



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

THIS IS A NEW PROJECT REFERRAL

DATE: 12/18/2018

TO: 4TH District Legislative Assistant, Agricultural Commissioner, Building Division, Assessor, Williamson Act Review, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, Cal Trans, RWQCB, U.S. Fish and Wildlife, South County Advisory Council, Santa Barbara County, AB52

FROM: Cory Hanh (chanh@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-00227 POWLES_SYZMCAK

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 acres outdoor cannabis cultivation and 20,625 sq/ft indoor cannabis cultivation within a proposed 22,500 square foot greenhouse. Ancillary uses include drying and bagging of cannabis grown onsite. The project is to be located at 530 Joshua St. Nipomo, CA

APN(s): 090-281-005

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 William Syzmack Daytime Phone _____
Mailing Address 11 Wildhorse Lane Rolling Hills Estates, CA Zip Code 90274
Email Address: bill@preservationpartners.org

☒ Applicant Name Helios Dayspring (CCM2016-00320/Alex Powles) Daytime Phone 805-461-5765
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: 75.98 Acres Assessor Parcel Number(s): 090-281-005
Legal Description: 530 Joshua Street, Nipomo, CA 93444
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.: California State Highway 101, accessed off Joshua Street
Describe current uses, existing structures, and other improvements and vegetation on the property:
Residence, storage barn, agricultural farming (30 acres of berries)

PROPOSED PROJECT

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

LEGAL DECLARATION

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

Property owner signature _____ Date _____

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: Existing/Primary access to remain off of Joshua Street

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? 52 acres (090-281-002)

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

North: Agriculture South: Rural Lands
East: Agriculture West: Rural Lands

For all projects, answer the following:

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

Buildings: 22,500 sq. feet 0 % Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) Outdoor canopy 2.93 acres

Total area of all paving and structures: 22,500 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 0 ☒ sq. feet ☐ acres

Number of parking spaces proposed: 16 Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front 1,130' Right 1,375' Left 975' Back 300'

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

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

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

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

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

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: 115,200 ☒ sq. feet ☐ acres

Total floor area of all structures including upper stories: 22,500 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: 53 acres
Moderate slopes - 10-20%: 22 acres
20-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: Nipomo Creek
- 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: _____
- 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: CA State Highway 101

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 Berry farming (existing) and cannabis farming
☐ 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: Santa Maria Regional Landfill
3. Where is the waste disposal storage in relation to buildings? Please see Waste Disposal Site Plan
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: Lucia Mar
2. Location of nearest police station: SLO County Sheriff, 1681 Front St, Oceano
3. Location of nearest fire station: 20 Nipomo, 450 Pioneer St, Nipomo, CA 93420
4. Location of nearest public transit stop: Santa Maria Transit Center, Santa Maria, CA 93454
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 cultivation, single-family residence
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 6 am-6pm (daylight hours)
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
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: Drainage feature and associated vegetation/wildlife outside of project area.

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

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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016-00320.

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: Alex Powles under the care of Helios Dayspring

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

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Type 2 | <input type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input 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.

128,000 sq. ft. outdoor canopy, and 20,625 sq. ft. indoor canopy

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	204,331
Total Annual kWh:	204,331

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	Well (existing)	AFY for 3 Acres of Outdoor &	20,625 SF Indoor Cannabis Canopy
Month and Year	2017		
1	-----	0.37	
2	---	0.37	
3	---	0.37	
4	---	0.37	
5	---	0.37	
6	---	0.37	
7	---	0.37	
8	---	0.37	
9	---	0.37	
10	---	0.37	
11	---	0.37	
12	---	0.37	
Totals		4.49 AFY	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Activia, Regalia, Venerate, Mildew Cure, neem oil, sulfur, Dawn dish soap, Monterey County insect spray, Merit, Floramiite, Abemectan SM99, Green Clean, Nutrients Flora Nova Grow / Bloom, Armor Si, Diamond Nectar, Carboload, bat guanos, Silica Blast, Root XL, Overdrive, Big Bud, Fox Farm Big Bloom, Tiger Bloom, Big Bud, Kelp me Kelp you, Wholy Mackerel, Micro Brew, Kangaroots, Open Sesame, Beastie Bloomz, Chaching.

For Manufacturing ONLY

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

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

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

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

☐ Yes ☐ No

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

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

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

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

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

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

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

Will you be delivering to other jurisdictions?

☐ Yes ☐ No

How many vehicles do you anticipate delivering product?

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

How many deliveries per day do you anticipate delivering product?

