



THIS IS A NEW PROJECT REFERRAL

DATE: 4/9/2019
TO: 4th District Legislative Assistant; Ag Commissioner, APCD, Assessor, Building Division, CAL FIRE / County Fire, Environmental Health, Public Works, Sheriff, CA Fish & Wildlife, Cal Trans, Coastal San Luis Resource Conservation District, RWQCB, U.S. Fish & Wildlife, South County Advisory Council, AB52
FROM: Ian Landreth (805-781-1298 or ilandreth@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2019-00045 DALE / COREY

PROJECT DESCRIPTION: Proposed Minor Use Permit for indoor cannabis cultivation in an existing greenhouse building totaling 21,600 SF on Mesa Road in Nipomo.

APN(s): 091-281-082

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?

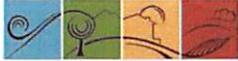
- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
NO (Please go on to PART III.)

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.

Form with columns for Date, Name, and 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

DRC2019-00045

Minor Use Permit
 091-281-082 / 1045 N MESA RD
 RANDOLPH DALE
 CANNABIS - INDOOR CULTIVATION - CCM2016-00214

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name Jeff Corey Daytime Phone 909-518-7840
 Mailing Address PO Box 609, Claremont, CA 91711 Zip Code _____
 Email Address: JeffC@coreynursery.com

Applicant Name Randolph Dale under the care of Jeff Corey Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

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: 39 Acres Assessor Parcel Number(s): 091-281-082
 Legal Description: RHO NIP SUB LT 15 LOS BERROS TR LT 17 LESS RD
 Address of the project (if known): 1045 Mesa Road, Nipomo CA 93444
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Mesa Road
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Greenhouses, single-family residence

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 *Jeff Corey* *per landowner consent* Date 3/18/19

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

Describe existing and future access to the proposed project site: Existing/Primary access to remain off Mesa Road

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

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

North: Rural Residential South: Rural Residential
East: Rural Residential West: Rural Residential

For all projects, answer the following:

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

Buildings: 21,600 sq. feet 0 % Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) _____

Total area of all paving and structures: 21,600 existing building sq. feet acres

Total area of grading or removal of ground cover: 0 sq. feet acres

Number of parking spaces proposed: 4 Height of tallest structure: 17'

Number of trees to be removed: 0 Type: n/a

Setbacks: Front 329' Right 1015.3' Left 181.1' Back 771'

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: 0 sq. feet acres

Total floor area of all structures including upper stories: 21,600 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~~

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 _____
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 40,000 Gallons/ yr
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 _____

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: South County Sanitation
- 3. Where is the waste disposal storage in relation to buildings? Please see Site Plan
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

On Site Composting

Community Service Information

- 1. Name of School District: Lucia Mar
- 2. Location of nearest police station: Arroyo Grande Police Department, 200 N Halcyon Rd, Arroyo Grande, CA 93420
- 3. Location of nearest fire station: Arroyo Grande Fire Department, 2391 Willow Rd, Arroyo Grande, CA 93420
- 4. Location of nearest public transit stop: 180 W Grand Ave, Grover Beach, CA 93433
- 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
- 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: 5 Days of operation a week 7 am-4pm
- 2. How many people will this project employ? 2
- 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. 2 Between 4:00 to 6:00 p.m. 2

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:

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): C DFA, BCC

(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- 00214

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: Randolph Dale under the care of Jeff Corey

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 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.

21,600 SF

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):

CANNABIS APPLICATION SUPPLEMENT

- On my floor plan submitted with the application
- On an additional document submitted with my application

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours.
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.
- Repeat this for each piece of equipment and the total amounts for each month.
- Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources.

Source or utility name	Expected kWh drawn annually
PG&E	45,573
Total Annual kWh:	45,573

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	21,600 SF Nursery		
Month and Year			
1	3000	47,500	
2	3000	47,500	
3	3000	47,500	
4	3000	47,500	
5	3000	47,500	
6	4000	47,500	
7	4000	49,500	
8	4000	47,500	
9	4000	47,500	
10	3000	47,500	
11	3000	47,500	
12	3000	47,500	
Totals	40,000 gal/year	572,000 gal/year	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

- Yes No

List of pesticides anticipated to be used: Ancora, Azamax, Azos, Botanigard 22WP, Clorox Bleach, Cueva, Dipel, Forge,
Gnatrol WDG, Grandevo, Isopropyl Alcohol, JMS Style Oil, M-pede, Med 52, Mycotrol ESO, Mykos, Nu-film P, Omni, Oxidate 2.0, Potassium Carbonate,
Regalia, Silwet, Trilogy, and Verenate.

