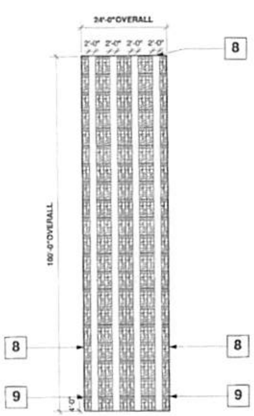
DATE: 8/20/18

SHEET NUMBER:

A-003



1 LOS OSOS SITE #2 FLOORPLAN
Scale: 1/16" = 1'-0"



2 HOOP HOUSE FLOORPLAN
Scale: 1/16" = 1'-0"

REFERENCE NOTES:

1. 2" S.Q. STEEL PURLINS
2. 3" S.Q. STEEL COLUMN
3. TENZALOY COLUMN CAP
4. 8MM CLEAR POLYCARBONATE TWINWALL
5. ALUMINUM WALL
6. INTAKE SHUTTERS
7. GARADGE DOOR
8. GREENHOUSE FILM
9. 14-GUAGE 1.66" O.D. PIPE

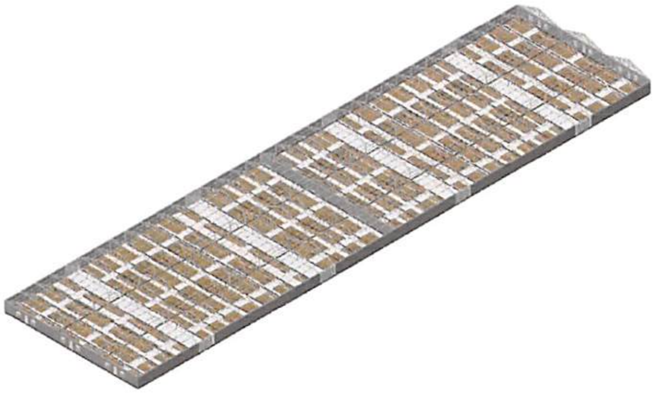
crsa | architecture

6860 LOVR
6860 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405
APN: 067-061-055 & 067-061-056

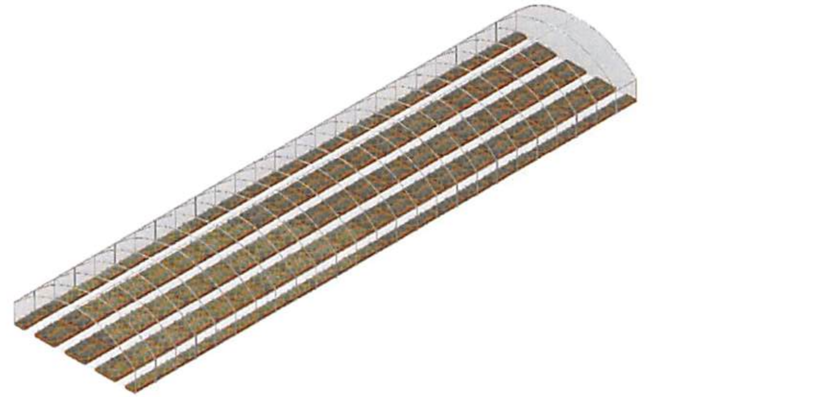
FLOORPLANS AND RENDERS

18 MAY 2018

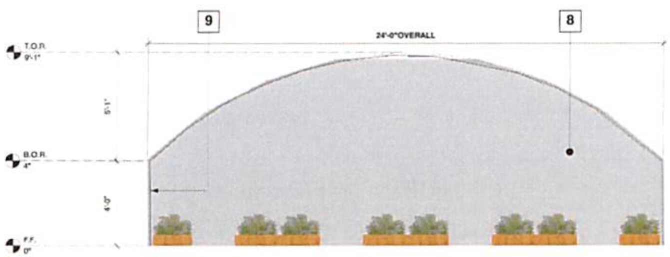
A-6.0



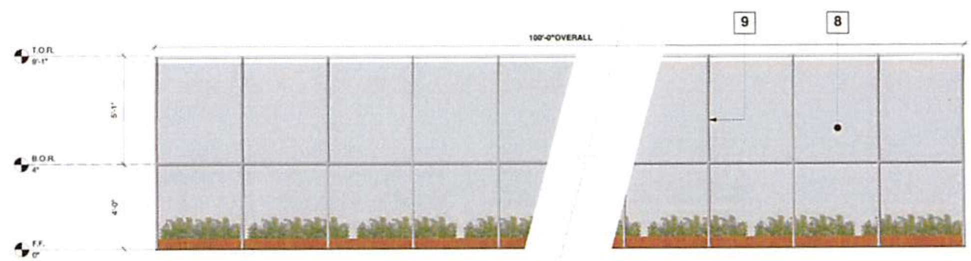
1 LOS OSOS SITE #2 INDOOR GROW
Scale: 1/32" = 1'-0"