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



HELIOS DAYSPRING
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS MINOR USE PERMIT
530 JOSHUA STREET, NIPOMO, CA 93444
APN (090-281-005)
PROJECT DESCRIPTION

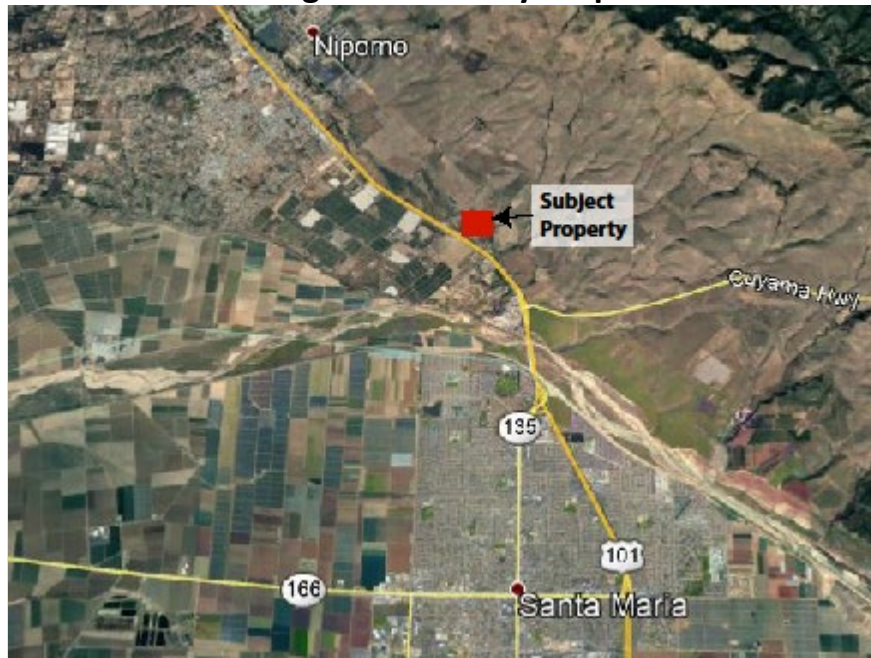
Parcel Size:	75.98 Acres
APN:	APN (090-281-005)
Address:	530 Joshua Street, Nipomo CA 93444
Land Use Designation:	AG
Williamson Act:	Yes
Water:	On-Site Well
Existing Uses:	Residence, Barn, Agricultural Farming
Access:	Joshua Street

The subject property consists of one parcel totaling 75.98 acres, located at 530 Joshua Street in Nipomo (APN 090-281-005), in the South County Sub Planning Area and zoned Agriculture. Existing uses on the site include a residence, storage barn, tractor parking storage, a secondary garage, and 13 acres of farmland producing blackberries, strawberries and blueberries, which will remain in production. Approximately 6.5 acres of the property is proposed to be utilized for cannabis use.

Proposed Project

A request by Helios Dayspring for a Minor Use Permit to authorize the cultivation of cannabis, totaling 128,000 sq. ft. of outdoor canopy, and the construction of one 22,500 sq. ft. greenhouse for indoor cultivation (with a canopy of 20,625 sq. ft.). The property will utilize CCM2016-00320 registered to Alex Powles under the care of Helios Dayspring. The proposed project has been designed in full compliance with LUO Section 4, Chapter 18322.30- Cannabis Activities as approved by the Board of Supervisors on November 27, 2017. Supporting cultivation operations will include drying and bagging product for off-site processing, testing and entry into the commercial marketplace. The proposed project is located at 530 Joshua Street, Nipomo, CA 93444, approximately 5.5 miles North of downtown Santa Maria.

Figure 1: Vicinity Map



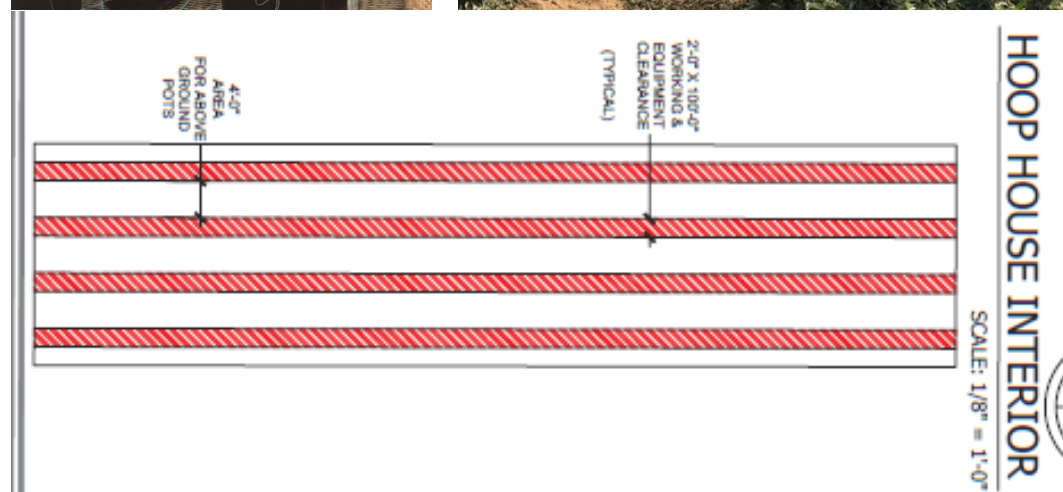
The Project site is approximately 76 acres in size. The site is located off Joshua Street which extends North and South of the project site. The property owner also owns and is proposing cannabis operations on the contiguously-owned parcel to the northeast, 1000 S. Thompson Avenue (APN 090-281-002). The area is sparsely developed with very low densities and larger agricultural parcel sizes (40+) acres. The area's topography is relatively flat with 53 acres of the site being between 0-10% slope, and 22 acres of the site between 10-20 % slope. The average slope within the site is 9%.

