



THIS IS A NEW PROJECT REFERRAL

DATE: 4/23/2019
TO: 4TH District Legislative Assistant, Building Division, Assessor, CalFire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, South County Advisory Council, AB52
FROM: Cory Hanh (chanh@co.slo.ca.us or 805-781-5710)
PROJECT NUMBER & NAME: DRC2019-00073 CROWE_RUIZ
PROJECT DESCRIPTION: Proposed Minor Use Permit for 10,000 square-foot cannabis nursery to be located at 1116 Dawn Rd. Nipomo, CA
APN(s): 091-232-053, 091-232-054

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
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GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☒ Minor Use Permit
☐ Conditional Use Permit/Development Plan ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
☐ Amendment to approved land use permit ☐ Variance

Department Use Only
Do Not Mark
(Staff Apply Label Here)

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name George Ruiz Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☐ Applicant Name D.Crowe Consulting Daytime Phone 310-435-1462
Mailing Address 16030 Valley Rd. Sherman Oaks CA Zip Code 91403
Email Address: crowezone@gmail.com

☒ Agent Name Mandi Pickens ANGLE Land Use Entitlement Daytime Phone 805-459-5334
Mailing Address 3268 Via Ensenda San Luis Obispo Zip Code 93401
Email Address: angle.planning@gmail.com

PROPERTY INFORMATION

Total Size of Site: 10 +/- Acres Assessor Parcel Number(s): 091-232-053/091-232-054

Legal Description: PM 53-76 PAR 1 and 2

Address of the project (if known): 1116 Dawn 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.: HWY 101 S, exit Willow rd right and left on Dawn Rd. property on right

Describe current uses, existing structures, and other improvements and vegetation on the property:

Private Residences, accessory structures

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 10,000 sq. ft. cannabis greenhouse

LEGAL DECLARATION

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

Property owner signature _____ Date _____

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

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

Describe existing and future access to the proposed project site: E. access off Dawn Rd.

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

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 10,000 sq. feet .2 % Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) _____
Total area of all paving and structures: 10,000 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: 5 Height of tallest structure: 15'
Number of trees to be removed: 0 Type: eucalyptus
Setbacks: Front +277' Right +300' Left 100' Back 217'

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

Proposed sewage disposal: ☐ Individual on-site system ☒ Other Portable Restroom
☐ Community System - List the agency or company responsible for sewage disposal: N/A
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: 10,000 ☒ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: N/A
Total floor area of all structures including upper stories, but not garages and carports: N/A sf
Total of area of the lot(s) minus building footprint and parking spaces: N/A 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: 7 +/- acres
Moderate slopes - 10-20%: 3 +/- 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: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

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 cannabis nursery
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 1.00 af/yr refer to water report
4. How many service connections will be required? one (1)
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: _____
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 4 Hours / 8.5 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 engineer permeation 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: _____ 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: West Coast Construction and Clean-up
3. Where is the waste disposal storage in relation to buildings? near parking area.
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
2. Location of nearest police station: Guadalupe PD
3. Location of nearest fire station: Nipomo Cal Fire
4. Location of nearest public transit stop: None
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
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: N/A
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: 7 days Hours of Operation: 6:00am-3:00pm
2. How many people will this project employ? 5 FTE
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift N/A
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: no flowering-immature plants
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: slightly new use
(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: N/A
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: Carpooling
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: N/A

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: _____

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: N/A

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:
Use of ex. access, disturbed area _____
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): CA State Sellers Permit, SLO County Business 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)



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 type="checkbox"/> Cultivation | <input checked="" 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-_____.

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: _____ D. Crowe Consulting

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 checked="" type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor | <input type="checkbox"/> Outdoor |
| <input 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.

10,000 sq ft _____ squ

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	132,192
Total Annual kWh:	132,192

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			
Month and Year			
1	15208		
2	15208		
3	15208		
4	15208		
5	15208		
6	15208		
7	15208		
8	15208		
9	15208		
10	15208		
11	15208		
12	15208		
Totals		182,500	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Micronized Sulfur, Serenade (Bacillus Subtillis),
Green Cleaner (Soy Bean Oil)

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



**MINOR USE PERMIT- CANNABIS NURSERY
1116 DAWN RD. NIPOMO, CA
PROJECT DESCRIPTION**

PROPOSAL

- ❖ Minor Use Permit:
 - Up to 10,000sf Cannabis Nursery
- ❖ Landowner: George Ruiz
- ❖ Applicant (Lessee): Daniel Crowe/D. Crowe Consulting
- ❖ Agent: ANGLE Land Use Entitlement

The following application is for a Minor Use Permit to establish a 10,000sf cannabis nursery.

