



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/9/2019

TO: 4th District Legislative Assistant, Agricultural Commissioner, Assessor, Air Pollution Control Board (APCD), Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Lucia Mar, Caltrans, U.S. Fish and Wildlife, CA Fish and Wildlife, RWQCB, South County Advisory Committee, Williamson Act

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

PROJECT NUMBER & NAME: DRC2019-00049 DALE_CISNEROS

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 acres outdoor cultivation, ancillary cannabis nursery, processing, ancillary distribution transport-only to be located at 514 E Tefft St. Nipomo, CA

APN(s): 090-051-042

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



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: access is from E. Tefft St.

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: FARM South: FARM
East: FARM West: FARM

For all projects, answer the following:

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

Buildings: 9000 sq. feet _____ % Landscaping: _____ sq. feet 0 %
Paving: _____ sq. feet 0 % Other (specify) _____
Total area of all paving and structures: 9000 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 0 ☐ sq. feet ☐ acres
Number of parking spaces proposed: 20 Height of tallest structure: 20 ft.
Number of trees to be removed: 0 Type: _____
Setbacks: Front 300 Right 300 Left 300 Back 300

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

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

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: 7 ☐ sq. feet ☒ acres
Total floor area of all structures including upper stories: 9000 sq. feet

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 2
Total floor area of all structures including upper stories, but not garages and carports: — sf
Total of area of the lot(s) minus building footprint and parking spaces: _____ sf



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

- Describe the topography of the site:
 Level to gently rolling, 0-10% slopes: 37 acres
 Moderate slopes - 10-20%: _____ acres
 20-30%: _____ acres
 Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
 If yes, please describe: stream
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
 If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
 If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
 If yes, please explain: ground prep for planting hay
- 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: visible from E. Tefft St.

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain cannabis grow
☒ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: well i residence
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? 104 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☐ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☐ No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

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

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☒ Agricultural ☒ Other, please explain? cannabis & packaging (boxes)
2. Name of Solid Waste Disposal Company: San Luis Obispo Disposal
3. Where is the waste disposal storage in relation to buildings? - near processing
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 Unified School District
2. Location of nearest police station: San Luis Obispo Sheriff's Station 20
3. Location of nearest fire station: n/a
4. Location of nearest public transit stop: n/a
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: farm
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. requested

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: M - Saturday Hours of Operation: 6³⁰A - 6pm
2. How many people will this project employ? 6
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift
3 6:30-3 3 9:30-6
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☒ No If yes, please explain: dust; road travel
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: packaging from fertilizers
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. Requested
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: van transport during harvest

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): _____
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 *: security cameras operated by solar

*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: odor mitigation - fencing to lessen odor w/ prevailing winds
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 cultivation, processing, distribution-transport

(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

only



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

☒ Cultivation
☐ Testing Facility

☒ Nursery
☐ Dispensary

☐ Manufacturing Facility
☒ Distribution Facility

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016- 000214

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: Randolf Dale

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?

☐ Type 1
☐ Type 5
☐ Mixed-light

☐ Type 2
☐ Microbusiness

☐ Type 3
☐ Indoor

☐ Type 4
☒ Outdoor

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

3 acres

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 Panel - 480 V, 200 AMP	2,3363.800
Total Annual kWh:	2,3363.800

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	AG WELL #1		
Month and Year			
1			
2			
3			
4			
5	2019	6 Acre Foot (2AFxAC for 3 AC)	
6	2019	6 Acre Foot (2AFxAC for 3 AC)	
7	2019	6 Acre Foot (2AFxAC for 3 AC)	
8	2019	6 Acre Foot (2AFxAC for 3 AC)	
9	2019	6 Acre Foot (2AFxAC for 3 AC)	
10			
11			
12			
Totals	30 Acre Foot	Estimate for 2019	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used:

Dipel DF - Biological Pesticide

Microthiol Dispers - Micronized Water Soluble Sulfur

For Manufacturing ONLY

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

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

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

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

☐ Yes ☐ No

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

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

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☒ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☒ No

How many vehicles do you anticipate transporting/distributing product?

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

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

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

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

Will you be delivering to other jurisdictions?

☐ Yes ☐ No

How many vehicles do you anticipate delivering product?

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

How many deliveries per day do you anticipate delivering product?