Table 1: Summary of Project Scope

Type	Use	Size	Count	Total SF	Canopy SF
Hoop House	Flowering	100' x 24'	80	192,000	128,000
Hoop House	Drying	100' x 24'	10	24,000	16,000
TOTAL Hoop House				216,000	
Greenhouse	Mixed-Light Cultivation	187'6" x 120'	1	22,500	20,625
TOTAL Greenhouse				22,500	20,625

Outdoor Cultivation

Outdoor cultivation consists of 80 hoophouses utilized for flowering/blooming cannabis crop, totaling 192,000 SF with a canopy of 128,000 SF (2.93 acres) in clearly defined rows of canopy in each hoophouse. If necessary to maintain clearly defined walkways as required by CDFA for determination of net canopy within each hoophouse, the cannabis canopy may include netting around the hoop rows to maintain pathways as they grow (see example images below). All hoophouses will have secure 12' security and wind screening providing a visual barrier around the perimeter and locked entrance gates. The soil compost site is located to the west of the hoophouses, along with two seatrain containers for pesticide and fertilizer storage, and a waste container for non-compostable waste.



From: [CDFA_CalCannabis Scientists@CDFA-cdfa.CalCannabisScientists@cdfa.ca.gov](mailto:CDFA_CalCannabisScientists@CDFA-cdfa.CalCannabisScientists@cdfa.ca.gov)
Sent: Thursday, July 5, 2018 1:59 PM
To: Lisa Ilugova
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%20Final.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

Indoor cultivation consists of one new indoor greenhouse totaling 22,500 SF. The greenhouse will be utilized for mixed-light cultivation totaling 20,625 SF of canopy.

Drying will be located within ten hoopouses totaling 24,000 SF and will accommodate all drying needs for the site. Once harvested, product will be taken off-site for processing, testing and distribution. There will be no processing, manufacturing, or distribution onsite.

[illegible]

Site Operations Plan

Access & Parking

The existing agricultural parcel is accessed off the Orchard Road exit of California State Highway 101 from Cherry Blossom Place, a public road which extends to parcels East and West of the site. A Road Maintenance Agreement may be required for a portion of Cherry Blossom Place. The property site provides ample parking areas for the cannabis cultivation operations and are not in conflict with any adjacent properties or uses. A total of 16 (8'x16') parking spaces are provided on the proposed site plan.

Security & Fencing

The proposed security plan includes a 12' chain link security fence with screening (polyethylene in the color black) around the cultivation areas, secure entry and access gates to all cultivation areas, and motion-sensor activated lighting of the secured cannabis use area. Security cameras will be placed at all cultivation area access points, along with a field of view of each cannabis area. Cultivation areas will have complete visual coverage through the network of motion detection surveillance cameras. The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to security protocols. Please see attached Security Plan.

Odor Management

Odor from the outdoor cultivation areas is naturally mitigated by the distance to the nearest residence being over 1,800 feet away, six times the Ordinance-required distance to offsite residences. 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 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

No exterior signage distinctive to the cannabis operation is proposed.

Staffing/Employee Safety

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. No manufacturing, dispensary, or distribution activities are proposed. No public access to the site will occur at any time. The cannabis cultivation activities at full operational capacity will require a total of seven staff with the hours of 6:00 am-6:00 pm, six days a week with seasonal fluctuations to consider daylight hours necessary for cultivation work. Three times a year, in May, July and September for harvest, four additional employees will be onsite (for a total of 11) with the same hours of operation. These harvest times are six days long where the cannabis is cut and hung for drying. Drying will occur inside hoop houses. Once dried, staff cut the product, then transfer it into totes where it is taken to an offsite processing facility for trimming, processing and preparation for sale. An occasional fourth harvest may occur if there is not an early rain, at the same employee levels listed above. Bathroom facilities will be provided for employees, consisting of six porta potties near the cultivation areas.