SITE

- ❖ Address: 1116 Dawn Rd. Nipomo CA. 93444
- ❖ APN: 091-232-053;-054
- ❖ Acreage: +/-10 acres
- ❖ Land Use Designation: Rural Residential

BACKGROUND

A pre-application meeting was held at the County of SLO Department of Planning and Building on 12/20/18.

EXISTING USES

The subject site located at 1112/1116 Dawn Rd. in Nipomo, CA. The site is zoned Residential Rural and is made up of two parcels: APN 091-232-053 and APN 091-232-054.

The 1116/1112 Dawn Rd. parcel (APN 091-232-053) is where the proposed nursery will be located. This parcel has an existing driveway and two residences. One residence is not a part of the proposal. The other residence will be utilized for the onsite caretaker/cannabis operator. The remainder of the site is covered with a eucalyptus grove, which screens majority of the site from public views on Dawn Rd.

Cannabis
Nursery
Location



The other parcel that is part of the entire site, APN 091-232-054, will not be part of the operation. The only items that are linked to the nursery, is the water supply. There is an existing shared water tank and well on this property that will remain and service the proposal.

PERMIT HISTORY

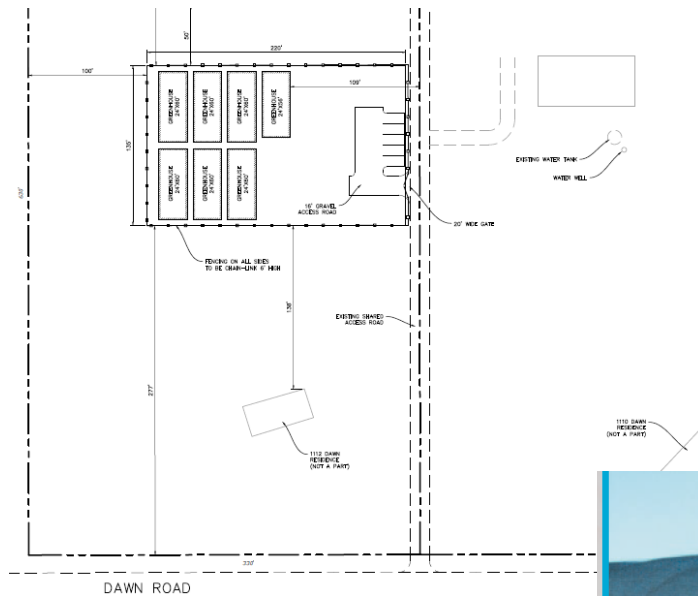
The following information summarizes permit activity associated with parcel APN 091-232-053:

- PRE2018-00142 - PRE-APPLICATION - CANNABIS PRE-APPLICATION, COMPLETION DATE 1/24/2019
- COD2014-00275 - CODE ENFORCEMENT, CLOSED 5/1/2015
- SEP2014-00275 - CONDITIONAL COMPLIANCE, APPLIED 3/10/2015
- COD2009-00447 - CODE ENFORCEMENT, CLOSED 3/25/2010
- D030149P - MUP SECONDARY DU MOBILE HOME, COMPLETED, APPLIED 12/18/2003
- PMT2003-01272 - RESIDENTIAL NEW STRUCTURE, SECONDARY DWELLING (1,128 SQFT MANUFACTURED HOME) WITH PERMANENT FOUNDATION, FINALIZED 7/7/2004
- C9064 - RESIDENTIAL ADDITIONS/ALTERATIONS, PERMANENT FOUNDATION FOR EXISTING MOBILE HOME, FINALIZED 2/3/2003
- E970292 - CODE ENFORCEMENT, CLOSED 6/30/1999
- G860011M - GENERAL PLAN AMENDMENT, RESIDENTIAL RURAL TO RES SUBURBAN, WITHDRAWN
- S890072P - SUBDIVISION PARCEL MAP, SUBDIVISION OF 2 LOTS, RECORDED, APPLIED 2/14/1996
- 86980 - RESIDENTIAL NEW STRUCTURE, RELOCATE EXISTING MOBILE HOME ON PROPERTY, FINALIZED 6/8/1992

PROJECT DETAILS

According to County of SLO LUO Section 22.40, indoor cannabis cultivation activities for a nursery are allowed on Residential Rural land subject to a Minor Use Permit and requires a minimum site area of 5 acres. This site totals +/-10 acres.

This proposal includes a combination of seven pre-fabricated nursery structures, totaling up to 10,000 sq. feet. The majority of the structures are 24x60 feet. The nursery will house immature plants and clones until they are distributed to another location. The applicant is looking at NEXUS Greenhouses, which is a prefabricated nursery manufacturer and can also customize plans. Detailed floor plans and elevations are forthcoming. A site plan and photo of the nurseries are provided below.