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

CANNABIS CULTIVATION

LAND USE APPLICATION

The County of San Luis Obispo

APPLICANT

Randolf Dale

514 Tefft Street, Nipomo, CA 93444

APN 090-051-042

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I. Project Description

Address: 514 E. Tefft St., Nipomo, CA 93444

APN: 090-051-042

Parcel Size: 36.37 Acres

Land Use Designation:

Water Source: Well

Sewage Disposal: Septic

Applicant: Randolph Dale CCM2016-00214

This land use permit application is commissioned by the Applicant for a conditional use permit at 514 E. Tefft Street, Nipomo to operate a cannabis cultivation, self-distribution & nursery facility. A site map has been prepared for this application that outlines the location of the proposed grow site and ancillary cannabis activities. *+ nursery*

The property at 514 E. Tefft Street in Nipomo is a total of 36.7 acres and is zoned AG. The proposed project will have 3 total acres of cannabis canopy on an area of 5 acres of cultivated area. A nursery and distribution - transport only facility are proposed as well. Processing will take place as a part of the cultivation with an expected 2-3 harvests per year. There is no proposed excavation or grading needed as the land was already used for planting hay in previous years. No trees or shrubs will need to be removed for this project. There is an existing residence that will not be used for any cannabis activities. There will be 4-6 full-time employees that will work year-round in 2 shifts...6:30a to 3pm and 9:30a to 6pm. There will not be any deliveries or employees leaving or arriving between the peak traffic hours of 7am-9am and 4p-6p. Estimate 3-4 deliveries per week of supplies or equipment. During harvest time, any contractors will be shuttled in by van from another location.

II. Site Plan

See attached

III. Land Use Permit Application

The applicant will include an, indemnification agreement, to pay processing fee, agricultural activities supplement form, hazardous waste and material supplement form.