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 **N/A**

(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 **N/A**

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 N/A

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



COREY, JEFF

SUPPLEMENTAL DEVELOPMENT STATEMENT

CANNABIS MINOR USE PERMIT

1045 MESA RAOD, NIPOMO, CA 93444

APN (091-281-082)

PROJECT DESCRIPTION

Parcel Size: 39.09 Acres
APN: 091-281-082
Address: 1045 Mesa Road, Nipomo, CA 93444
Land Use Designation: RR
Williamson Act: No
Water: On-Site Well
Existing Uses: Tropical Foliage Production
Access: Mesa Road

The subject property consists of one parcel totaling 39.09 acres, located at 1045 Mesa Road in Nipomo (APN 091-281-082), accessed directly off Mesa Road, in the South County Planning Area and zoned Residential Rural. Existing uses on the site include greenhouses for tropical foliage production (Corey Nursery), of which 21,600 square feet will be replaced with cannabis crop. The existing greenhouses onsite were built in the 1990's (permits #94412, #A6968, #94411, #94413, #95965).

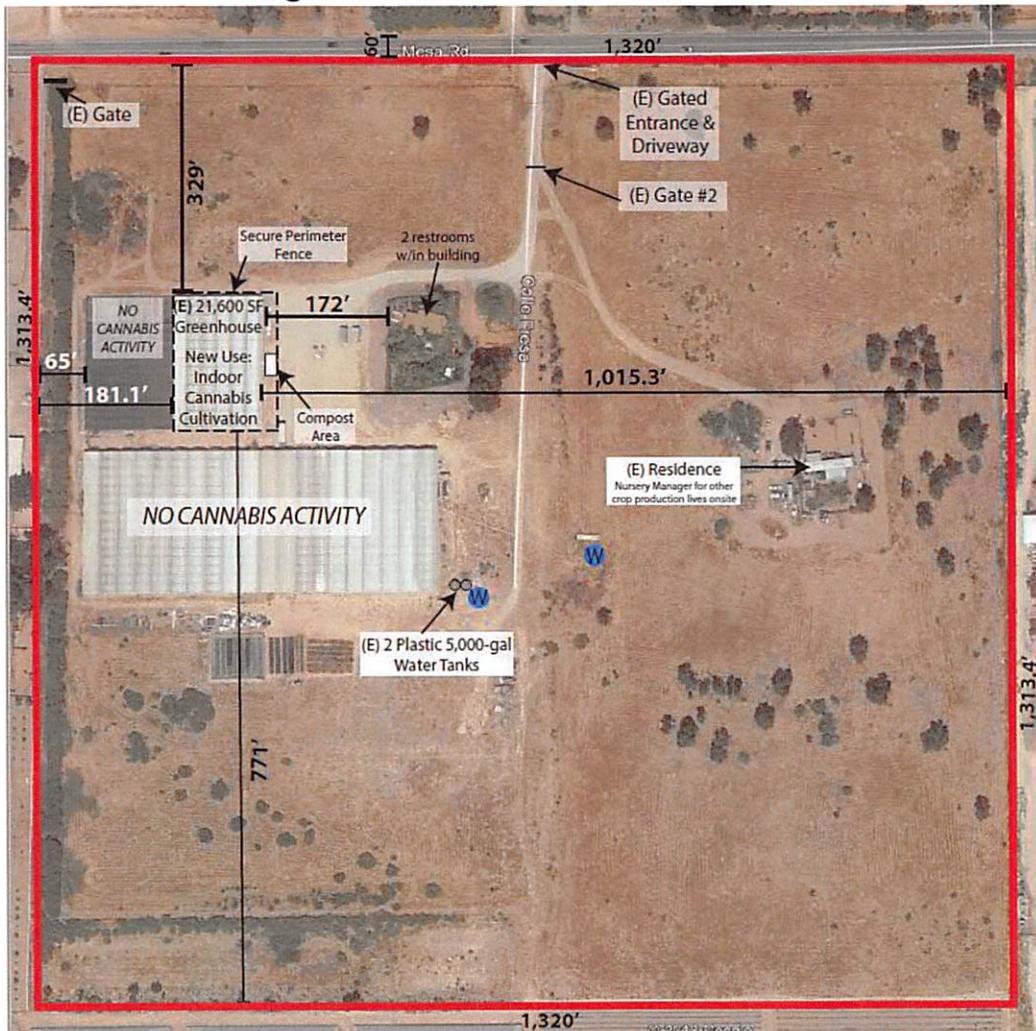
Proposed Project

A request by Jeff Corey for a Minor Use Permit to authorize the utilization of an existing greenhouse building totaling 21,600 sq. ft. for indoor cannabis cultivation. The project will utilize CCM2016-00214 Randolph Dale under the care of Jeff Corey. 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. No site disturbance is proposed as a part of this project. The proposed project is located at 1045 Mesa Road, Nipomo, CA 93444.

Figure 1: Vicinity Map



Figure 2: Cultivation Area Site Plan



The Project site is approximately 39 acres in size and consists of one legal parcel. The site is located on Mesa Road, which extends East and West of the project site. The area's topography is flat with 39 acres of the site being between 0-10% slope. The average slope within the site is 8%. The proposed project area consists of existing developed or otherwise denuded/graded areas. No vegetation removal or grading is necessary or proposed for the project.

Indoor Cultivation

Indoor cannabis cultivation will be located within an existing greenhouse building located on the west side of the property, totaling 21,600 sq. ft. (120' x 180'). The greenhouse building is already equipped with electricity (permit #95816). The greenhouse will be upgraded to include an odor management system designed by Byers Scientific & Manufacturing (see Odor section below) and black out curtains.

Access

The parcel is accessed from Mesa Road, a public road which extends to parcels East and West of the site. Mesa Road is paved (60' wide) all the way to the site's driveway, to a private road onsite. No road improvements are needed for this site.

Site Operations Plan

Security