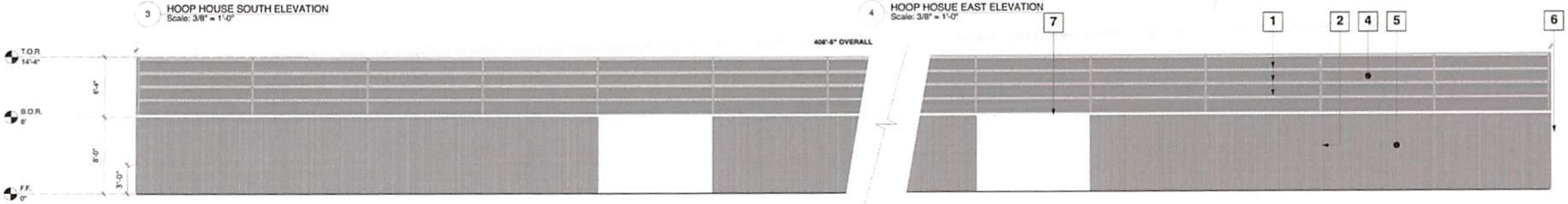
2 STANDARD HOOP HOUSE
Scale: 1/8" = 1'-0"



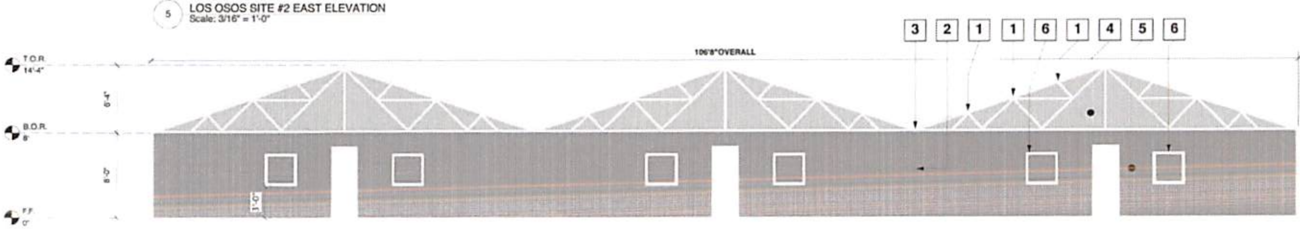
3 HOOP HOUSE SOUTH ELEVATION
Scale: 3/8" = 1'-0"



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



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



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

REFERENCE NOTES:

1. 2" S.Q. STEEL PURLINS
2. 3" S.Q. STEEL COLUMN
3. TENZALOY COLUMN CAP
4. 8MM CLEAR POLYCARBONATE TWINWALL
5. ALUMINIUM WALL
6. INTAKE SHUTTERS
7. GARADGE DOOR
8. GREENHOUSE FILM
9. 14-GUAGE 1.60" O.D. PIPE

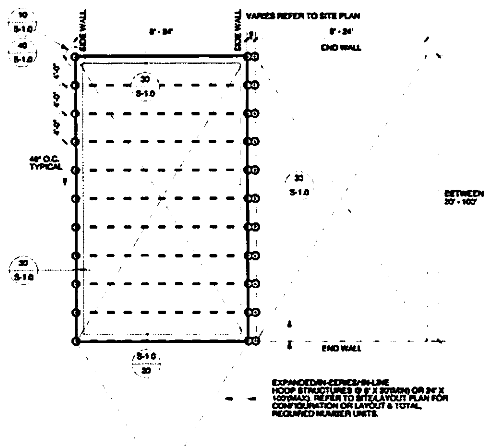
crsa | architecture
890 Monterey Street • Suite A • San Luis Obispo • CA 93401

6860 LOVR
6860 **LOS OSOS VALLEY RD**
SAN LUIS OBISPO, CA 93405
APN: 067-061-055 & 067-061-056

ELEVATIONS

18 MAY 2018

A-6.1



PLAN VIEW
SCALE: 1/8" = 1'-0"