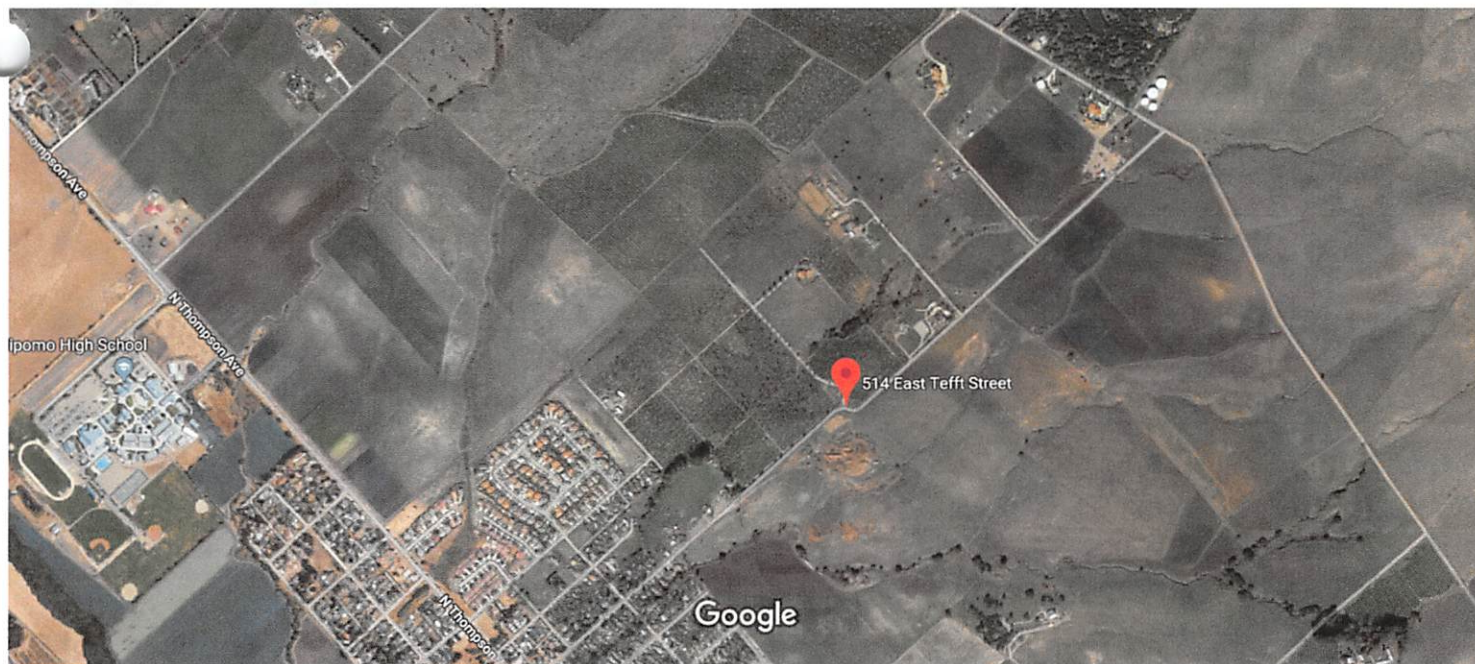
IV. Cannabis Application Supplement

See attached

V. Lease Agreement

See attached

Google Maps 514 E Tefft St



Imagery ©2018 Google, Map data ©2018 Google 200 ft



514 E Tefft St
Nipomo, CA 93444



VII. Operational Plans

VII.I Pest Management & Chemical List

A complete pest management plan and chemical list has been produced for this application, and this plan will be implemented into the nursery cultivation at the property. The plan includes cultural pest management control methods, which describes industry best practice for controlling pests in an outdoor growing environment. The plan also describes biological pest control methods and lists all chemicals that may be applied at any stage of the plant growth. Only organic chemicals and nutrients will ever be used in the outdoor cultivation. Storage of these chemicals will be in secure storage located in the Processing Area.

VII.II Expected Monthly Water Usage

The applicant has prepared a monthly water demand estimate for this application and includes a combined estimate for both the distribution and nursery cultivation. Based on operational plans, both aspects of the business, distribution and nursery will have consistent water usage throughout the year and this is reflected in the estimate.

VII.III Security Plan

The applicant will have security cameras and motion detectors located at the main entrance gate, storage and distribution areas. Cannabis activity areas will be fenced with a solid secure fence. Entrance gate to the property and the areas with cannabis activity will remain locked after business hours and only accessible by authorized personnel during business hours. The entire property will be fenced with cattle fencing and secured gates.

A security plan will be reviewed by the County Sheriff's Department to ensure that it is in compliance with State and Local security regulations.

VII.IV Odor Mitigation Plan

Odor mitigation is important to the applicant and measures will be taken to limit or reduce the effects of the outdoor cultivation odors on their neighbors and community. Although it is impossible to completely eliminate odor from an outdoor cannabis grow, the applicant will put 6 ft sturdy, solid fencing around cannabis areas to reduce prevailing winds that may carry odor.

VII.V Parking Plan

Ample parking is proposed for the size of this project and will be located at the cultivation site and at the distribution office as you enter the property. The project has allowed for 25 standard sized 9'-18' parking spaces and one ADA parking space, located with the standard spots at the Distribution office. The ADA parking space has an accessibility pathway to the Distribution office and to the ADA restroom. There will be an ADA portable restroom and hand wash station. The restrooms and hand wash station will be inspected daily to ensure they are in working order and that hygienic supplies are replenished. The facilities will be pumped and maintained once a week by the restroom hire company. The restrooms are located along side the access road for

convenient servicing.

VII.VI Neighborhood Compatibility Plan

The property owner has created a notice for circulation to local residents. The notice offers a brief description of the cannabis activities that will be operational by the applicant at 514 E. Tefft Street. The notice offers an opportunity for neighbors to address potential concerns for the proposed cannabis activities. Finally, contact information is provided to create a direct line of communication between the property owner and local residents. See attached.

VII.VII Waste Management Plan

The waste management plan addresses cannabis waste and non-cannabis waste (household solid waste and recycling). Cannabis waste will be collected and taken to the compost area onsite. All cannabis waste will be made into compost by mixing at a ratio of 50% cannabis to 50% soil or other non-cannabis organic waste per State regulations. Non-cannabis solid waste will be collected onsite and be disposed of into 3-yard outdoor garbage and recycling containers. Non-cannabis solid waste will be collected by the San Luis Garbage Co.