Security is detailed in a separate security plan for routing to the Sheriff's Department and to be used for State licensing requirements. The proposed security plan includes security cameras with motion detection lighting (alerts grower/cultivator via his mobile phone) located around the perimeter of the greenhouse and at the entrance gate to ensure there is no unauthorized access to the site. The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to security protocols. Secure fencing is proposed around the perimeter of the greenhouse, with the compost located within the fencing.

Odor Management

The ordinance states that all cannabis cultivation shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite. The standard also states that structures utilized for cannabis shall be equipped and/or maintained with "sufficient ventilation controls". The existing greenhouse

proposed for indoor cultivation is fully enclosed in a glass structure. All plant areas will be equipped with a Vapor-Phase Odor Neutralization System specifically designed to react with cannabis and eliminate offsite odor (designed by Byers Scientific & Manufacturing). See the installation specifications and quote attached.

Signage

No exterior signage distinctive to the cannabis operation is proposed.

Parking

The property site provides ample parking areas for the nursery operations and are not in conflict with any adjacent properties or uses. The indoor cultivation will be operated by a grower (who lives nearby) and 1 full-time employee. There are 4 parking spaces located adjacent to the greenhouse for the cannabis operation. See the request for a parking modification and required findings below.

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 business will be operated by the cultivator and one additional full-time employee, with 2 part-time staff to assist with seasonal support needs. There will be four harvests per year, with each harvest lasting for two days. There are 2 existing restrooms within the Corey Nursery Shipping building (adjacent to the greenhouse proposed for a cannabis nursery). The approximate hours of operation are from 7am-4pm (5 days/week).

Traffic

Regular commercial operations result in 1 round trips per day in a commuter truck. There will be an additional 4 commercial deliveries per year for soil and farm supplies as well as seasonal part-time harvest staff. This is within standards for the access road and standard agricultural operations for the property.

Neighborhood Compatibility

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. The general direction of the prevailing winds is from the north. The existing greenhouse structure was previously used for agricultural purposes and is configured appropriately to meet the intended use.

The greenhouse will be equipped with black-out features at night to eliminate light pollution. Any motion detection lighting used for security will be cast downwards to reduce light pollution. There is no projected increase in noise level from this project. The cannabis cultivation will not represent an incompatible use on the property.

