



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

THIS IS A NEW PROJECT REFERRAL

DATE: 3/18/2019
TO: 4th District Legislative Assistant, Air Pollution Control Board, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Parks, Sheriff, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, CalTrans, Coastal Commission, South County Advisory Council, AB52
FROM: Ian Landreth (ilandreth@co.slo.ca.us and 805-781-1298)

PROJECT NUMBER & NAME: DRC2019-00031 VALADEZ_AGUILERA

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 10,800 square-foot indoor cannabis cultivation alongside ancillary processing (to include drying, curing, trimming, and packaging of product grown onsite only), non-volatile manufacturing within a 1,440 modular structure, and non-storefront retail dispensary building to be located at 757 Ralcoa Way, Arroyo Grande

APN(s): 091-351-066

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.

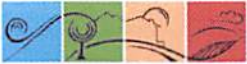
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

DRC2019-00031

Development Plan / Coastal Development Permit
 091-351-066 / 757 RALCOA WAY
 JOSUE VALADEZ
 10,800 SQFT GREENHOUSE FOR INDOOR /640 SQFT SEA
 TRAINS/1440 SQFT MODULAR

APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name Elizabeth Aguilera Daytime Phone 805-260-6180
 Mailing Address 757 Ralcoa Way Zip Code 93420
 Email Address: lizzxjv@gmail.com

☐ Applicant Name Josue Valadez Daytime Phone 805-868-3621
 Mailing Address 237 Town Center West Ste 166 Zip Code 93458
 Email Address: eofenterprises@gmail.com

☒ Agent Name Granite Ridge Development Consultants Daytime Phone 805-835-3582
 Mailing Address 8679 Santa Rosa Road Zip Code 93422
 Email Address: dennis@granitridgegroup.com

PROPERTY INFORMATION

Total Size of Site: 1.10 acres Assessor Parcel Number(s): 091-351-066
 Legal Description: Ptn of Lot 19 of Pomeroy's Resubdivision of Part of the Los Berros Tract
 Address of the project (if known): 757 Ralcoa Way, Arroyo Grande 93420
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Go South of Ralcoa Way from HWY 1, use 2nd gate to 757
 Describe current uses, existing structures, and other improvements and vegetation on the property:
House in front of property for residential use, two seatrains

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 10,800 square feet of greenhouse for indoor cultivation 640 square feet of sea trains for drying/curing, and an 1,440 square feet modular building structure for non-volatile manufacturing/non-store front dispensary.

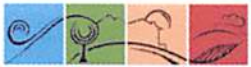
LEGAL DECLARATION

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 3/12/2019

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): Parking modification, and setback adjustment

Describe existing and future access to the proposed project site: Ralco Way from HWY 1 to project site

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? N/A

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

North: Industrial South: Industrial
East: Industrial West: Industrial

For all projects, answer the following:

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

Buildings: 1400 sq. feet 0.29 % Landscaping 5,002 sq. feet 10.04 %
Paving: 512 sq. feet 1.01 % Other (specify) storm water detention

Total area of all paving and structures: 14,440 square feet ☒ sq. feet ☐ acres

X Total area of grading or removal of ground cover: 0.89 acres ☐ sq. feet ☐ acres

Number of parking spaces proposed: 6 Height of tallest structure: 18 ft. 1 inch

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 25 ft. Right 10 ft. Left 10 ft. Back 15 ft.

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

☒ Community System - List the agency or company responsible for provision: Woodland Park Mutual Water Co.

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

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

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

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: 1,044 ☒ sq. feet ☐ acres (Parking)

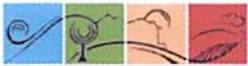
Total floor area of all structures including upper stories: 13,928 sq. feet

For residential projects, answer the following:

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

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

Total of area of the lot(s) minus building footprint and parking spaces: NA 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: 1.10 acres
 Moderate slopes - 10-20%: 0 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: N/A
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
 If yes, please describe: N/A
- 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: Road to get to property, driveway and parking lot have been set with rock base.
- 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: Ralcoa Way

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 Residential use for existing home
☒ Commercial/Office - Explain Irrigation
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 125 gallons per day
4. How many service connections will be required? one
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Existing water meter
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☒ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
Distance to nearest sewer line: NA Location of connection: NA
2. What is the amount of proposed flow? NA 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? Green waste only
2. Name of Solid Waste Disposal Company: South County Sanitary SVC, Inc
3. Where is the waste disposal storage in relation to buildings? between greenhouses and modular bldg
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: Lucia Mar School District
2. Location of nearest police station: 1681 Front Street, Oceano
3. Location of nearest fire station: CalFire station 22
4. Location of nearest public transit stop: Highway 1 & 25th St, Oceano
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: Residential dwelling on Industrial zoned lands
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: Monday thru Saturday Hours of Operation: 6:00am-8:00pm
2. How many people will this project employ? 4
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 6:00am-3:00pm & 10:00am-7:00pm & 12:00am-9:00pm
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: cultivation will produce odor that will controlled by filters
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: none
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: N/A

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: _____

Not applicable

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): None
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: 10,800 square feet of greenhouse installed in up to 3 phases (3,600 sq ft per increment)
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 *: None

*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: Installation of carbon filters for odor mitigation, black out curtains to eliminate night light pollution, and perimeter screening to block proposed land use activities.
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): State cannabis licenses and sellers permit, local Business license and

California water board license

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

GRANITE RIDGE DEVELOPMENT CONSULTANTS

8679 SANTA ROSA ROAD ATASCADERO CALIFORNIA 93422 805 835-3582 FAX 805 461-0851 dennis@graniteridgegroup.com

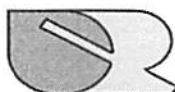
TRANSMITTAL

Date: 12 March 2019
To: County Planning and Building Dept
From: Dennis Schmidt
Re: Aguilera CUP (APN 091-351-066) – 1st Submittal

A. Items attached to this transmittal include:

1. One copy of Application.
2. One copy of Pre-Application Meeting Notes.
3. One copy of and Use Permit Application Fees given at pre-application meeting.
4. One copy of Receipt of Pre-Application fee.
5. Two copies of CCM2016-00336/Josue Valadez.
6. One copy of Grant Deed.
7. One copy of Title Report.
8. One copy of Woodland Park Mutual Water Co. Will-Serve letter
9. One copy of Woodland Park Mutual Water Co. - 2017 Consumer Confidence Report
10. One copy of Email response from reaching out to APCD Cannabis Processing
11. Two copies of Biological Resources Survey Report.
12. Two copies of Geotechnical Investigation.
13. Two copies of Traffic Study.
14. Two copies of Proposed Project description.
15. Two copies of project Operations Plan.
16. Two copies of Employee Safety and Training Handbook.
17. Two copies of Requirements for all Cannabis Activities material.
18. Four copies of Project exhibits (3 sheets each).
 - a. Location Plan and Location and Vicinity Maps.
 - b. Preliminary Grading and Drainage.
 - c. Proposed Floor and Elevation Plans.
19. One copy of Project exhibits (11 x 17).
20. One copy of Project exhibits (8.5 x 11).