CONSTRUCTION WASTE MANAGEMENT PLAN

CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE CHAPTER 4 DIVISION 4.4 PER 2016 CRC

CODE COMPLIANCE

CODES: ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES.
-2016 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2015 IBC
-2016 CALIFORNIA RESIDENTIAL CODE (CRC), BASED ON THE 2015 IRC
-2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC
-2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC
-2016 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2014 NEC
-2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
-2016 CALIFORNIA ENERGY CODE
-2016 CALIFORNIA RESIDENTIAL ENERGY STANDARDS
-2016 CALIFORNIA GREEN BUILDING CODE (CGBC)
-2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC
-NFPA NATIONAL FIRE CODES
-PROJECT CONDITIONS OF APPROVAL
-COUNTY OF SAN LUIS OBISPO STANDARD CONDITIONS, AMENDMENTS AND SELECTED CODE REQUIREMENTS ON FILE AT THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND BUILDING DIVISION
-ALL OTHER CODES AND ORDINANCES ADOPTED BY THE COUNTY OF SAN LUIS OBISPO AGENCIES HAVING JURISDICTION OVER THIS PROJECT

STATEMENT OF COMPLIANCE

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE COUNTY OF SAN LUIS OBISPO ADOPTED CODE AND ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND I/WE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

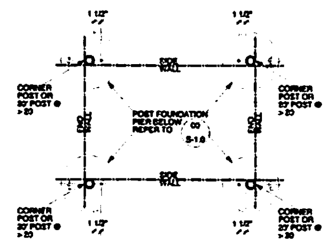
THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2016 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CEnC).

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES

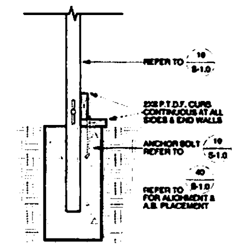
EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION AND GROUND DISTURBING ACTIVITIES PER THE COUNTY OF SAN LUIS OBISPO STANDARDS.

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

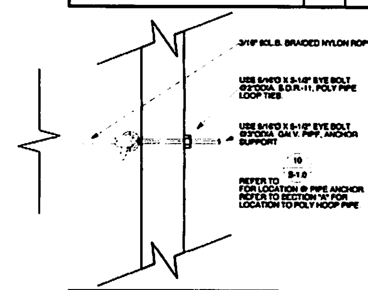
NOTE: SUBJECT TO CHANGE AS PROJECT CONSTRUCTION PROGRESSES AND GENERAL CONTRACTOR TAKES ON RESPONSIBILITY



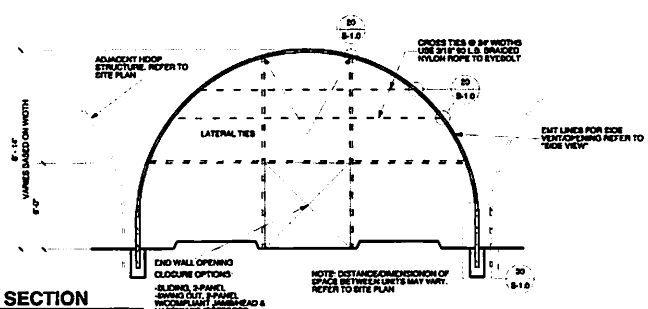
FOUNDATION PIERS		40



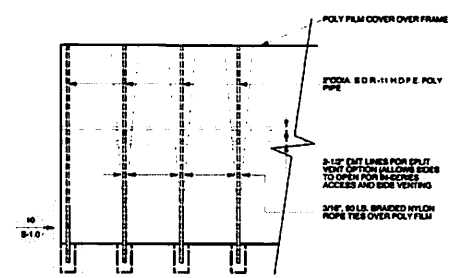
REDWOOD CURB	1"	30



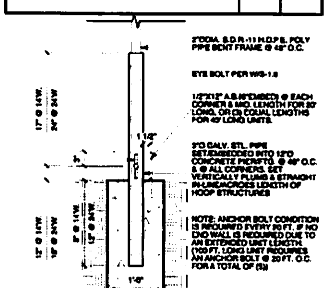
EYE BOLT		20



SECTION
SCALE: 1/4" = 1'-0"