Waste Management Plan

Nursery operations will produce minimal waste as planting material is all kept with the nursery plants propagated for offsite sale. Cannabis cultivation will not produce any wastewater as all water is used within the planting environment. There is a composting site located adjacent to the greenhouse proposed for cannabis use. All other trash will be placed in existing dumpsters onsite that are serviced by South County Sanitation.

Pesticide and Fertilizer Usage

Pesticide and fertilizer usage will be conducted following organic farming practices and in accordance to the County of San Luis Obispo Department of Agriculture standards. The following materials will be used onsite: Botanigard 22WP, Clorox Bleach, Cueva, Isopropyl Alcohol, Potassium Carbonate, Silwet. The material safety data sheets are included. These pesticides and fertilizers will be stored within a two-door secured cabinet on concrete foundation inside the greenhouse.

Setbacks

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 Rural Residential zoned parcel size of 30 acres meets the size requirement of 20 acres for indoor cultivation. All cannabis uses are to be located within the existing greenhouse building with a minimum setback of 50' as set forth in Section 22.30.310. The greenhouse building is at a 181.1' setback from the westerly property line. The proposed cannabis uses are over 165' from any offsite residences. No riparian vegetation or watercourses are located on the property.

Air Quality

The project is located on an existing agricultural site, accessed off Mesa Road (public paved) via a private driveway with no new grading required. There are no predicted air quality impacts.

Screening and Fencing

There is a secure entrance gate to the project site. The greenhouse is equipped with a secure lockable door. Secure fencing will be placed around the perimeter of the greenhouse, with the compost located within the fencing. Security cameras will be placed on all four corners of the fencing. The existing greenhouse proposed for cannabis activities will be equipped with black-out curtains that will help preclude offsite visibility of the crop grown inside. Additional security controls as required by CDFA or BCC will be incorporated into existing operations, including security cameras with motion-detected lighting cast downwards.

Water Management Plan

The property is in the South Coast Water Planning Area, undefined Watershed. The project site is served by two existing groundwater wells that have historically served the property for agricultural use. There are two 5,000-gallon plastic water storage tanks onsite. No import of water is necessary or will occur in association with the proposed cannabis cultivation operation. The projected water usage for the cannabis project is as follows:

Monthly Water Usage (Gallons)													TOTALS
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
21,600 sf Greenhouse	3,000	3,000	3,000	3,000	3,000	4,000	4,000	4,000	4,000	3,000	3,000	3,000	40,000

The cannabis project will use an average of 835 gallons/week or 3,340 gallons/month. The historical average water usage for the entire nursery operation has been 18,800 gallons per month.

Energy Use

The greenhouse is currently equipped with four space heaters, irrigation lines, rolling benches, a fertilizer injector, and a heat retention curtain. The cultivator will be adding fans, lighting, and black cloth to the greenhouse interior. The total annual estimated energy use for the cannabis operation is 45,573 kWh; historically the site and other nursery operations uses an average of 130,000 kWh per year. An estimated energy demand breakdown is attached.

Issues Requiring Special Consideration

Cultural Resources

The access road and greenhouse building are existing, and no disturbance is necessary to authorize the continued operation of these facilities.

Biological Resources

The project site is not within range of any sensitive animal species in the region, such as San Joaquin Kit Fox, and does not propose any site disturbance in proximity to riparian areas or wetland habitats. County Vegetation data defines the majority of the property as Urban Built Up, with no oaks present. No tree removal or impact would occur. No sensitive biological resources are anticipated to be potentially impacted.

Parking Modification and Required Findings

The project site is designed to accommodate staff for the greenhouse nursery operation within the existing parking area adjacent to the greenhouse on the eastern side (4 designated spaces). The cannabis nursery will be operated by the cultivator and one other full-time employee. The other nursery operations will continue to be operated by the manager that lives onsite. Due to the limited nature of the staff required for the operation, parking standards as outlined in Chapter 22.18, Nursery Specialties are not appropriate for the project.

The following findings are provided for use in a request for modification of parking standards of Chapter 22.18, Nursery Specialties.