B. Please review the enclosed materials and if there are questions or comments, please contact me by phone at 835-3582 or email at dennis@graniteridgegroup.com. Thankx for your time and help...



Proposed Project

11 March 2019

- A. Conditional Use Permit to approve indoor cultivation (mixed light), drying/curing, non-volatile manufacturing, and non-store front dispensary. The description also includes a parking modification request to reduce total spots from 26 to 6 (using nursery specialty standard) and setback adjustment from 100 feet to an adjacent residential use under Section 23.08.424.d.3.iii to 10 feet to an adjacent residential use under Section 23.04.110.d.3.**
- 1. Indoor cultivation (mixed light) consists of one new indoor greenhouse totaling 10,800 square feet. The greenhouse will be used for indoor cultivation of 10,000 square feet canopy and 800 square feet canopy of preparation room for mother plants and clones. Testing will be done periodically to make sure appropriate measures are being taken for proper care and production of cannabis by licensed testing facility.**
 - 2. Drying and curing of cannabis will be within 640 square feet of sea train. Once product is harvested, some will be moved into the drying/curing structures. Once target moisture content is met, trimmed product will be taken off-site for testing and distribution by others.**
 - 3. Non-volatile manufacturing and non-store front dispensary is within a modular structure comprised of 1,440 square feet. Product that doesn't go into the sea trains for drying/curing will be moved directly into the non-volatile manufacturing portion of the structure of ice water extraction processing. Or storage into a walk in freezer. The non-store front portion of this structure will be used to prepare product for delivery to clients.**
 - 4. Parking modification. Within the CZLUO, modification to the required number of parking spaces per land use is approvable if the review authority is able to make specific findings of fact that:**
 - i. The characteristics of a use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by the parking standards.**
 - ii. The reduced parking or an alternative to the parking design standards of the parking standards will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is necessary because of specific features of the use, site, or site vicinity.**
 - iii. That no traffic safety problems will result from the proposed modification of parking standards.**
- b. The project proposes 12,880 sq ft of structures.**

- i. Using the nursery specialty category from the parking standards, the total parking demand for the proposal would be 26 spaces of which 1 would be ADA equipped.
 - ii. Using 9'0" x 18'0" per spot with a 24 foot aisle, the minimum disturbance area for the proposal would be just more than 7,000 sq ft, or roughly 15% of the project site.
 - c. **Proposed Parking Modification.**
 - i. The project proponent proposes modification of the standards to 6 spots. Of these spots, 1 is proposed to be ADA equipped.
 - ii. Disturbance area for these sites is approximately 972 sq ft.
 - d. **Modification Request Justification.**
 - i. The characteristics of the site are that its net area is 48,125 sq ft or approximately 1.1 acres. Requiring the number of parking spaces per standard would take 15% of the site or just a bit more than half proposed structure area.
 - ii. Because the parking modification is based on real world data gathered under operation under CCM #2016-00320, there is a factual basis that supports the request.
 - iii. The facts are that the conclusions for trip generation based on operations within the project traffic analysis supports the modification request.
 - iv. Because the proposed project doesn't include on-site retail activity, the projection for parking demand under the standard is unlike that for a nursery specialty land use, and therefore it is foreseeable that the reduction in parking will not cause traffic related safety problem.
- 5. **Setback adjustment.** Within the CZLUO, adjustment to side setback may be granted under the standards of Section 23.05.104.f.
 - i. Section 23.08.424.d.3.(iii) states indoor cannabis cultivation shall be setback 100 feet from any existing offsite residence, swimming pool, patio, or other living area of separate ownership.
 - ii. No side setback is required in the Industrial land use categories, except when adjacent to a residential category in which case the side setback to be a minimum of 10 feet.
 - b. Although a residential offsite use exists within 100 feet to the north, the parcel's land use is industrial (as it is completely within the area).
 - c. The requirement for a 100 foot setback to any off site residence, applies only to indoor cultivation and not to the proposed non-volatile manufacturing or non-store front dispensary land use requests.
 - d. Greenhouses are being placed along the east west length of the north project site boundary to take advantage sun light exposure. Eucalyptus trees exist on the immediately adjacent neighboring existing shading the southern length of the parcel most of the day.

Project Information

03 March 2019

- A. **Property owner.**
 - 1. EOF Enterprises LLC
757 Ralcoa Way, Arroyo Grande, CA 93420
- B. **Applicant.**
 - 1. Josue Valadez (CCM # 2016-00320)
757 Ralcoa Way, Arroyo Grande, CA 93420
- C. **Project address.**
 - 1. 757 Ralcoa Way, Arroyo Grande, CA 93420
- D. **Assessor's Parcel Number**
 - 1. 091-351-066
- E. **Land Use Category.**
 - 1. Industrial.
- F. **Combining designation.**
 - 1. Coastal zone.
- G. **Parcel area.**
 - 1. 1.21 acres.
- H. **Legal description.**
 - 1. Being a portion of Lot 19 in Pomeroy's Resubdivision which is part of Los Berros Tract, division a and Industrial Zoned area in
- I. **Utilities.**
 - 1. Woodland Park Mutual Water Company.
 - 2. Onsite wastewater system (conventional sewer).
 - 3. PG&E.
 - 4. Liquid propane gas.
 - 5. AT&T.

EOF Enterprises Operations Plan
11 March 2019

A. Physical Security.

1. General. The proposed facility is designed specifically for indoor cultivation, manufacturing and non-store front dispensary land use.
 - a. This plan includes that there be at least 30 (thirty) business days of surveillance video that captures both inside and outside images stored on an ongoing basis.
 - b. The system located in a locked, tamper-proof compartment.
 - c. Surveillance video shall have real-time access to the County's the Sheriff's Office.
 - d. The proposed land use will operate in full compliance with County and State licensing requirements for Track-and-Trace system which will further ensure adherence to security protocols.
2. Site specific.
 - a. Security fencing around the perimeter of the project site.
 - i. Fencing height to be maximum allowed under County code or approved land use permit.
 - ii. Fencing includes barbed wire top.
 - b. Security fence gates.
 - i. Daily operation limited to a single point although looped access is provided for emergency services circulation and turnaround.
 - ii. Gating locked and secure at all times with a coding mechanism.
 - iii. Gates to automatically open and close.
 - iv. Coding on gates to be changed periodically.
 - c. Facility management to be present and onsite at all times.
 - d. Signage seen from Ralcoa Way to be limited to street addressing only.
3. Greenhouses.
 - a. Each structure to have a single door access point.
 - i. Entry that can be locked and be at all times.
 - b. Video monitoring 24 hours a day.
 - c. Motion-sensor activated lighting at all access points.
 - d. Field view video monitoring.
 - e. Additional fencing around structures.
 - f. Masked views with sunlight diffusion panels.
4. Product drying/curing.
 - a. Within seatrains only.
 - b. Entry that can be locked and be at all times.
 - c. All dried/cured product to be stored in locked tool boxes placed and in vaults.