SIDE VIEW	1/4"	50



FOOTING	1"	10

CRSA © 2018

crsa | architecture

CANNABIS HOOP HOUSE CONSTRUCTION

HOOP HOUSE PLAN & DETAILS

8 AUG. 2018

01840

S-1.0

CONSTRUCTION WASTE MANAGEMENT PLAN

CONSTRUCTION WASTE MANAGEMENT, RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE CHAPTER 4 DIVISION 4.4 PER 2016 CBC

CODE COMPLIANCE

CODES: ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES
-2016 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2015 IBC
-2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC
-2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC
-2016 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2014 NEC
-2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
-2016 CALIFORNIA ENERGY CODE
-2016 CALIFORNIA RESIDENTIAL ENERGY STANDARDS
-2016 CALIFORNIA GREEN BUILDING CODE (CGBC)
-2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC
-2016 NATIONAL FIRE CODES
-PROJECT CONDITIONS OF APPROVAL
COUNTY OF SAN LUIS OBISPO STANDARD CONDITIONS, AMENDMENTS AND REJECTED CODE INCLUSIONS ON FILE AT THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND BUILDING DIVISION
-ALL OTHER CODES AND ORDINANCES ADOPTED BY THE COUNTY OF SAN LUIS OBISPO AGENCIES HAVING JURISDICTION OVER THIS PROJECT

STATEMENT OF COMPLIANCE

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE COUNTY OF SAN LUIS OBISPO ADOPTED CODES AND ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND WHO WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

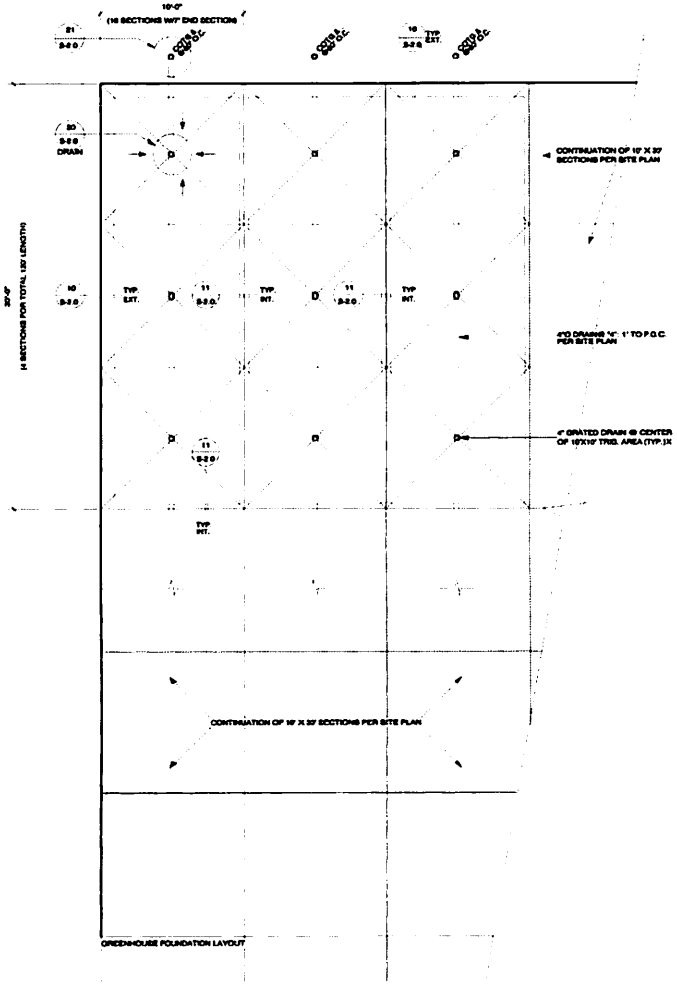
THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2016 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CENC).

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES

PREVENTION CONTROL MEASURES SHALL BE SUPPLIED AND MAINTAINED DURING ALL CONSTRUCTION AND GROUND DISTURBING ACTIVITIES PER THE COUNTY OF SAN LUIS OBISPO STANDARDS.