VII.VIII Material Storage and Hazard Response Plan

All chemicals used in the nursery cultivation will be stored in secure, locked storage provided. A Hazardous Material and Chemical Storage Plan has been created for this application and shows the location of the secure chemical storage on the site plan. A list of all chemicals has also been presented in this application. A Hazard Response Plan will be fixed to the outside of the chemical storage container and will easily accessible to all employees working on site. The Plan will state clearly key emergency numbers including local police, fire and hospitals. It also provides employees with emergency response procedures for potential safety hazards. A copy of the Hazard Response Plan will be fixed to the outside of the chemical storage container and will easily accessible to all employees working on site.

VII.IX Traffic Study

A traffic study is being prepared for this application by Associated Traffic Engineers and will be supplied to the Planning Department upon completion. There will be 4-6 full-time employees that will work year-round in 2 shifts...6:30a to 3pm and 9:30a to 6pm. No peak hour trips will be generated based on the number of employees and the hours of operation/employee shifts between the hours of 7am-9am and 4p-6p. Estimate 3-4 deliveries per week of supplies or equipment. During harvest time, any contractors will be shuttled in by van from another location.

VIII Archeologist Study

An archeologist study is being prepared by Albion Environmental and will be supplied to the Planning Department upon completion.



Parcel Information

APN: 090-051-042

Assessee: CONTRERAS FERNANDO TRE ETAL

Care Of:

Address: 4557 KENNETH AVE SANTA MARIA
CA 93455

Description: RHO NIPOMO PTN LT 43

Site Address:
00514 EA TEFFT ST

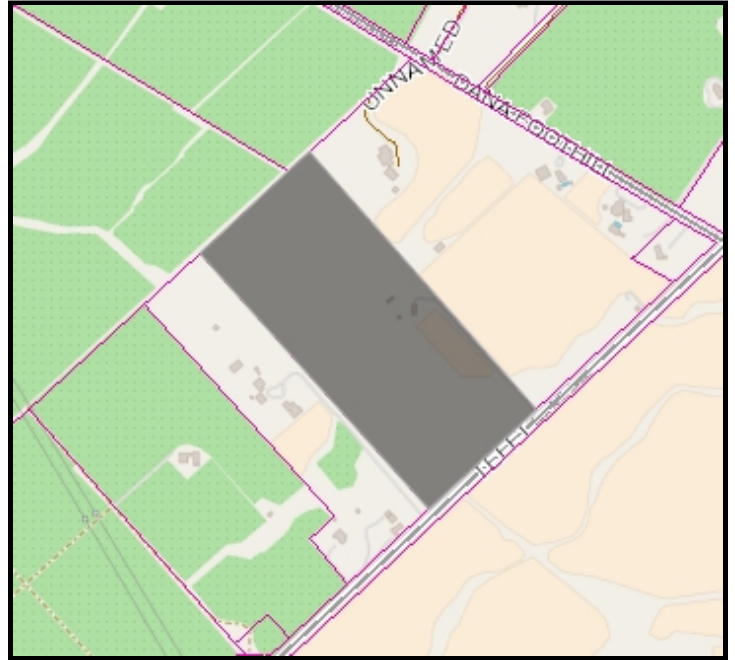
Tax Rate Area Code: 052041

Estimated Acres: 35.74

Community Code: SCSC

Supervisor District: Supdist 4

Avg Percent Slope: 4



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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Permit Information

Permit	Description	Application Date
PRE2018-00100	Pre-Application	7/26/2018 1:32:03 PM
PMT2018-00170	PMT2018 - Commercial Permit	7/9/2018 10:05:51 AM
PRE2018-00088	Pre-Application	7/3/2018 12:33:45 PM
ZON2010-00226	Zoning Clearance	10/22/2010 1:59:13 PM
COD2010-00241	Code Enforcement	9/27/2010 11:45:15 AM



Parcel Summary Report

APN: 090-051-042

E990378	Code Enforcement	3/8/2000 12:00:00 AM
A9660	PMTR - Residential Permit	6/20/1997 12:00:00 AM
S890243L	Subdivision	5/16/1997 12:00:00 AM
A910003A	Conservation	5/31/1996 12:00:00 AM
PMT2002-24410	PMTR - Residential Permit	4/4/1995 12:00:00 AM
PMT2002-24412	PMTR - Residential Permit	2/7/1995 12:00:00 AM
PMT2002-24411	PMTR - Residential Permit	7/27/1994 12:00:00 AM
92339	PMTR - Residential Permit	12/21/1993 12:00:00 AM