- d. Video monitoring 24 hours a day.
 - e. Motion-sensor activated lighting at all access points.
 - f. Field view video monitoring.
 - g. Additional fencing around structures.
5. Non-volatile manufacturing and non-store front delivery.
- a. Within a stand alone, secured pre-manufactured structure.
 - i. Entry that can be locked and be at all times.
 - b. Within a separated room with a secured entry point.
 - c. All product stored in locked tool boxes placed and in vaults.
 - d. Video monitoring 24 hours a day.
 - e. Motion-sensor activated lighting at all access points.
 - f. Field view video monitoring.
 - g. Additional fencing around structures.
6. Non-store front delivery
- a. Within a stand alone, secured pre-manufactured structure.
 - i. Entry that can be locked and be at all times.
 - b. Within a separated room with a secured entry point.
 - c. All product stored in locked tool boxes placed and in vaults.
 - d. Video monitoring 24 hours a day.
 - e. Motion-sensor activated lighting at all access points.
 - f. Field view video monitoring.
 - g. Additional fencing around structures.
- B. Operational security.**
1. General. Strict guidelines will be followed to prevent the diversion of product to unauthorized and/or underage individuals.
- a. This plan includes that there be at least 30 (thirty) business days of surveillance video that captures both inside and outside images stored on an ongoing basis.
 - b. The system located in a locked, tamper-proof compartment.
 - c. Surveillance video shall have real-time access to the County's the Sheriff's Office.
 - d. The proposed land use will operate in full compliance with County and State licensing requirements for Track-and-Trace system which will further ensure adherence to security protocols.
2. Site specific.
- a. Access points to be locked and secured at all times.
3. Greenhouses.
- a. Access points to be locked and secured at all times.

4. **Product drying/curing.**
 - a. Access points to be locked and secured at all times.
 - b. Tool boxes and vaults containing product to be locked and secured at all times.
 5. **Non-volatile manufacturing**
 - a. Access points to be locked and secured at all times.
 - b. Tool boxes and vaults containing product to be locked and secured at all times.
 6. **Non-store front delivery.**
 - a. Access points to be locked and secured at all times.
 - b. Tool boxes and vaults containing product to be locked and secured at all times.
 7. **Delivery service security measures.**
 - a. All clients to be verified and registered by providing current medical recommendation card, State ID or DL.
 - b. Client HIPPA complaint membership agreement, valid State ID or DL, and doctor's recommendation to be electronically stored in database.
 - c. For all sales to be final and delivered, each order must be prepared and packaged prior to leaving the proposed project site and full membership in the database is verified.
 - d. GPS provided in all delivery vehicles.
- C. Perpetual inventory protocol.**
1. **General.**
 - a. This plan includes that there be at least 30 (thirty) business days of surveillance video that captures both inside and outside images stored on an ongoing basis.
 - b. The system located in a locked, tamper-proof compartment.
 - c. Surveillance video shall have real-time access to the County's the Sheriff's Office.
 - d. The proposed land use will operate in full compliance with County and State licensing requirements for Track-and-Trace system which will further ensure adherence to security protocols.
 2. **Upon harvest.**
 - a. Product to be immediately weighed to determine the total wet weight with the following information recorded in the Track-and-Trace system (CCTT-Metric).
 - i. Harvest date.
 - ii. Plant name.
 - iii. Wet weight before being de-fanned (removing leaves with stems over 2cm).

- b. A summary report of the harvest will be written and filed. This report includes:
 - i. Date of harvest.
 - ii. Product names harvested.
 - iii. Total harvest wet weight.
 - iv. Total weight of wet of product waste.
 - v. Anticipated dry usable product weight (11% +/- 2% of wet weight on average).
 - vi. Anticipated dry usable raw materials intended for extraction (3% +/- 1% of wet weight on average).
 - vii. Anticipated release date from the drying/curing area.
 - c. After the summary report is complete, product will either be moved into seatrains for drying/curing or moved into the non-volatile manufacturing unit to have oil concentrate extracted.
- 3. Product moved from the greenhouse and hung in sea trains drying/curing.
 - a. Upon reaching target moisture content, product is trimmed.
 - b. A second processing report for dried/cured product is prepared with the following information entered in the CCTT-Metrc:
 - i. Product name.
 - ii. Whole plant weight.
 - iii. Usable dry product flowers.
 - iv. Dry product for intended for extraction.
 - v. Dry product waste.
 - vi. Notes on the quality of the plant.
 - c. Dried/cured product is moved into the non-volatile manufactured unit upon completion of the second processing report, for combing into lots of 10 pounds or less comprised of specific or blended flowers.
 - i. Lot information is entered in the CCTT Metrc.
 - ii. A sample from each lot will be collected for testing by an off-site licensed facility.
 - iii. Lots are moved into secure product quarantine in locked tool boxes within vaults in preparation for shipping to a licensed distribution facility.
 - d. Dried/cured product must be packaged off-site first and then distributed back to the non-store front delivery to clients.
- 4. Product moved from greenhouse into the non-volatile manufacturing.
 - a. Non-dried/cured product is formed into rosin chips for oils and/or edibles
 - i. Hash is made and filtered through specialized bags.
 - ii. When filtering is complete, the product is then collected and entered into a freeze dryer for processing into chips.
 - iii. Chips are then put though heat pressure.

- iv. When complete chips are labeled rosin and stored in a secure product area in tool boxes within vaults for non-store delivery to clients.

D. Odor Management.

- 1. The proposed project includes use of carbon filtering to help reduce odors from permeating from greenhouses.
 - a. Per the maintenance and management plan, filters are to be cleaned filters monthly or more frequently as needed.
- 2. Integrated fixed filters and fogger systems will be built into greenhouses.
 - a. Fixed filters, typically charcoal based, are attached to the mechanical ventilation within the greenhouse.
 - b. Because odor may leak through passive ventilation, perimeter enzymatic “foggers” are installed near openings.
 - i. Enzymatic systems can also be attached to mechanical vents.

E. Signage.

- 1. No publically viewed exterior signage distinctive to the land use operation is proposed.
- 2. Signage is proposed to that allowed under CZLUO Section 23.04.306.b.9 - Exempt miscellaneous information signs.

F. Parking.

- 1. The proposed project requests parking modification to 6 parking spots, 1 of which meets ADA requirements. Refer to Project Description Section A.1 for parking modification and justification.

G. Proof of Ownership.

- 1. See attached grant deed.

H. Employee Safety and Training Plan.

- 1. Refer to attached employee safety and training plan.

I. Neighborhood Compatibility.

- 1. The proposed site is in an Industrial zoned area and has no projected increase in noise level or no sensitive uses from this project. Project will include proper screening and security measures throughout site.

J. Waste Management Plan. Any cannabis activity shall provide solid waste and recycling collection consistent with Sections 23.04.280.b and c.