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

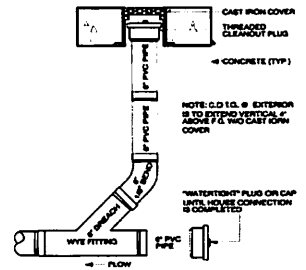
NOTE: SUBJECT TO CHANGE AS PROJECT CONSTRUCTION PROGRESSES AND GENERAL CONTRACTOR TAKES ON RESPONSIBILITY



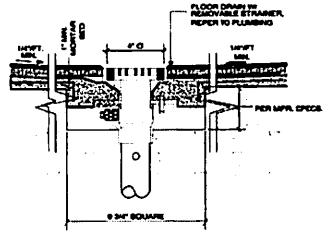
PLAN VIEW
SCALE: 1/8" = 1'-0"

NOTE: REFER TO THE SPECIFIC/DEVELOPED SITE PLAN FOR COMPLETE CONFIGURATION & LAYOUT

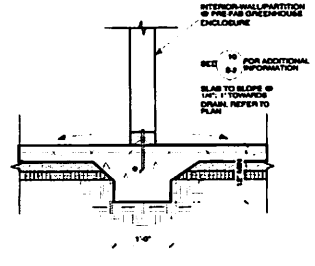
NOTE: THIS PLAN IS FOR THE CONSTRUCTION OF CONCRETE SLAB-ON-GRADE FOUNDATIONS TO BE USED IN CONJUNCTION WITH A PRE-MANUFACTURED & PRE-FABRICATED GREENHOUSE ENCLOSURE. THE SPECIFIC TYPE, MANUFACTURER & SPECIFICATIONS ARE TO BE REVIEWED AND VERIFIED FOR COMPLIANCE TO THE PROPOSED FOUNDATION SUPPORT DESIGN PRIOR TO PURCHASE & CONSTRUCTION OF SAID FOUNDATIONS, RELATED FOOTINGS, PAD/GRADING PREPARATION, ETC.



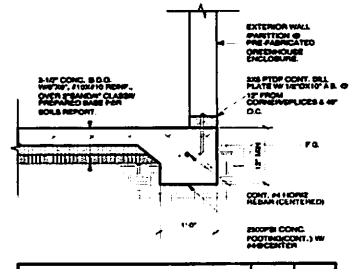
CLEANOUT @ SLAB		21



DRAIN		20



INTERIOR FOOTING	1'	11



EXTERIOR FOOTING	1'	10

crsa | architecture
855 Monterey Street, Suite A • San Luis Obispo • CA 93401

MEMBER

CANNABIS GREENHOUSE CONSTRUCTION

FOUNDATION PLAN & DETAILS

8 AUG. 2018

01840

S-2.0

EQUIPMENT LEGEND

SYMBOL	DESCRIPTION
	EQUIPMENT & WALKWAY ACCESS

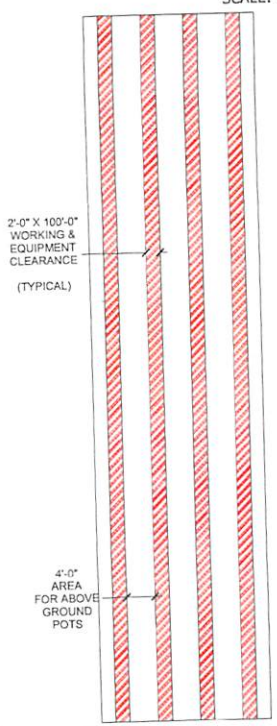
SQUARE FOOTAGE FOR FLOWERING:

HOOP HOUSE SIZE100'X24'=2400 FT^2
WALKING & EQUIP= 800 FT^2
NET SQUARE FEET= 1600 FT^2 GROW AREA

N

HOOP HOUSE INTERIOR

SCALE: 1/8" = 1'-0"



NOTE: EMAIL CONFIRMATION FROM CDFA

From: CDFA CalCannabis Scientists@CDFA <cdfa.CalCannabis_Scientists@cdfa.ca.gov>
Sent: Thursday, July 5, 2018 1:59 PM
To: Lisa Bugrova
Subject: RE: Canopy Definitions

Hello Lisa,

Yes, it is appropriate to calculate the canopy based on the net space utilized for canopy within the hoops as long as each row has clearly identifiable boundaries. Please refer to the updated definition of canopy in section 8000 of the emergency regulations found here:
https://static.cdfa.ca.gov/MCCP/document/060418%20CalCannabis%20Text%20of%20Proposed%20Emergency%20Regulations%20Readopt.pdf.