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
- SLO County Boundary
- CZ Coastal Zone
- Paso Robles Groundwater Basin
- Schools - Daycare
- CA DWR Critically Overdrafted Groundwater Basins

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department



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

Map for Reference Purposes Only



Referral -- Page 20 of 25

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

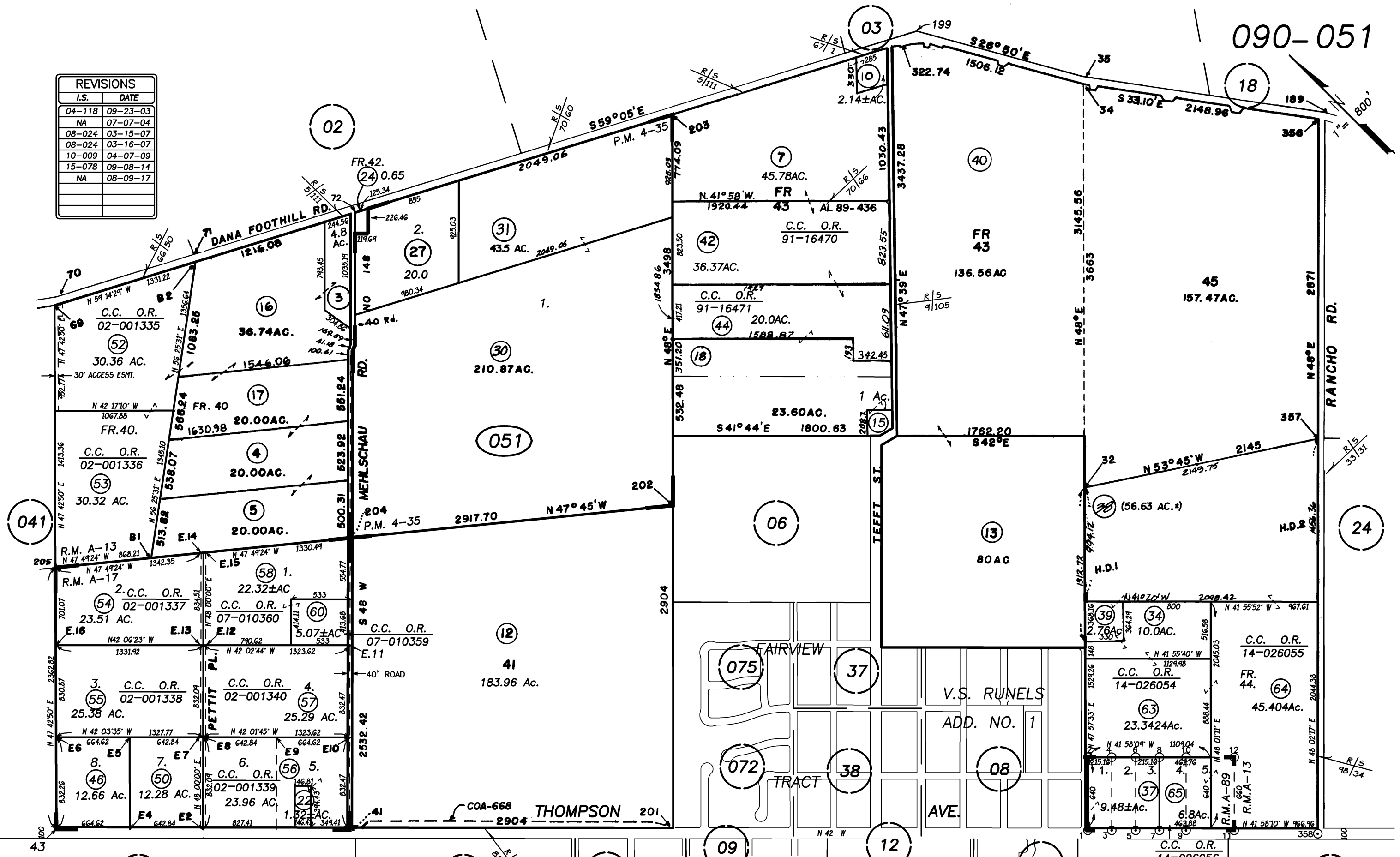


The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



REVISIONS	
I.S.	DATE
04-118	09-23-03
NA	07-07-04
08-024	03-15-07
08-024	03-16-07
10-009	04-07-09
15-078	09-08-14
NA	08-09-17



400' 0 800' 1600'

JAW
8-22-97

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

36 AL 89-436 OR VOL 3663 PG 868-873
FRY'S RESUB. OF RHO. NIPOMO, R.M. Bk. A, Pg. 89.
E. DANA'S RESUB. OF RHO. NIPOMO, R.M. Bk. A, Pg. 17.
SUBDIVISIONS OF THE RHO. NIPOMO, R.M. Bk. A, Pg. 13.