- 1. The proposed project shall include the location of solid waste collection areas, collection containers, recycling area and maneuvering areas for disposal and recycling trucks, including access driveways.

2. The solid waste collection area and recycling area are to be located within 100 feet of the dwellings or buildings serviced, but are not to be located in a front setback or within 10 feet of a front property line in a central business district.
3. Enclosures are required for solid waste collection areas and recycling areas that use dumpsters or other containers with a total capacity greater than two 33-gallon containers shall be screened from the view of public streets and adjoining properties on three sides by a solid fence or wall as high as the collection container, but not less than three feet nor more than six feet in height, and on the fourth side by a solid gate.
4. Any enclosures shall meet the construction requirements as set forth in Chapter 8.12 of the County Code in addition to the following standards.
 - a. The floor or bottom surface of a solid waste collection area is to be of concrete or other impervious material.
 - b. The collection area is to have unobstructed vertical clearance for a minimum height of 25 feet.
 - c. A covered storage area at least 3 feet by 6-1/2 feet in size or as otherwise adequate to accommodate containers consistent with current methods of collection in the area where the project is located, accessible for truck loading, shall be incorporated into each solid waste collection area for the accumulation of recyclable materials. This storage area shall not be used for the collection of recyclable materials until such time as a recycling program exists for the area where the project is located.
 - d. The recycling area shall be large enough to accommodate an adequate number of bins to allow for the collection of recyclable materials generated by the development.
 - e. A sign(s) clearly identifying the recycling areas, instructions, and a list of materials accepted shall be posted at all points of access to the recycling area.

K. Vicinity Map

1. See attached conditional use permit exhibit.

L. Records.

1. Owner/applicant agrees with the requirements to maintain appropriate records.
 - a. When required, data to be entered immediately into the State's Track-and-Trace system (CCTT Metrc).
 - b. Documentation will include how product is obtained including the registrations, permits, and licenses of the facilities from where the product has been acquired.

M. Compliance.

1. The owner/applicant agrees to comply with all required County permits and licenses, State licenses, County Ordinance, and State law and regulations.
2. Appropriate records will be available upon request.

- N. Pesticides.** A pest can be an insect (including ants), fungus, virus, bacteria, weed, or rodent. Pesticides, including organically produced ones, are poisonous and must be used with caution. The following procedures shall be required.
1. Information on any and all pesticides that may possibly be used will be submitted to the Department of Food and Agriculture/Weight and Measures for proper permitting and requirements.
 2. No one shall use a pesticide unless he/she are a certified pesticide applicator.
 - a. Only certified applicators can apply any substance used to kill or control a pest.
 3. All certified applicators will mix, apply, clean-up and store substances in accordance with their training and California and Federal law.
 - a. Information regarding storage, use, container transport, container disposal and responsibility for each pesticide will be provided to the applicator during certification and subsequent trainings.
 4. All pesticides shall be kept in original containers only.
 - a. If the container has a Danger or Warning signal word on the label, it must be stored in a locked area.
 5. Keep all pesticides out of the reach of children, unauthorized personnel and pets.
 6. Do not store pesticides with foods or fertilizers.
 7. Post warning signs on pesticide storage areas.

Woodland Park Mutual Water Co.

Office: 729 Calle Bendita
P.O.Box 667
Arroyo Grande, CA 93421

Phone (805) 343-0101
FAX (805) 343-2234

November 25, 2018

Ms. Elizabeth Aguilera
757 Ralcoa Way
Arroyo Grande, CA 93420

Re: APN#091-351-066

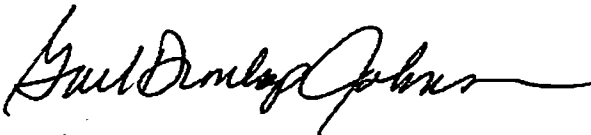
Dear Ms. Aguilera,

Your property, which is listed above, located in the Callender Garrett Tract of the County of San Luis Obispo, lies within the service district of this water company.

Therefore, you will be entitled to water service for domestic purposes (*Domestic* meaning that the water will stay on of the property for onsite use), including fire protection, and you will have all the same rights and responsibilities of the Shareholders of this company, as outlined in the Bylaws and other stipulations set forth by the Board of Directors. This responsibility includes the conserving of water, including drought condition restrictions, in the use of low flow plumbing fixtures and drought tolerant vegetation, and the use of drip irrigation to water all vegetation whenever possible. In times of severe drought, as determined by the Board of Directors of the Woodland Park Mutual Water Company, resident needs will be a priority over water needs/use by businesses located in our service district. Please make this clear to any businesses that mean to use your property.

You may use this letter for permitting purposes with the County Planning and Building Department. This Company is in compliance with all Federal, State and County Testing requirements concerning the quality of the water provided, and we have copies of test results on file in our office and with the County Environmental Health Department. Any questions can be directed to the Company Office.

Sincerely,



Gail Dunlap Johnson
Secretary

2017 Consumer Confidence Report

Water System Name: Woodland Park Mutual Water Co. Report Date: 7.1.18

We test the drinking water quality for many constituents as required by state and federal regulations. This report shows the results of our monitoring for the period of January 1 - December 31, 2017 and may include earlier monitoring data.

Este informe contiene información muy importante sobre su agua potable. Tradúzcalo ó hable con alguien que lo entienda bien.

Type of water source(s) in use: Groundwater

Name & general location of source(s): Silver Charm Well #4

Drinking Water Source Assessment information: A source water assessment was conducted for Well#4 in October 2002. The source is considered most vulnerable to the following activities not associated with any detected contaminants: Septic systems, low density

Time and place of regularly scheduled board meetings for public participation: Quarterly, Sept., Dec., Mar., June) or as needed. 10AM at the office.

For more information, contact: Gail Johnson Phone: (805) 343-0101

TERMS USED IN THIS REPORT

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. Environmental Protection Agency (USEPA).

Public Health Goal (PHG): The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Primary Drinking Water Standards (PDWS): MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

Secondary Drinking Water Standards (SDWS): MCLs for contaminants that affect taste, odor, or appearance of the drinking water. Contaminants with SDWSs do not affect the health at the MCL levels.

Treatment Technique (TT): A required process intended to reduce the level of a contaminant in drinking water.

Regulatory Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Variances and Exemptions: State Board permission to exceed an MCL or not comply with a treatment technique under certain conditions.

Level 1 Assessment: A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

Level 2 Assessment: A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an *E. coli* MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

ND: not detectable at testing limit

ppm: parts per million or milligrams per liter (mg/L)

ppb: parts per billion or micrograms per liter (µg/L)

ppt: parts per trillion or nanograms per liter (ng/L)

ppq: parts per quadrillion or picogram per liter (pg/L)

pCi/L: picocuries per liter (a measure of radiation)

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- **Microbial contaminants**, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants**, such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides**, that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- **Organic chemical contaminants**, including synthetic and volatile organic chemicals, that are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.
- **Radioactive contaminants**, that can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the USEPA and the State Water Resources Control Board (State Board) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. State Board regulations also establish limits for contaminants in bottled water that provide the same protection for public health.