TEXT OF EMERGENCY REGULATIONS - static.cdfa.ca.gov
static.cdfa.ca.gov
TEXT OF EMERGENCY REGULATIONS . Page 1 of 65 Changes are indicated by strikeout and underline.
CALIFORNIA CODE OF REGULATIONS . TITLE 3. FOOD AND AGRICULTURE

ACREAGE CALCULATIONS

APN: 067-061-055

TYPE	USE	SIZE (SF)	QUANTITY	TOTAL GROSS SIZE
HOOP HOUSE	FLOWERING	100' x 24'	80	192,000
	WORKING CLEARANCE	100' x 8'	80	64,000
				TOTAL NET
				128,000
HOOP HOUSE	DRYING/CURING	100' x 24'	10	24,000
	WORKING CLEARANCE	100' x 8'	10	8,000
				TOTAL NET
				16,000
INDOOR GREENHOUSE	FLOWERING	115' x 210'	1	24,150
	WORKING CLEARANCE	115' x 20'	1	2,300
				21,850

ELECTRICAL LOAD EXAMPLES OF 24,150 SQUARE FEET GREENHOUSE

		Grow Lights	3 phase Exhaust Fan	2 speed Exhaust Fan	Wall Pumps	Drive Motor-Roof	Drive Motor-Vent	Shutters	Air Flow Fans	Odor Mitigation Pump	FogCo Zone Valves	Unit Heaters	Drive Motors	CO2 Burners	
GREENHOUSE															
Total kWh Quantity		450	20	5	2	5	2	5	15	1	6	1	3	3	
Voltage		277	460	115	115	115	480	120	460	480	480	120	115	115	
Amperage		3.77	1.7	6.8	11	0.68	0.87	0.28	0.6	12	1	2.1	2.5	2.5	
Wattage/device		626.6	31.3	7.8	5.1	0.8	1.7	0.3	8.3	5.8	5.8	0.5	1.7	1.7	
Total Wattage		281970	626	39	10.2	4	3.4	1.5	124.5	5.8	34.8	0.5	5.1	5.1	
Hr/month of usage	Jan	60	120	360	360	360	360	360	360	360		240	360	120	
	Feb	60	120	360	360	360	360	360	360	360		240	360	120	
	Mar	60	120	360	360	360	360	360	360	360		240	360	120	
	Apr	30	120	360	360	360	360	360	360	360		240	360	120	
	May	30		360	360	360	360	360	360	360	120			120	
	Jun	30		360	360	360	360	360	360	360	120			120	
	Jul	30		360	360	360	360	360	360	360	120			120	
	Aug	30		360	360	360	360	360	360	360	120			120	
	Sep	30		360	360	360	360	360	360	360	120			120	
	Oct	60		360	360	360	360	360	360	360		240	360	120	
	Nov	60	120	360	360	360	360	360	360	360		240	360	120	Total kWh/year
	Dec	60	120	360	360	360	360	360	360	360		240	360	120	204331
kWh/year		203018	451	168	44	17	15	6	538	25	17	1	22	7	

6860 LOVR

6860 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405

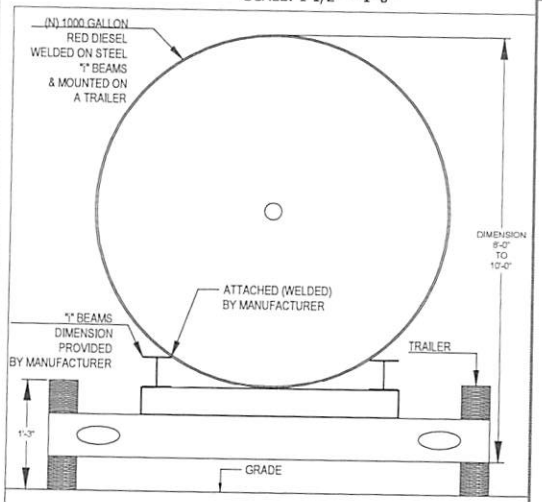
PROJECT:

DRAWN BY: GA
DATE: 8/20/18

SHEET NUMBER:
FQ-101

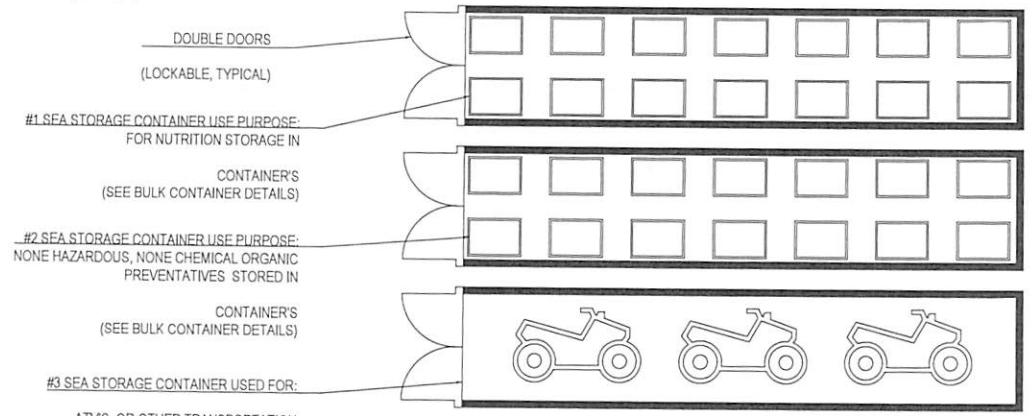
CONTAINER FLOOR PLANS

SCALE: 1 1/2" = 1'-0"



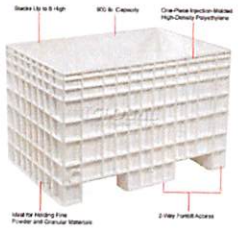
CONTAINER FLOOR PLANS

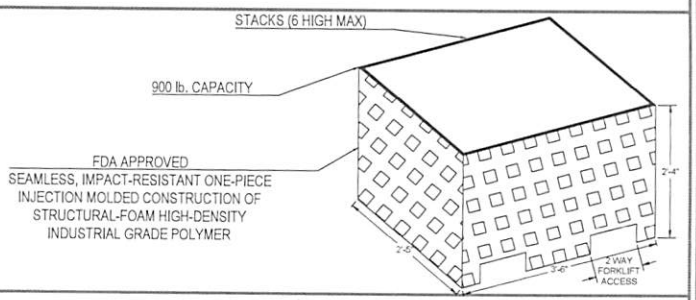
SCALE: 1/4" = 1'-0"

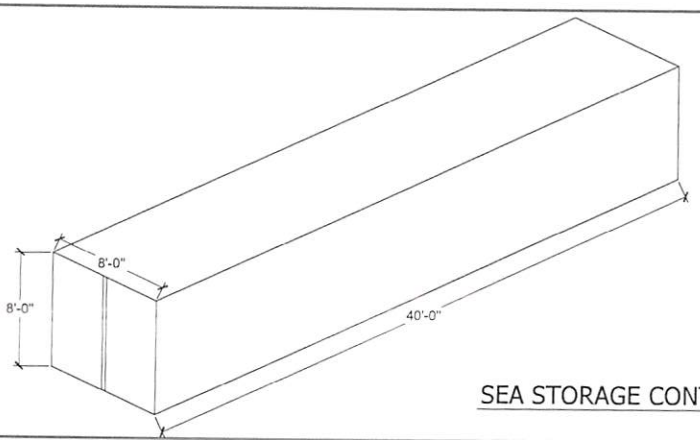


BULK CONTAINER DETAILS

SCALE: 1" = 1'-0"







SEA STORAGE CONTAINER DIMENSIONS

SCALE: 1/4" = 1'-0"

PROJECT:

6860 LOVR

6860 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405

DRAWN BY: GA

DATE: 8/20/18

SHEET NUMBER

FQ-102

DATASHEETS

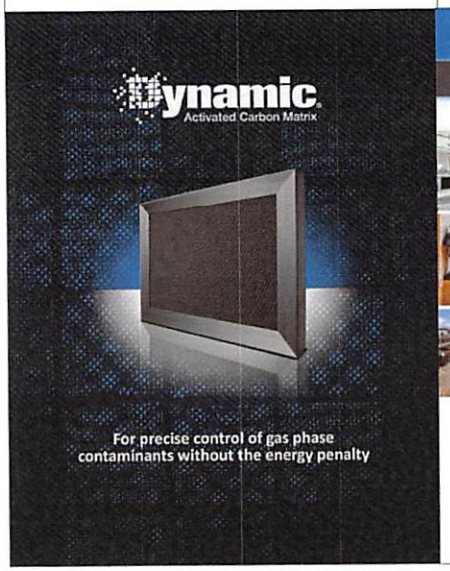
Odor Control and Air Handling Systems

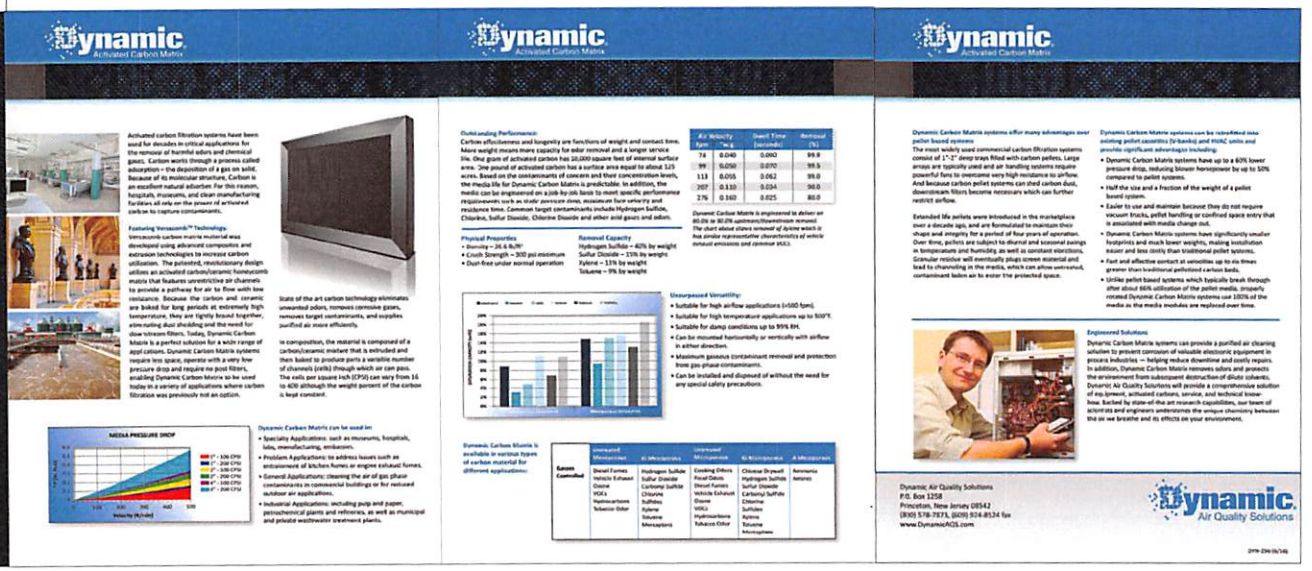
The proposed greenhouse ventilation and air treatment system will provide internal pressurized air conditioning, temperature control and extensive air filtration odor control. The primary system utilizes a dynamic, polarized media air-cleaning component installed on the air intake side. An atomized water mist evaporates and will release an odor-neutralizing component into the air to eliminate odors. This works in conjunction with an activated carbon filtration system installed in the duct system on the air exhaust side of the system at an individual scale. Dynamic air cleaners are used due to their ability to remove harmful spores and bacteria, as well. This type system is best suited for the required odor removal, affect a high plant yield and quality, and lessen the overall maintenance of the system.

This dynamic, low static pressure air cleaner system offers efficient passive filters, which, in turn, are more energy efficient. The advantage is primarily due to the ability to eliminate the traditional large scale, pellet-based carbon systems and improve upon the resistance to airflow for lower energy consumption. Additionally, the ACM systems due not shed carbon dust therefore no additional filtration is required downstream to further restrict airflow. Most importantly, for agricultural operation, the ceramic carbon does not absorb moisture to load prematurely in humid or wet conditions making it more efficient. This system has a number of other benefits: it reduces foreign contaminants, reduces costs from CO2 and energy, and avoids crop contamination

Additionally, in conjunction to the dynamic system, smaller tops units, or carbon filtered wall exhaust/supply fans may also be used to compliment the main system and to provide individual, or specific ventilation treatment and conditioning to any single green house that would require an elevated air flow or more extensive filtration without involving the entire greenhouse complex. During different levels of propagation, odor levels can fluctuate and be more intense then at other levels, therefor, this applied method is both efficient and relative to crop development. These smaller type units utilize an absorbent carbon filter for odor removal and energy efficiency.

This system will be employed in all interior greenhouse cultivation areas. The system will be monitored for air-quality with a consistent maintenance program to insure efficiency and air quality are kept at an acceptable and compliant level of operation.





PROJECT:
6860 LOVR

6860 LOS OSOS VALLEY RD
SAN LUIS OBISPO, CA 93405

DRAWN BY: GA
DATE: 8/20/18

SHEET NUMBER
Z-101