Once dried the product is transported immediately offsite. Product transport is anticipated after each harvest, and will consist of 1 passenger van or utility vehicle accessing the site over the course of 1 week.

Regular (existing) commercial agricultural operations result in 2 round trips per day in a commuter truck. There will be an additional 4 commercial deliveries per year for soil and farm supplies. This is within standards for the access road and standard agricultural operations for the property.

Neighborhood Compatibility

Cannabis cultivation is a commercial agricultural operation consistent with previous and current agricultural use of the property and surrounding area. There is no projected increase in noise level from this project. No sensitive uses are located within the vicinity of the project site.

Wastewater and Green Waste

Hoop house cultivation will not produce any wastewater as all water is used within the planting environment. All green waste consisting of dead and/or stripped of flower plants and soil are composted onsite. A waste bin is located next to the compost site for any waste that is non-compostable.

Sewage

No on-site subsurface sewage disposal system will be used. Portable toilets will be utilized with regular service (4 available onsite).

Hazard Response Plan

Pesticide and fertilizer usage will be conducted according to the County of San Luis Obispo Department of Agriculture by obtaining an Operator Identification Number and complying with all application, reporting, and use requirements. Products used onsite are stored in small containers on shelving inside metal containers and consist of the following: Activia, Regalia, Venerate, Mildew Cure, neem oil, sulfur, Dawn dish soap, Monterey County insect spray, Merit, Floramiite, Abemectan SM99, Green Clean, Nutrients Flora Nova Grow / Bloom, Armor Si, Diamond Nectar, Carboload, bat guanos, Silica Blast, Root XL, Overdrive, Big Bud, Fox Farm Big Bloom, Tiger Bloom, Big Bud, Kelp me Kelp you, Wholy Mackerel, Micro Brew, Kangaroots, Open Sesame, Beastie Bloomz, Chaching. See attached product specifications. There will be a total of 2 seartrain containers, each at 8' x 40' or 320 sq. ft.: one for pesticides and one for nutrition, see detail FQ-102. Soil will also be stored and amended as necessary onsite; see Sheet A-002 for locations of soil storage. Diesel storage will be installed according to Building Department requirements with verified connections to ensure no spillage occurs. Any spills will be contained and properly cleaned in accordance with controls in place for the commercial farming industry.

Setbacks

Land Use Ordinance section 22.40.050 (D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 feet from all property lines and public rights of way. The cultivation area will be at a 300' setback from the Southern property line, 975' setback from the Western property line, 1,330' setback from the Northern property line (of contiguously owned parcel), and a 1,375' setback from the Eastern property line. The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et. al) are located well outside the 1000-foot setback required by

22.30.D.1. The agricultural zoned parcel size of 76 acres meets the size requirement of 50 acres.

A historical U.S. Army corps of Engineers Jurisdictional Delineation Report previously delineated the riparian corridor of Nipomo Creek, and the proposed uses are to remain outside the 50' setback from Nipomo Creek at any point.

Air Quality

The project is located on an existing agricultural site, with no grading required and solely organic practices utilized. There are no predicted air quality impacts.

Water Management Plan

The property is in the South Coast Water Planning Area, Nipomo Valley Watershed. Several creeks feed the groundwater recharge area around the water source site, namely Nipomo Creek. The project site is served by five existing groundwater wells that have historically served the property for agricultural use. In 2008, two new irrigation intake galleries were installed along two existing constructed drainage channels that flow into Nipomo Creek to serve the 30 acres of farmland on the property. There are seven 10,000 gallon and one 3,500 gallon water storage tanks onsite to be utilized for irrigation (all existing). No import of water is necessary or will occur in association with the proposed cannabis cultivation operations. The projected water usage is as follows:

Cultivation Hoophouse/Greenhouse					
	Use Factor (gallons)	sf	days/yr	gall/yr	AFY
Greenhouse FLOWER	0.1	22500	260	585000	1.8
Hoophouse FLOWER	0.03	192000	150	864000	2.69
TOTAL		214500		1449000	4.49

The daily average cannabis water use anticipated for the year: 3,969 gallons per day. Compared to other crops grown onsite, the cultivation of cannabis compared to berries on the same acreage is a reduction of 8.05 to 12.25 AFY, as shown in the table below.

Comparative Agriculture Use

			AFY
Deciduous (blueberry, blackberry)	3.5 Applied Water (Acre Feet/Acre/Year)	3.5 Acres	12.25
Strawberry	2.3 Applied Water (Acre Feet/Acre/Year)	3.5 Acres	8.05

Energy Use

The site is serviced by PG&E (200 amp, 240 volt, 3W). The estimated energy usage for the greenhouse totaling 22,500 SF is 204,331 kWh per year and will be compliant with State renewable energy standards. See the estimated breakdown attached.