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

- a. The characteristics of the project, which consists of two employees for the cannabis greenhouse operation with seasonal temporary staff, do not necessitate the creation of a designated parking area as the activities will be conducted by a limited number of staff and part time staff who have parking provided on site adjacent to the existing residence and nursery area.
- b. The existing parking area is adequate to accommodate on the site all parking needs generated by the use as the operation will be minimally staffed with pick-ups and deliveries conducted by the cultivator. No more than four parking spaces are necessary, which are provided in the existing parking area.
- c. No traffic safety problems will result from the proposed modification of the parking standards as there is ample existing parking on the site for the property owner-operated nursery.

CEQA Categorical Exemption

Section 15301 of the State CEQA Guidelines allows for existing projects and projects that have no potential for causing a significant effect on the environment to be exempt from the provisions of CEQA. The project application proposes to utilize an existing greenhouse onsite with no expansion or new buildings proposed. There is no possibility that this project may have a significant effect on the environment.

The greenhouse is located within area that has been subject to previous disturbance. No enlargement of the access driveway, parking area, or developed use area is proposed. Baseline conditions shall remain constant for operational elements such as persons on the site and traffic.

No other measures beyond those required by County ordinances are necessary to address the environmental impacts associated with the proposed project. The proposed project does not include any environmental impacts or significant changes to the project site.



OVERVIEW

PARCEL STATUS	Active
TAX CODE	000
PRIMARY OWNER	COREY JEFFREY E TRE PO BOX 609 CLAREMONT, CA 91711
SECONDARY OWNERS	COREY JEFFREY E COREY JEFFREY E REVOCBLE TRUST
PARCEL ADDRESS(ES)	1045 N MESA RD NIPOMO, CA 93444
ADVISORY COUNCIL	South County Advisory Council
LEGAL DESCRIPTION	RHO NIP SUB LT 15 LOS BERROS TR LT 17 LESS RD
PLANNING AREA(S)	South County Inland Sub Area, South County Planning Area
LAND USE	Residential Rural
PLANNING AREA STANDARDS	22.98.070, 22.98.070 B, 22.98.070 F, 22.98.070 I
PARCEL FLAGS	CWCP - Countywide Water Conservation Program, MS4 - MS4 Stormwater Area, STM - Stormwater Management Area, RR - Rural Residential, RD10 - Road Fee Area - South County 1, NGC - Nipomo Mesa Water Cons. Area

PARCEL DOCUMENTS

Recorded Date	Document Type	Document Number
01/25/2012	Lot (C)	2012-I-000305

RECORDED LOTS

Lot Number	Lot Flags
T-LOSBERTR-0015-0017-Y	VP - Previous Violation

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
03/29/2019	DRC2019-00045	Land Use	Submitted
	<i>CANNABIS - INDOOR CULTIVATION - CCM2016-00214</i>		
03/12/1999	A6968	PMTG - Commercial Permit	Expired
	<i>GREENHOUSE (CONVERT FROM SHADE STR ISSUED 94412)</i>		
02/24/1999	D980235D	Land Use	Approved
	<i>GREENHOUSE ADDITIONS TO NURSERY</i>		
02/04/1998	S890287T	Subdivision	Expired
	<i>PROPOSED 8 LOT SUBDIVISION</i>		
09/11/1995	D930285S	Land Use	Completed
	<i>COMMERCIAL NURSERY</i>		
06/29/1995	95965	PMTR - Residential Permit	Finalized
	<i>INSTALL GAS LINE FROM METER TO BOILER</i>		
05/24/1995	95816	PMTR - Residential Permit	Finalized
	<i>ELECTRICAL SERVICE TO NURSERY GREENHOUSE</i>		
10/17/1994	94413	PMTG - Commercial Permit	Finalized
	<i>CONSTRUCT 34,020SF GREENHOUSE</i>		
06/14/1994	94411	PMTG - Grading Permit	Finalized
	<i>GRADING FOR GREENHOUSE OPERATION REP W/B981744</i>		
06/14/1994	94412	PMTG - Commercial Permit	Withdrawn
	<i>SHADE STRUCTURE FOR COMMERCIAL GREENHOUSE</i>		
10/05/1992	89240	PMTR - Residential Permit	Expired
	<i>INSTALL ELEC TO DOMESTIC WELL W/1HP & 2HP PUMPS</i>		