40' STEEL CONTAINERS



External Dimensions	Internal Dimensions	Door Opening	Inside Cubic Capacity	Weight
Length: 40' 0"	Length: 39' 6 1/8"	Length: 36'	2,307 cubic feet	Max. Gross Weight (lbs): 67,200
Width: 8' 0"	Width: 7' 8 1/8"	Width: 7' 8 1/8"		Max. Cargo Capacity (lbs): 58,000
Height: 8' 6"	Height: 7' 10 1/2"	Height: 7' 5 1/8"		Estimated Tare (empty) Weight (lbs): 8,200

Subject to road and rail weight limitations.

STORAGE/DRYING CONTAINER SPEC SHEET



40' HC (HIGH CUBE) REFRIGERATED CONTAINERS



External Dimensions	Internal Dimensions	Door Opening	Inside Cubic Capacity	Weight
Length: 40' 0"	Length: 37' 11 5/8"	Length: 36'	2,000 cubic feet	Max. Gross Weight (lbs): 71,600
Width: 8' 0"	Width: 7' 6 1/8"	Width: 7' 6 1/8"		Max. Cargo Capacity (lbs): 62,000
Height: 8' 6"	Height: 8' 5 1/8"	Height: 8' 2 1/8"		Estimated Tare (empty) Weight (lbs): 9,000

Subject to road and rail weight limitations.

REFRIGERATED CONTAINER SPEC SHEET

DESIGN • PERMITS • CONSTRUCTION MANAGEMENT

2325 JEFFERSON ST. STE. G, SANTA ANITA, CA 91342
PH: 661-251-1000 FAX: 661-251-1001

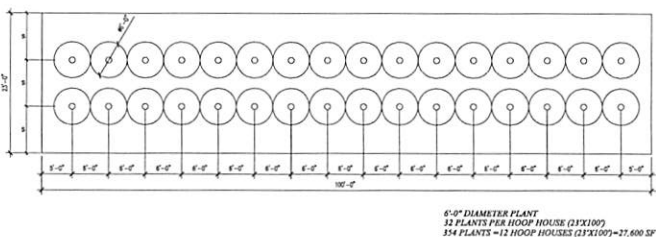
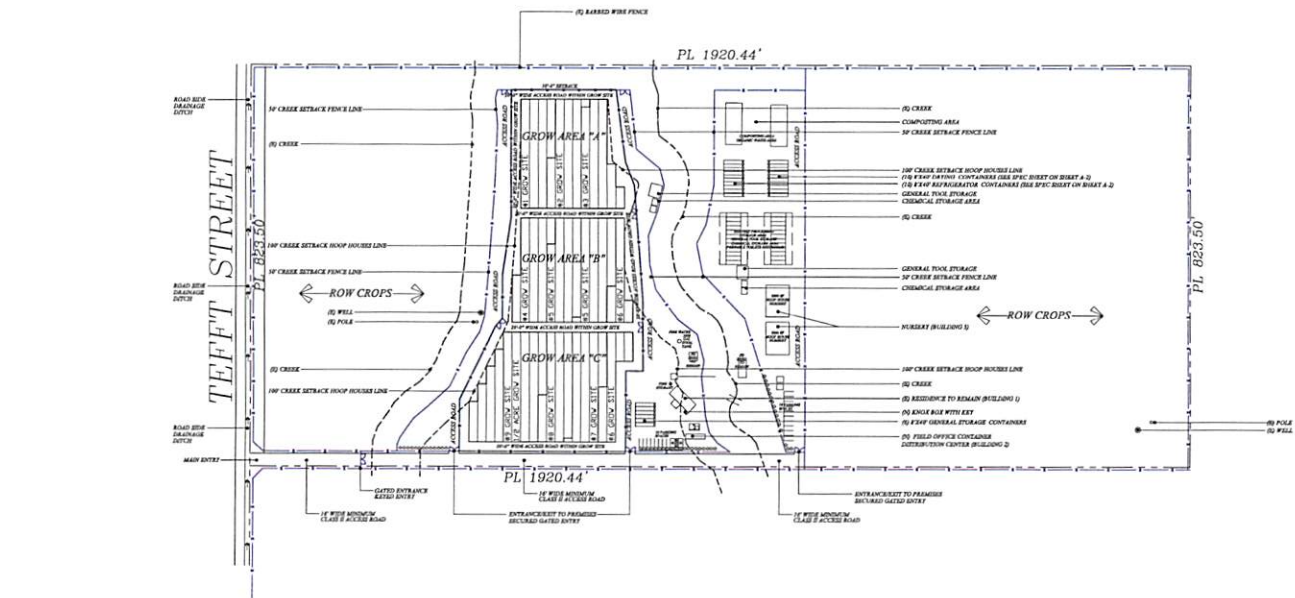
PROJECT NAME: GROW AREAS SITE PLAN
ADDRESS: 514 E. TUTT STREET, MENDOTA, CALIFORNIA
OWNER NAME: CISNEROS FUTURE LLC
ADDRESS: 125 W. MILL STREET, SANTA ANITA, CA 91345
SHEET TITLE: CONTAINERS SPEC SHEET