Issues Requiring Special Consideration

Williamson Act

The property is under Williamson Act contract. Irrigated agriculture consists of, and will continue to be berry production. Berries are farmed on approximately 36 acres of the contiguously-owned parcels (090-281-005 and 090-281-002). See attached Williamson Act Contract information.

Biological Resources

The project site does not propose any site disturbance to riparian areas or wetland habitats. The County Vegetation data defines the majority of the property as Herbaceous, with no oaks present. No tree removal or impacts would occur. All proposed uses are located on previously tilled land and located outside of the corridor and associated riparian/wetland habitat of Nipomo Creek.

Olberding Environmental biologists prepared a Biological Resources Analysis of the project site in 2008 in association with a historical stream crossing project and implemented several protective measures required as part of the agency permitting for the crossing to ensure the construction activities for the streambed crossing did not have any biological impacts. Those measures included avoiding impacts to onsite trees and shrubs to prevent destroying the nesting habitat for birds, protective measures to be implemented during grading and excavation activities in proximity to Nipomo Creek. The project has been designed to avoid any disturbance within 50' of the creek corridor and associated riparian and/or wetland areas. Further, the cultivation is proposed on previously tilled agricultural land.

State of California
Well Completion Report
 Form DWR 188 Submitted 5/1/2018
 WCR2018-003436

Owner's Well Number 2 Date Work Began 04/04/2018 Date Work Ended 04/27/2018
 Local Permit Agency San Luis Obispo County Environmental Health Services
 Secondary Permit Agency _____ Permit Number 2018-025 Permit Date 03/07/2018

Well Owner (must remain confidential pursuant to Water Code 13752)		Planned Use and Activity
Name <u>Tony Chavez</u>	Activity <u>New Well</u>	
Mailing Address <u>530 Joshua Street</u>	Planned Use <u>Water Supply Irrigation - Agriculture</u>	
City <u>Nipomo</u> State <u>CA</u> Zip <u>93444</u>		

Well Location			
Address <u>1000 S Thompson</u>		APN <u>090-281-002</u>	
City <u>Nipomo</u>	Zip <u>93444</u>	County <u>San Luis Obispo</u>	Township _____
Latitude _____ N	Longitude _____ W		Range _____
Deg. _____ Min. _____ Sec. _____	Deg. _____ Min. _____ Sec. _____	Section _____	
Dec. Lat. <u>35.01731</u>		Dec. Long. <u>-120.45575</u>	
Vertical Datum _____		Horizontal Datum <u>WGS84</u>	
Location Accuracy _____		Location Determination Method _____	
		Baseline Meridian _____	
		Ground Surface Elevation _____	
		Elevation Accuracy _____	
		Elevation Determination Method _____	

Borehole Information	Water Level and Yield of Completed Well
Orientation <u>Vertical</u> Specify _____	Depth to first water <u>3</u> (Feet below surface)
Drilling Method <u>Other - Bucket Rig</u> Drilling Fluid <u>Water</u>	Depth to Static _____
Total Depth of Boring <u>34</u> Feet	Water Level <u>3</u> (Feet) Date Measured <u>04/27/2018</u>
Total Depth of Completed Well <u>34</u> Feet	Estimated Yield* <u>45</u> (GPM) Test Type <u>Pump</u>
	Test Length <u>4</u> (Hours) Total Drawdown <u>28</u> (feet)
	*May not be representative of a well's long term yield.

Geologic Log - Free Form		
Depth from Surface Feet to Feet		Description
0	15	BLACK CLAY
15	34	BROWN CLAY

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specifications	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size If any (Inches)	Description
1	0	15	Blank	Mild Steel	Nominal Size: 20 in. Thickness: 1/4 in. OD: 20 in.	0.25	20			
1	15	34	Screen	Mild Steel	Nominal Size: 20 in. Thickness: 5/16 in. OD: 20 in.	0.3125	20	Louver	130	STD

Annular Material						
Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description	
0	15	Cement	10.3 Sack Mix			
15	34	Filter Pack	Other Gravel Pack	3/8" x #8		

Other Observations:

Borehole Specifications		
Depth from Surface Feet to Feet	Borehole Diameter (Inches)	
0	34	44

Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief			
Name <u>COAST DRILLING INC, Roberta Haylock</u>			
Person, Firm or Corporation			
<u>P O BOX 1308</u>	<u>GROVER</u>	<u>CA</u>	<u>93483</u>
Address	City	State	Zip
Signed <u>electronic signature received</u>	<u>05/01/2018</u>	<u>905479</u>	
<u>C-57 Licensed Water Well Contractor</u>	Date Signed	C-57 License Number	