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance

-752.33 0 376.17 752.33 Feet 1: 4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere
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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



OVERALL SITE PLAN



Site: 39.09 acres

* Site is located over 1000 feet from any sensitive use, as defined by 22.40.050D.1, and 22.40.060D.1, Location



Scope of Work
 21,600 SF Greenhouse (120' x 180')
 - New Use: Indoor Cultivation

Sheet Index
 1) Overall Site Plan
 2) Greenhouse Elevations
 3) Buffer Map
 4) Security Site Plan

Vicinity Map



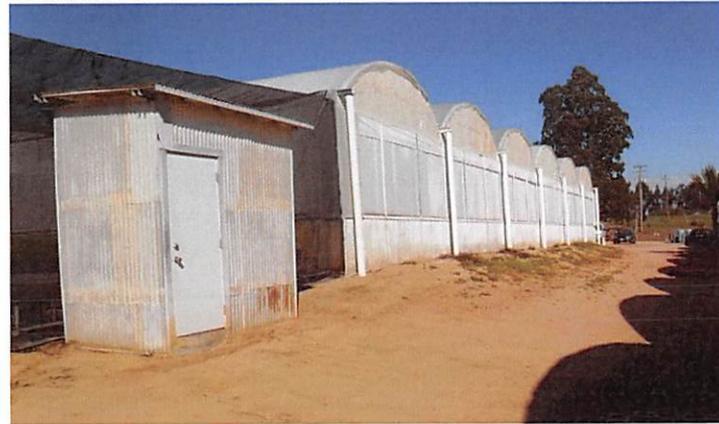
Sheet 1: Overall Site Plan
 Jeff Corey
 1045 Mesa Road
 Nipomo, CA
 APN: 91-281-082