NEXUS Greenhouse prototype



Ordinance Consistency

Cannabis nurseries are subject to Section 22.40.060. The site is compliant with the following:

- Nursery location is beyond 1,000' from any schools, libraries, and licensed drug or alcohol recovery facility.
- Site minimum is over 5 acres (total site is +/-10 acres)
- Setbacks- the nursery exceeds the 100' distance from an offsite neighbor as the structure itself is already 100' or more from the property line.

Further discussion regarding ordinance compliance and operations and is explained below.

Site Context

Neighborhood Compatibility

This parcel (+/-10 acres) is surrounded by rural residences, residential planned development (Blacklake) and other agriculture. There aren't any schools; alcohol or drug facilities within 1,000 ft. of this subject property or anywhere remotely close within vicinity. The nearest source is over 9,000 feet away and is the Dana Elementary School.

Setbacks

The indoor cultivation (nursery) meets all required setbacks. The nursery is considered an indoor cultivation structure, which requires a minimum 100' setback from an offsite residence. The structure itself is located at least and beyond 100' from the property line. The nearest offsite residence (site west of subject parcel) is around 260' away from the proposed nursery.

Access

There is an existing shared access road that has been used for residential purposes. This road will have an automated locked gate for security. The road will reach the nursery, which is near the center of the site. A new turn around and parking area is proposed near the proposed nursery.

Parking Modification Request

A designated parking area with 5 spaces will be located along the easterly side of the nursery. A parking modification is requested from Section 22.18.050. In order to grant a parking modification, the following findings must be made according to Chapter 22.18.020H:

- a. The characteristics of use, the site, or its immediate vicinity do not necessitate the number of spaces, types of design, or improvements required by this Chapter; and
- b. Reduced parking or an alternative to the parking design standards of this Chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is necessary because of special features of the use, site, or site vicinity and

- c. No traffic safety problems will result from the proposed modification of parking standards.

The characteristics of use for the site do not necessitate the number of parking spaces required by Chapter 22.18. There are only three fulltime employees needed to run the operation. No traffic safety problems will occur since the parking area will provide a few extra spaces. Additionally carpooling is encouraged and one of the employees may live onsite.

Signage

No signage is proposed at this time.

Screening and Fencing

Fencing

A 6' high slatted chain linked fence will encompass the nursery area. The fencing will provide both a visual barrier and security. Refer to the site plan for location.

Screening

There is an existing eucalyptus grove that is tall and dense. The trees coupled with a buffering hillside provide adequate natural screening from neighbors and public roads.

Lighting

No lighting proposed aside from minimal necessary for security.

OPERATIONS

The following information discusses additional site's operational compliance with the requirements set forth in Section 22.40.040.

Employee Safety and Training Plan

The operation will be run by D. Crowe Consulting. Part of their role is to properly ensure the safety of the site and their employees. The Employee Safety and Training Plan will be provided.

Security

Site security will be provided by a state approved system. High definition cameras will be installed at high points overseeing gates, access and ingress and egress of the structure. Public access is restricted and will be achieved with the installation of two security gates, which include a keypad and intercom. Both camera and gate locations are identified on the site plan. Fencing and lighting installation will occur and details are found above under the 'outdoor cultivation' section of this project description.

Fire Safety

The project has been designed to accommodate Cal Fire required fire safety measures, such as an existing 18' wide cultivation access road to the nursery. There is an existing operating water facilities onsite. Additional measures, such as water storage capacity may be required and will defer input to Cal Fire.

Odor Management

The proposed operation is not anticipating any odor nuisance since this proposal is for a nursery where immature plants are nurtured prior to flowering. The flowering of the buds create the odor. Additionally the plants will be enclosed and sheltered by surrounding eucalyptus grove that provides ample shelter and act as a wind block.

Pesticides

No pesticides are proposed.

Environmental

Traffic

The proposed operation is indicative of other agricultural operations in the county. Working hours have been designed for the safety of the employees, and the avoidance of peak traffic hours. Working hours are 6am to 3pm, five days a week. There will be a total of three full time employees, one of which may live onsite and oversee the operation.

Air Quality*Dust Control*

Dust suppression measures will be applied to this access road for operation mitigation. The onsite road will also implement dust control measures in compliance with the Air Pollution Control District's CEQA Handbook Section 3.6.3.

Water*Water Management Plan*

Proposed water supply, use and conservation measures are based on the Central Coast Regional Water Quality Control Board's cannabis development teams estimates of an application rate of 0.1 gal/sf of canopy for indoor purposes. A water analysis has not yet been conducted.