Tables 1, 2, 3, 4, 5, and 6 list all of the drinking water contaminants that were detected during the most recent sampling for the constituent. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk. The State Board allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of the data, though representative of the water quality, are more than one year old. Any violation of an AL, MCL, MRDL, or TT is asterisked. Additional information regarding the violation is provided later in this report.

TABLE 1 – SAMPLING RESULTS SHOWING THE DETECTION OF COLIFORM BACTERIA

Microbiological Contaminants (complete if bacteria detected)	Highest No. of Detections	No. of months in violation	MCL	MCLG	Typical Source of Bacteria
Total Coliform Bacteria (state Total Coliform Rule)	(In a mo.)	0	1 positive monthly sample	0	Naturally present in the environment
Fecal Coliform or <i>E. coli</i> (state Total Coliform Rule)	(In the year)	0	A routine sample and a repeat sample are total coliform positive, and one of these is also fecal coliform or <i>E. coli</i> positive	0	Human and animal fecal waste
<i>E. coli</i> (federal Revised Total Coliform Rule)	(from 4/1/16-12/31/16)	0	(a)	0	Human and animal fecal waste

(a) Routine and repeat samples are total coliform-positive and either is *E. coli*-positive or system fails to take repeat samples following *E. coli*-positive routine sample or system fails to analyze total coliform-positive repeat sample for *E. coli*.

TABLE 2 – SAMPLING RESULTS SHOWING THE DETECTION OF LEAD AND COPPER

Lead and Copper (complete if lead or copper detected in the last sample set)	Sample Date	No. of samples collected	90 th percentile level detected	No. sites exceeding AL	AL	PHG	Typical Source of Contaminant
Lead (ppb)	8.11.15	10	n/d	0	15	0.2	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits
Copper (ppm)	8.11.15	10	780	0	1.3	0.3	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

TABLE 3 – SAMPLING RESULTS FOR SODIUM AND HARDNESS

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	MCL	PHG (MCLG)	Typical Source of Contaminant
Sodium (ppm)	7.12.12	51		none	none	Salt present in the water and is generally naturally occurring
Hardness (ppm)	7.12.12	200		none	none	Sum of polyvalent cations present in the water, generally magnesium and calcium, and are usually naturally occurring

TABLE 4 – DETECTION OF CONTAMINANTS WITH A PRIMARY DRINKING WATER STANDARD

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	MCL [MRDL]	PHG (MCLG) [MRDLG]	Typical Source of Contaminant
Nitrate**	Quarterly 2017	5.13mg/L	4.3-6.8	10		Runoff & leaching from: fertilizer use, septic tanks, sewage & erosion of natural products

TABLE 5 – DETECTION OF CONTAMINANTS WITH A SECONDARY DRINKING WATER STANDARD

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	MCL	PHG (MCLG)	Typical Source of Contaminant
Total Dissolved Solids TDS(ppm)	7.12.12	400		1000	n/a	Runoff /leaching from natural deposits
Sulfate (ppm)	7.12.12	130		500	n/a	Runoff/leaching from natural deposits; industrial wastes
Chloride (ppm)	7.12.12	45		500	n/a	Runoff/leaching from natural deposits; industrial wastes

Turbidity (units)	7.12.12	Less than 0.10		5 units	n/a	Soil runoff
Specific Conductance	7.12.12	630		1600		Substances that form ions when in water: seawater influence

TABLE 6 – DETECTION OF UNREGULATED CONTAMINANTS

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	Notification Level	Health Effects Language
Chromium Hexavalent	2.13.02	2.1		n/a	n/a
Vanadium	2.13.02	3		50	Babies of some pregnant women who drink water containing vanadium in excess of the action level may have an increased risk of developmental effect, based on studies in lab animals
Boron	2.13.02	52		1000	Some men who drink water containing boron in excess of the action level over many years may experience reproductive effects, based on studies in dogs

Additional General Information on Drinking Water

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the USEPA's Safe Drinking Water Hotline (1-800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. USEPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

Lead-Specific Language for Community Water Systems: If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Woodland Park Mutual Water Co. is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. [Optional: If you do so, you may wish to collect the flushed water and reuse it for another beneficial purpose, such as watering plants.] If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (1-800-426-4701) or at <http://www.epa.gov/lead>.

Nitrate in drinking water at levels above 10mg/L is a health risk for infants of less than six months of age. Such nitrate levels in drinking water can interfere with the capacity of the infant's blood to carry oxygen, resulting in a serious illness; symptoms include shortness of breath and blueness of the skin. Nitrate levels above 10mg/L may also affect the ability of the blood to carry oxygen in other individual, such as pregnant women and those with certain specific enzyme deficiencies. If you are caring for an infant, or you are pregnant, you should ask advice from your health care provider.

Summary Information for Violation of a MCL, MRDL, AL, TT,

or Monitoring and Reporting Requirement

VIOLATION OF A MCL, MRDL, AL, TT, OR MONITORING AND REPORTING REQUIREMENT

Well #3 remains offline due to high Nitrate readings, and will remain offline until such levels drop to a number consistent with the County Health Department's guidelines for safe drinking water.

For Water Systems Providing Ground Water as a Source of Drinking Water

**TABLE 7 – SAMPLING RESULTS SHOWING
FECAL INDICATOR-POSITIVE GROUND WATER SOURCE SAMPLES**

Microbiological Contaminants (complete if fecal-indicator detected)	Total No. of Detections	Sample Dates	MCL [MRDL]	PHG (MCLG) [MRDLG]	Typical Source of Contaminant
<i>E. coli</i>	0	monthly	0	(0)	Human and animal fecal waste
Enterococci	0	monthly	TT	n/a	Human and animal fecal waste
Coliphage	0	monthly	TT	n/a	Human and animal fecal waste



Parcel Information

APN: 091-351-066

Assessee: AGUILERA ELIZABETH V ETAL

Care Of:

Address: 757 RALCOA WAY ARROYO GRANDE
CA 93420

Description: RHO NIP POM DIV A PTN LT 19

Site Address:
00757 RALCOA WY

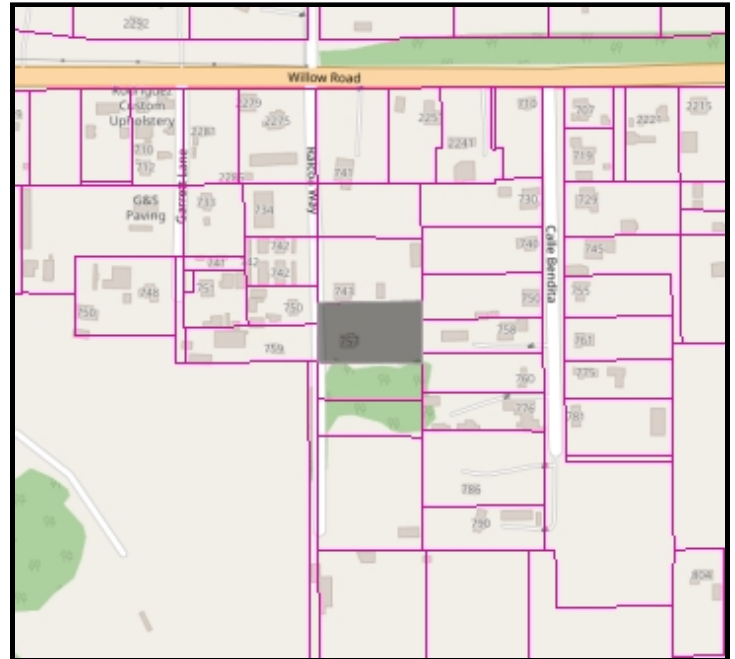
Tax Rate Area Code: 052002

Estimated Acres: 1.11

Community Code: CALG

Supervisor District: Supdist 4

Avg Percent Slope: 2



Selected Parcel

Land Use Information

Land Uses Combining Designations

IND	Coastal Zone
-----	--------------



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
PROJ-2019-00045	Cannabis Activities	3/14/2019 12:00:00 AM
DRC2019-00031	Land Use	3/12/2019 1:44:01 PM
PRE2018-00089	Pre-Application	7/3/2018 4:09:16 PM
CCM2018-00001	CCM - Condition Compliance Monitoring	11/10/2017 12:00:00 AM
PMT2010-00262	PMTR - Residential Permit	8/11/2010 1:40:27 PM



P010652T	Zoning Clearance	4/26/2002 12:00:00 AM
D010232P	Land Use	2/4/2002 12:00:00 AM
C7059	PMTG - Grading Permit	1/9/2002 12:00:00 AM
E010332	Code Enforcement	1/4/2002 12:00:00 AM
C4105	PMTR - Residential Permit	6/22/2001 12:00:00 AM
E000630	Code Enforcement	6/6/2001 12:00:00 AM
P000072Z	Zoning Clearance	8/2/2000 12:00:00 AM
81701	PMTR - Residential Permit	4/20/1990 12:00:00 AM

Clerk Recorder Documents

2018-R-025807
2001-R-042728
1995-R-012140
1990-R-064223
1990-R-064222
1990-R-050150
1985-R-028550
1977-R-C63290

Interactive Data Viewer



Legend

Roads

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

-188.08 0 94.04 188.08 Feet 1: 1,128

WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of San Luis Obispo Planning and Building Department



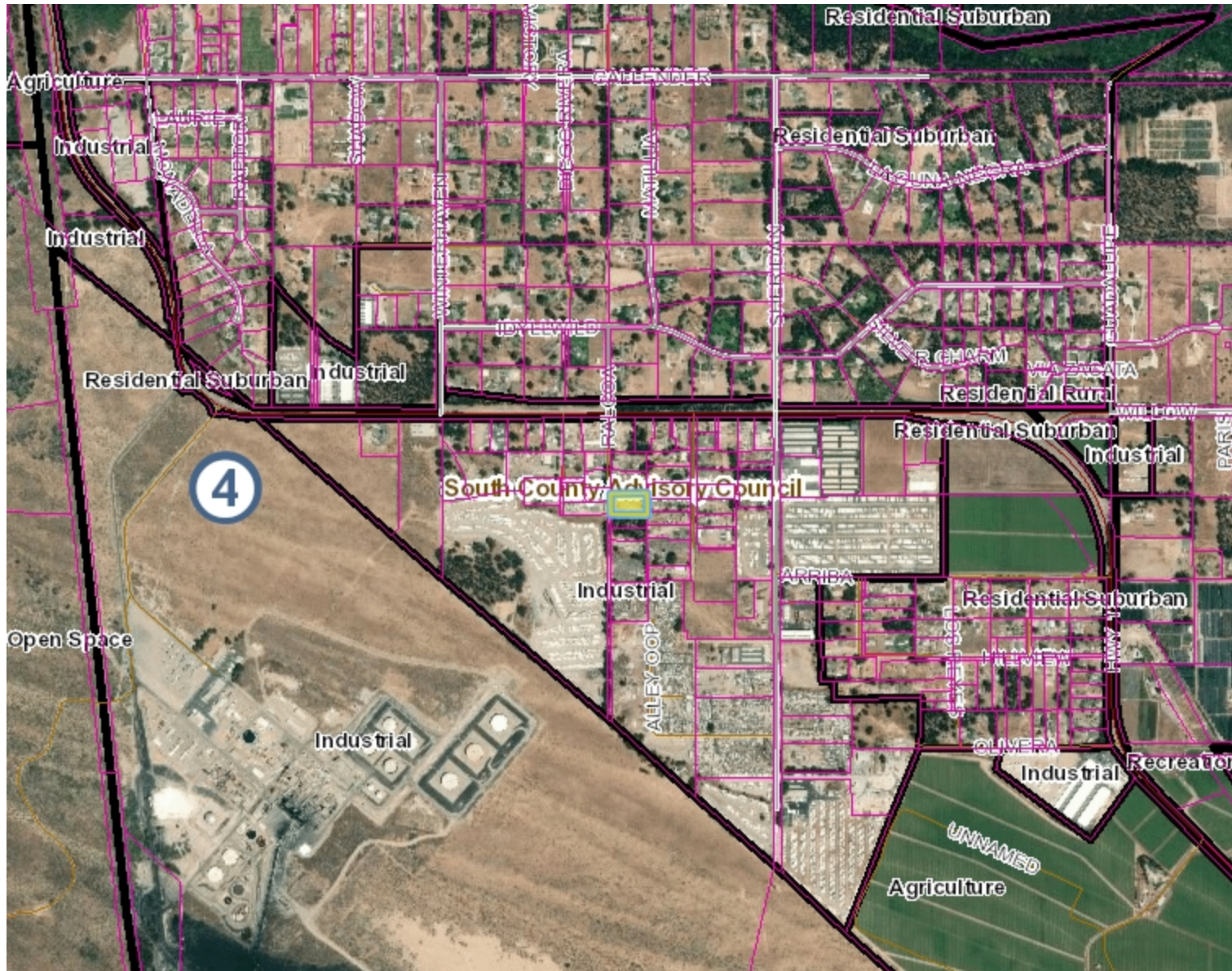
The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 27 of 32

Interactive Data Viewer



Legend

- SLO County Parcels
- 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

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WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