DATE: February 2019	
Corey	
Sheet	
1 of 4	

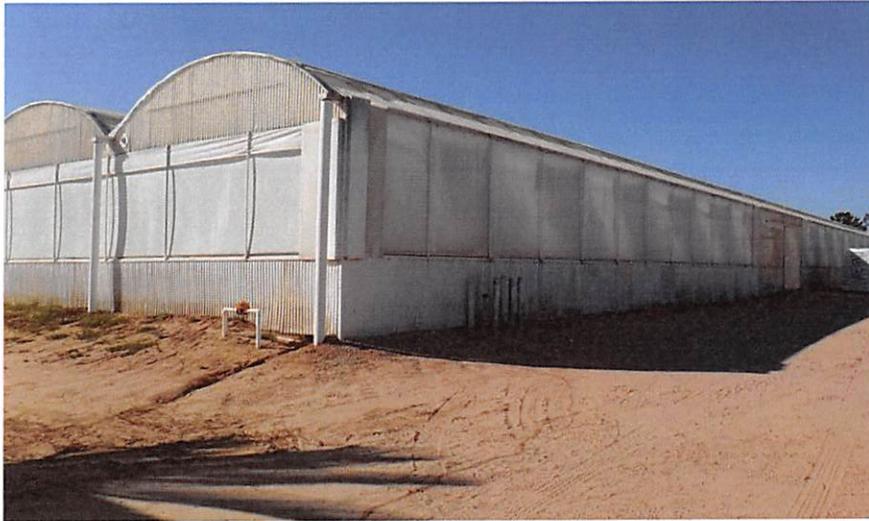
GREENHOUSE ELEVATIONS



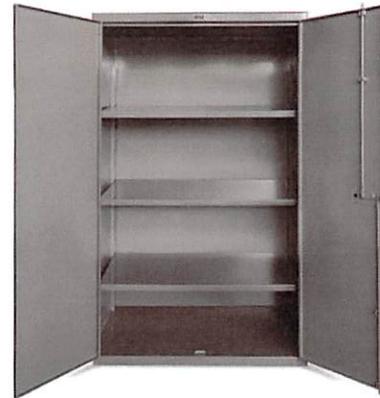
Greenhouse- View from North



Greenhouse Entrance- View from West



Greenhouse Main Entrance
Height: 14' to gutter, 17' to peak



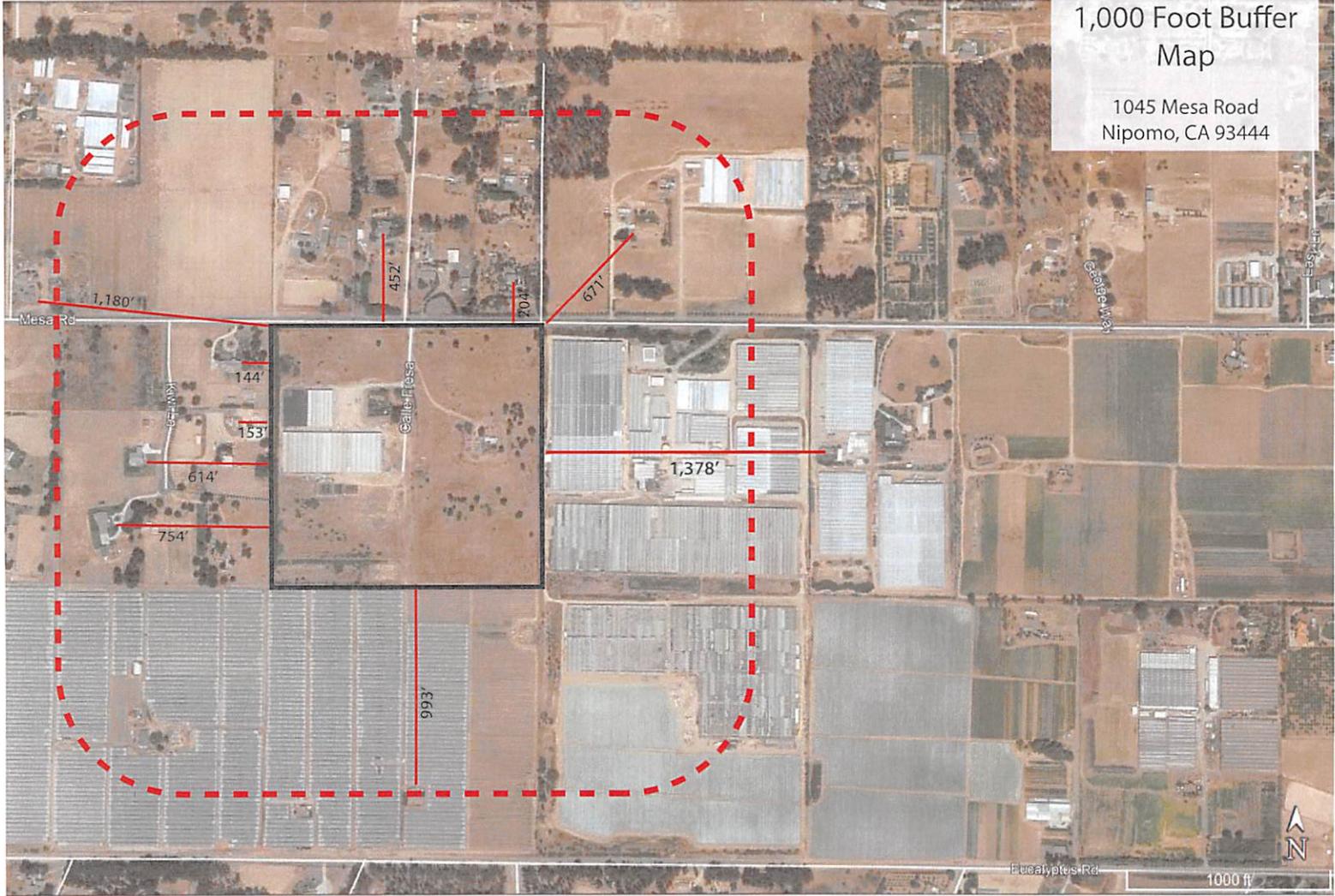
Pesticide/Fertilizer Storage - Steel Cabinet
36" W x 18" D x 60" H

Kirk Consulting

Sheet 2: Greenhouse Elevations
Jeff Corey
1045 Mesa Road
Nipomo, CA
APN: 91-281-082

SCALE: 1" = 200'	
DATE: February 2019	
Corey	
Sheet	
2 of 4	

BUFFER MAP



Kirk Consulting

Sheet 3: Buffer Map
Jeff Corey
1045 Mesa Road
Nipomo, CA
APN: 91-281-082

DATE: February 2019	
Corey	
Sheet	
3 of 4	