DWR Use Only			
CSG #	State Well Number	Site Code	Local Well Number
		N	W
Latitude Deg/Min/Sec		Longitude Deg/Min/Sec	
TRS:			
APN:			

Mixed-Light Energy Use Estimate
530 Joshua Street APN 090-281-005

		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		240	360	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	120			120
	Nov	60	120	360	360	360	360	360	360	360		240	360	120
	Dec	60	120	360	360	360	360	360	360	360		240	360	120
kWh/year		203018	451	168	44	17	15	6	538	25	17	1	22	7
														Total kWh/year 204331

Source or utility name	Expected kWh drawn annually
PG&E	204,331
Total Annual kWh	204,331



Parcel Information

APN: 090-281-005

Assessee: CHAVEZ ANTONIO TRE

Care Of:

Address: 530 JOSHUA ST NIPOMO
CA 93444

Description: RHO NIPOMO PTN LT 28

Site Address:
00530 JOSHUA ST

Tax Rate Area Code: 052041

Estimated Acres: 90.81

Community Code: SCSC

Supervisor District: Supdist 4

Avg Percent Slope: 9



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	Flood Hazard Area
----	-------------------



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
T-APV. C18-0085-0001-N	Lot	12/12/2018 9:27:29 AM
DRC2018-00227	Land Use	12/5/2018 1:06:38 PM
SUB2018-00052	Subdivision	8/13/2018 1:46:07 PM
COD2015-00476	Code Enforcement	5/9/2016 11:25:17 AM
COD2012-00291	Code Enforcement	1/29/2013 1:27:08 PM



PMT2008-01860	PMTR - Residential Permit	4/13/2009 2:40:30 PM
PMTR2007-03068	PMTR - Residential Permit	6/25/2008 10:30:39 AM
PMT2007-01268	PMTR - Residential Permit	11/30/2007 9:47:21 AM
PMT2007-00822	PMTR - Residential Permit	10/4/2007 12:12:30 PM
PMT2006-02930	PMTR - Residential Permit	5/17/2007 7:56:56 AM
PMT2006-01972	PMTR - Residential Permit	2/1/2007 11:32:16 AM
PMT2005-03394	PMTR - Residential Permit	5/18/2006 1:19:41 PM
PMT2004-03625	PMTR - Residential Permit	6/2/2005 11:40:10 AM
ZON2004-00680	Zoning Clearance	3/21/2005 3:06:30 PM

Clerk Recorder Documents


Clerk Document	Date	Document Type
1990-R-079512	11/20/1990	O
1956-R-C11375	09/21/1956	C



Interactive Data Viewer



Legend

 SLO County Parcels

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only



REFERRAL -- Page 27 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
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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





RANCHO NIPOMO
SAN LUIS OBISPO COUNTY
CALIFORNIA

**NOTE- ASSESSOR'S BLOCK &
LOT NUMBERS SHOWN
IN CIRCLES.**

530 JOSHUA

530 JOSHUA ST

NIPOMO, CA 93444

APN: 090-281-005

VICINITY MAP



SCOPE OF WORK:

2.93 Acres Outdoor Cultivation in Hoophouses
16,920 SF Outdoor Drying in Hoophouses
22,500 SF Indoor (Greenhouses) Cultivation
320 SF Pesticide Storage
320 SF Nutrition Storage

SHEET INDEX:

G-001	TITLE SHEET
A-001	SITE PLAN
A-002	SITE PLAN DETAIL A
A-003	IRRIGATION DETAIL
A-6.0	FLOORPLANS & RENDERS FOR GREEN HOUSES & HOOP HOUSES
A-6.1	ELEVATIONS GREENHOUSE & HOOP HOUSES
S-1.0	HOOP HOUSE CONSTRUCTION FABRICATION
S-2.0	GREENHOUSE FOUNDATION PLAN
FQ-101	HOOPHOUSE INTERIOR (WORK & EQUIPMENT CLEARANCE)
FQ-102	SEA STORAGE CONTAINER FLOOR PLAN
Z-101 +	DATASHEET REFERRAL -- Page 30 of 32

530 JOSHUA

530 JOSHUA ST
NIPOMO, CA 93444

PROJECT:

DRAWN BY: GA

DATE: 11/4/18














REV BY: ****

REV DATE: ****

SHEET NUMBER:

G-001

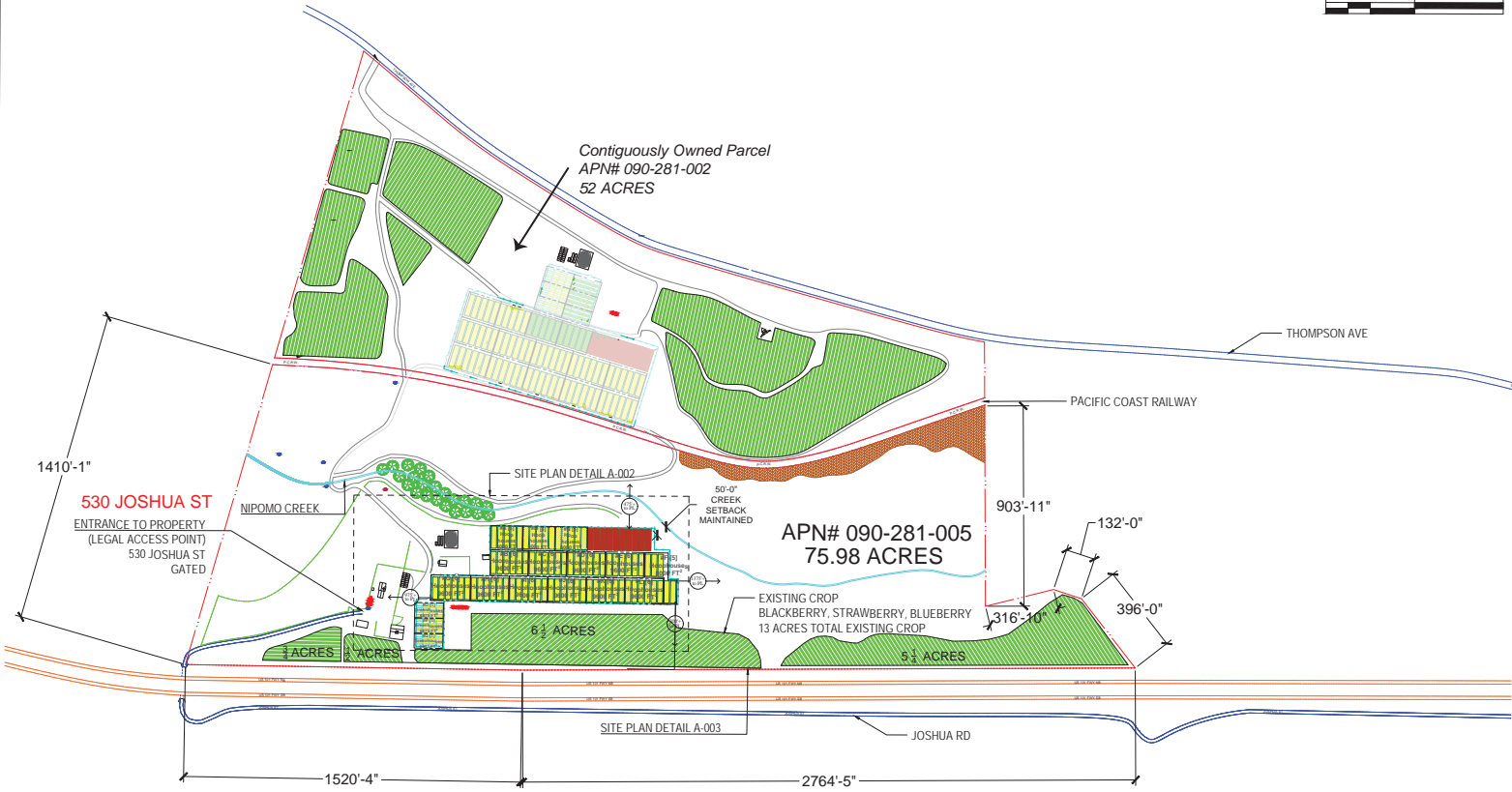
LEGEND

SYMBOL	DESCRIPTION
	SOIL COMPOST SITE
	YELLOW HOOP HOUSE BLOOMING/FLOWERING
	BROWN HOOP HOUSE DRYING PHASE
	SEATRIN 40' CONTAINER
	DUMPSTER CONTAINER
	PORTABLE POTTY
	DIESEL 5,000 LITER
	WELL & PUMP
	WATER TANK
	NEW FENCE LINE
	EXISTING FENCE LINE
	WELL
	YELLOW INDOOR GREENHOUSE FOR BLOOMING/FLOWERING



SITE PLAN

SCALE: 1/256" = 1'-0"



530 JOSHUA

530 JOSHUA ST
NIPOMO, CA 93444

PROJECT:

DRAWN BY: GA


DATE: 11/4/18


SHEET NUMBER:


A-001


LEGEND


SYMBOL DESCRIPTION


 SOIL COMPOST SITE


 YELLOW HOOP HOUSE
BLOOMING/FLOWERING


 BROWN HOOP HOUSE
DRYING PHASE


 SEATRIN 40' CONTAINER


 DUMPSTER CONTAINER


 PORTABLE POTTY

 DIESEL 5,000 LITER

 WELL & PUMP

 WATER TANK

 NEW FENCE LINE

 EXISTING FENCE LINE

 YELLOW INDOOR
GREENHOUSE FOR
BLOOMING/FLOWERING

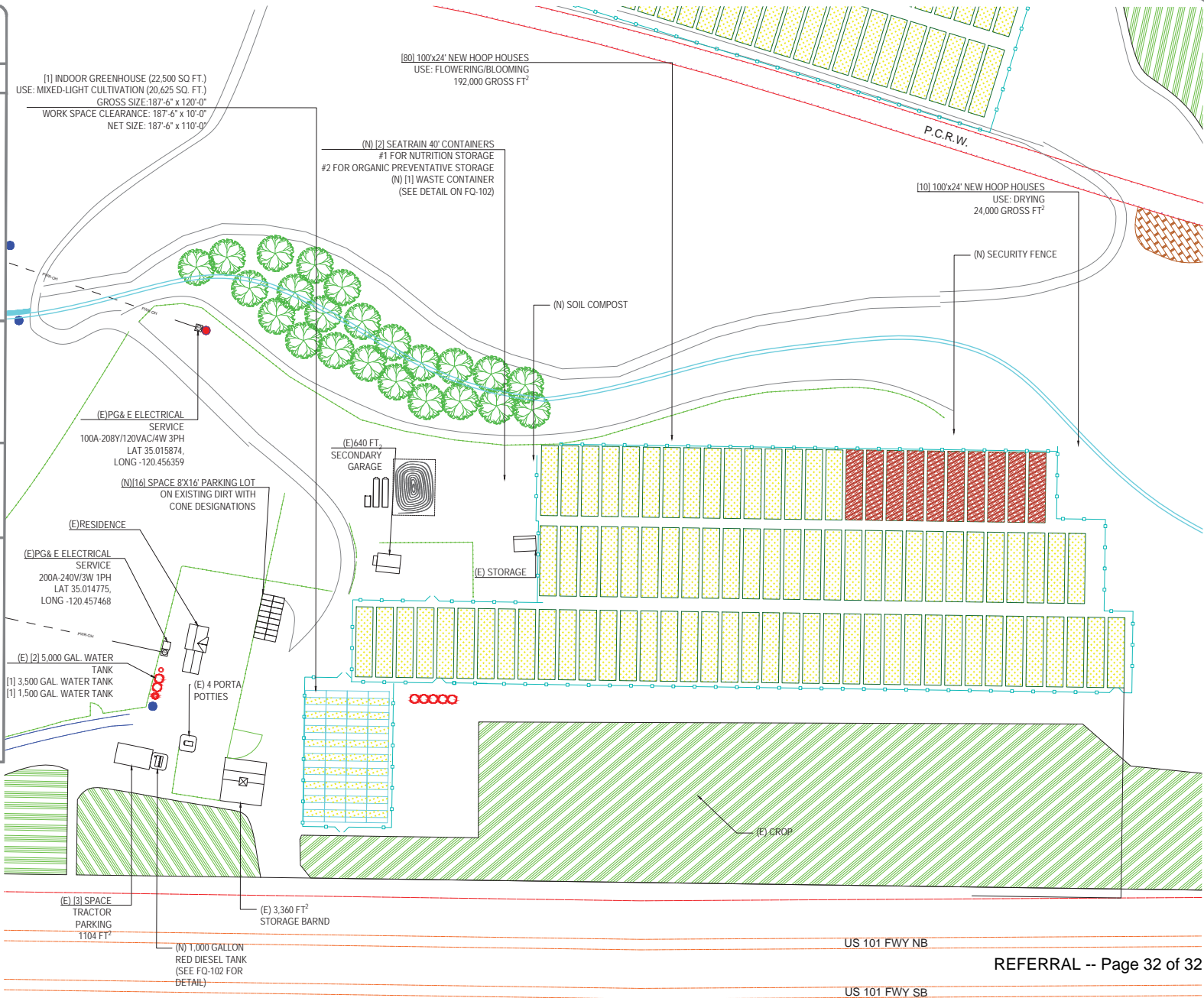


SECURITY & WIND BREAK
12'-0" FENCE MADE FROM POLYETHYLENE
IN BLACK COLOR FOR PRIVACY

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



SITE PLAN DETAIL A-002
SCALE: 1/8" = 1'-0"



530 JOSHUA
530 JOSHUA ST
NIPOMO, CA 93444

PROJECT:

DRAWN BY: GA
DATE: 11/4/18

SHEET NUMBER:

A-002