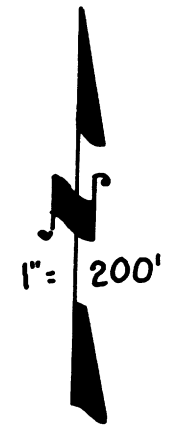
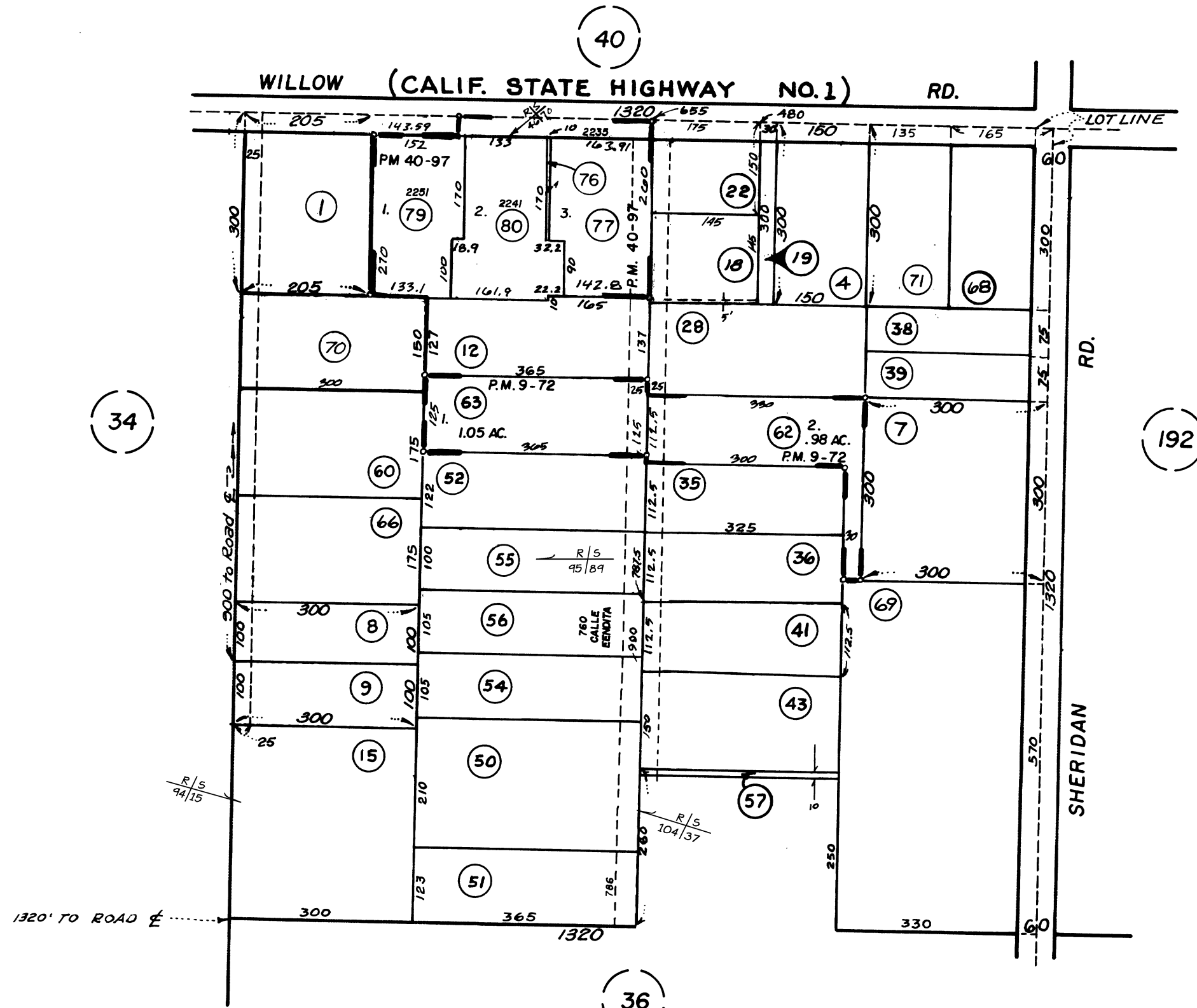


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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 28 of 32



This Map is Prepared
For Assessment
Purposes Only.

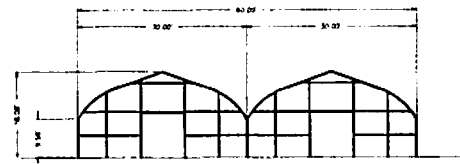
POMEROY'S RESUB. PTN. LOS BERROS TRACT,
R.M. BK. A, PG. 109.

2-28-90
11-9-89
Rev. 1/22/82
2-4-93
2-5-93

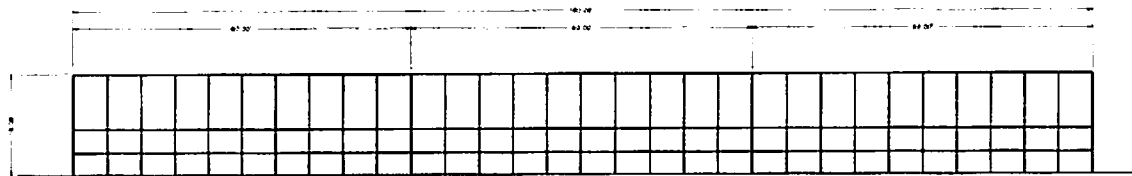
LOT 19

DIVISION "A"
POMEROY'S RESUBDIVISION
OF PART OF
THE LOS BERROS TRACT
SAN LUIS OBISPO COUNTY
CALIFORNIA

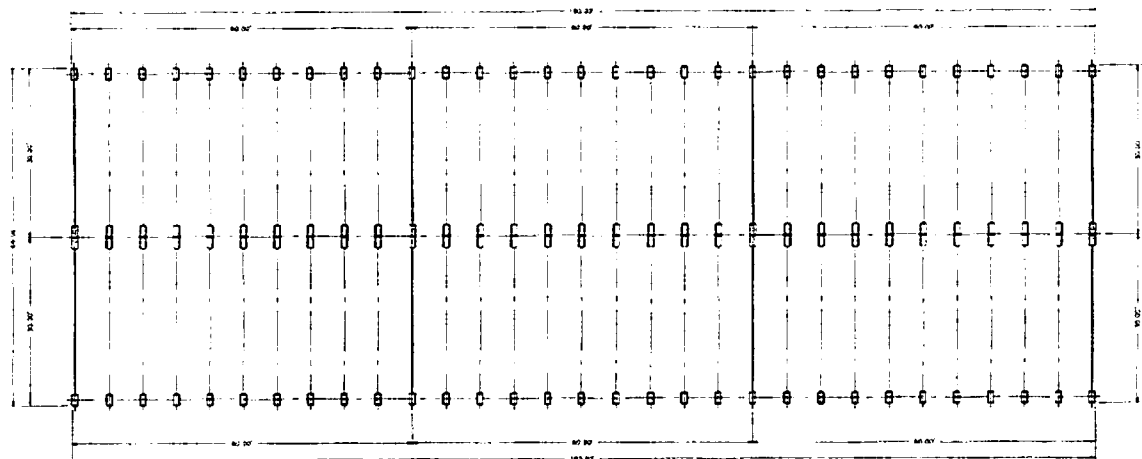
Referral -- Page 29 of 32



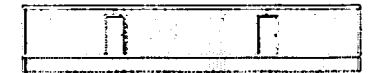
GREENHOUSE END ELEVATION
SCALE 1" = 10'