DATE: 03/28/19

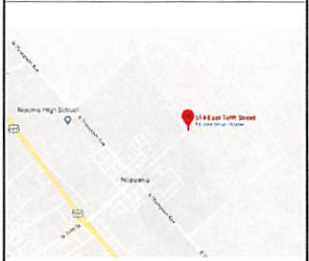
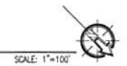
FOR JOB: 1100

SHEET OF: 01

SHEET NO: A-2



SITE PLAN



VICINITY MAP

PROJECT DESCRIPTION

OWNER ADDRESS: CISNEROS FUTURE LLC
125 W. MILL STREET
SANTA ANA, CALIFORNIA 92705
CONTACT: GIL RODRIGUEZ
2325 SATWAY DR. SUITE G
SANTA ANA, CA 92705
PHONE: 805-478-1874

PROJECT ADDRESS: 514 E. TEFFT STREET
NIPOMO, CALIFORNIA
APN: 090-051-042
ZONING: AG PRESERVE

SCOPE: GROW SITE AREA

SHEET INDEX

SHEET No.	SHEET NAME	SF
A-1	COVER SHEET, GROW AREAS SITE PLAN, PROJECT DATA	
A-2	DRYING AND REFRIGERATED CONTAINERS SPEC SHEET	
BUILDING LEGEND AND STATISTICS		
QTY	BUILDING #	DESCRIPTION
1	BUILDING 1	CE0 RESIDENCE TO REMAIN
1	BUILDING 2	CE0 10'x40' CONTAINER SECURITY FIELD OFFICE DISTRIBUTION CENTER
2	BUILDING 3	CE0 MURDERY C3000 SF
10	CONTAINER 8'x40' (3200 SF)	CE0 REFRIGERATED CONTAINERS TO BE PROCESSED FOR PERMITS
10	CONTAINER 8'x40' (3200 SF)	CE0 DRYING CONTAINERS TO BE PROCESSED FOR PERMITS
6	CONTAINER 8'x40' (3200 SF)	CE0 GENERAL STORAGE CONTAINERS TO BE PROCESSED FOR PERMITS
	TOTAL	15840 SF

GROW AREA PARKING SPACES: 8 STANDARD SPACES AND 2 HANDICAP SPACES
PROCESSING AREA PARKING SPACES: 10 SPACES



PROJECT NAME: GROW AREAS SITE PLAN
DATE: 03/28/19
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

REV.	DATE	DESCRIPTION
1		
2		

PROJECT NAME: GROW AREAS SITE PLAN
ADDRESS: 514 E. TEFFT STREET NIPOMO, CALIFORNIA
OWNER NAME: CISNEROS FUTURE LLC
ADDRESS: 125 W. MILL STREET SANTA ANA, CA 92705
SHEET TITLE: GROW AREAS SITE PLAN

DATE: 03/28/19
FOR JOB # 1100
SHEET 05 OF 05
A-1