GREENHOUSE SIDE ELEVATION
SCALE 1" = 10'



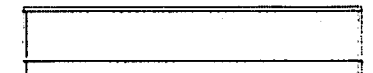
GREENHOUSE FLOOR PLAN
SCALE 1" = 10'



NON-VOLATILE MANUFACTURING
NON-STORE FRONT DISPENSARY FRONT ELEVATION
SCALE 1" = 10'



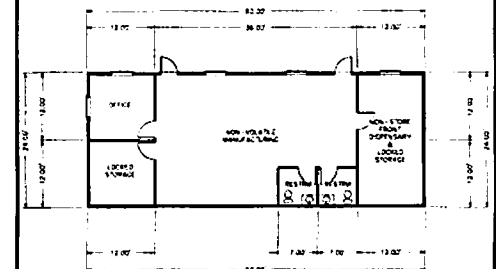
NON-VOLATILE MANUFACTURING
NON-STORE FRONT DISPENSARY SIDE ELEVATION
SCALE 1" = 10'



NON-VOLATILE MANUFACTURING
NON-STORE FRONT DISPENSARY BACK ELEVATION
SCALE 1" = 10'



NON-VOLATILE MANUFACTURING
NON-STORE FRONT DISPENSARY END ELEVATION
SCALE 1" = 10'



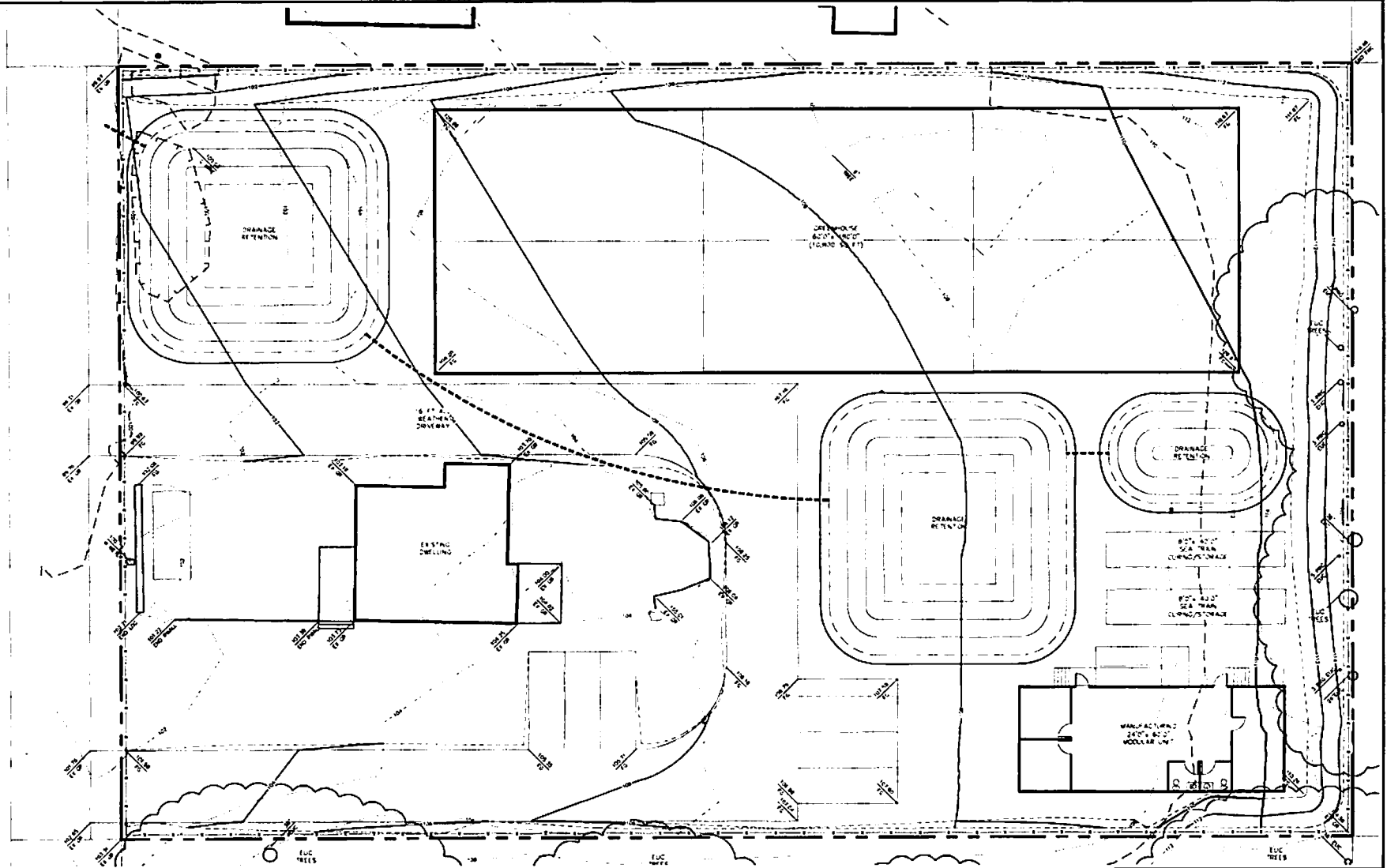
NON-VOLATILE MANUFACTURING
NON-STORE FRONT DISPENSARY FLOOR PLAN
SCALE 1" = 10'

GRANITE RIDGE DEVELOPMENT CONSULTANTS
4579 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

E.O.F. ENTERPRISES LLC
PROPOSED FLOOR & ELEVATION PLANS

Property owner: EOF Enterprises LLC, 737 Rockwell Way, AZ, CA 93422
Applicant: John Hughes, CDM #2018-00320
Project address: 737 Rockwell Way, Arroyo Grande, CA 93422
Assessor's Parcel Number: 081-351-068
Land Use Category: Industrial, Combining designation: Coastal zone
Parcel area: 1.21 acres

3/14/2019 10:25 AM



ESTIMATED EARTH WORK QUANTITIES

1. Cut: 922 cu yds. Fill: 865 cu yds.
2. Disturbance area: 26,768 sq ft
3. Natural grade: 38
4. Total impervious area: 14,442 sq ft
5. Maximum cut: 4.5 ft
6. Maximum fill: 2.5 ft

SCALE: 1" = 10'

GRANITE RIDGE DEVELOPMENT CONSULTANTS
8879 Santa Rosa Road, Alhambra, California 91802 (626) 835-3562

E.O.F. ENTERPRISES LLC **PRELIMINARY GRADING & DRAINAGE**

Property owner: EOF Enterprises LLC, 757 Raccoon Bay, AC, CA 93420
Applicant: John Hadden, CLM 80218-20320
Project address: 757 Raccoon Bay, Arroyo Grande, CA 93420
Assessor's Parcel Number: 091-351-066
Land Use Category: Industrial, Containing designation: Coastal zone
Parcel area: 1.21 acres

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5/12/2016 10:13 am