Biological

Althouse and Meade prepared a biological assessment. The property at 1116 Dawn Rd. does not have any waterways that would trigger permitting requirements from CDFW or the State Water Board. Additionally no special status plants have potential to occur on the property. The report did not find any special status animals onsite; however, they did mention mitigation measures for certain construction activities. The following language

was suggested as conditions of approval in order to reduce any potential impacts to less than significant level:

Nesting Birds

BR-1. Within one week of vegetation clearing or ground disturbance, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may commence. If nesting birds are located, no construction activities shall occur within a distance specified by a qualified biologist, until chicks are fledged, or the nest fails. Buffer radius shall be specified according to special status rank of the nesting bird, intensity of construction activity or impact (i.e. high decibel levels or heavy ground disturbance) and where local, state, and federal regulations apply. A preconstruction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

Special Status Reptiles

BR-2. A qualified biologist shall be present during tree removal and ground disturbance activities to monitor for northern California legless lizard. If any special status reptiles or amphibians are found in the area during work, the biologist shall move the animal(s) to an appropriate location outside the area of disturbance. If federal or state listed animals are observed, all work shall cease, and California Fish and Wildlife and/or U.S. Fish and Wildlife Service shall be consulted as appropriate. Federal or state listed animals shall not be captured, harmed, or relocated without prior approval from the appropriate agency.

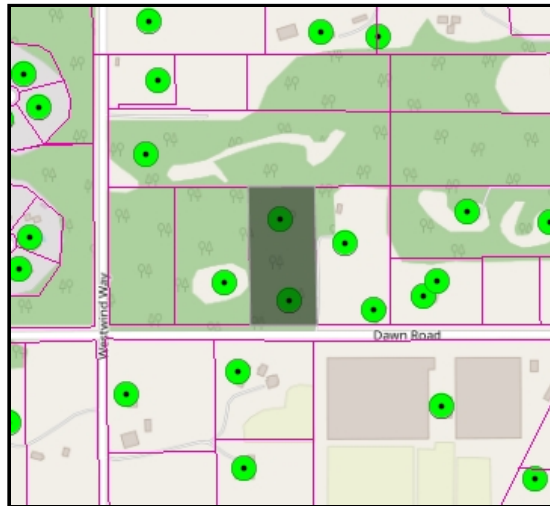


Parcel Summary Report

APN: 091-232-053

Parcel Information

APN: 091-232-053
Assessee: RUIZ GEORGE ETAL
Care Of:
Address: 1112 DAWN RD NIPOMO
CA 93444
Description: PM 53-76 PAR 1
Site Address:
01112 DAWN RD
Tax Rate Area Code: 052041
Estimated Acres: 4.39
Community Code: SCSC
Supervisor District: Supdist 4
Avg Percent Slope: 6

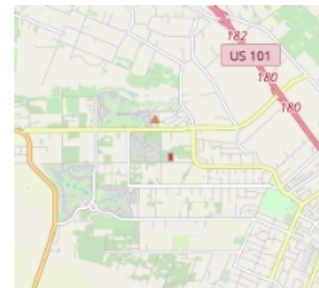


Selected Parcel

Land Use Information

Land Uses Combining Designations

RR	
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
COD2014-00503	Code Enforcement	4/16/2015 3:36:15 PM
SEP2014-00275	CCM - Condition Compliance Monitoring	3/10/2015 12:00:00 AM
COD2009-00447	Code Enforcement	1/4/2010 12:19:47 PM
D030149P	Land Use	12/18/2003 12:00:00 AM
PMT2003-01272	PMTR - Residential Permit	10/16/2003 12:00:00 AM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Report generated:
12/17/2018 12:40:45 PM



Parcel Summary Report

APN: 091-232-053

C9064	PMTR - Residential Permit	1/28/2003 12:00:00 AM
E970292	Code Enforcement	3/16/1998 12:00:00 AM
G860011M	Long Range Planning	5/14/1996 12:00:00 AM
S890072P	Subdivision	2/14/1996 12:00:00 AM
86980	PMTR - Residential Permit	11/5/1991 12:00:00 AM

Clerk Recorder Documents

Clerk Document	Date	Document Type
2003-R-122981	10/22/2003	O
2003-R-036268	04/11/2003	O
1999-I-003141	09/10/1999	C

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Report generated:
12/17/2018 12:40:45 PM



Interactive Data Viewer



Legend

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

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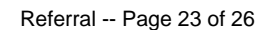
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© County of San Luis Obispo Planning and Building Department



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.

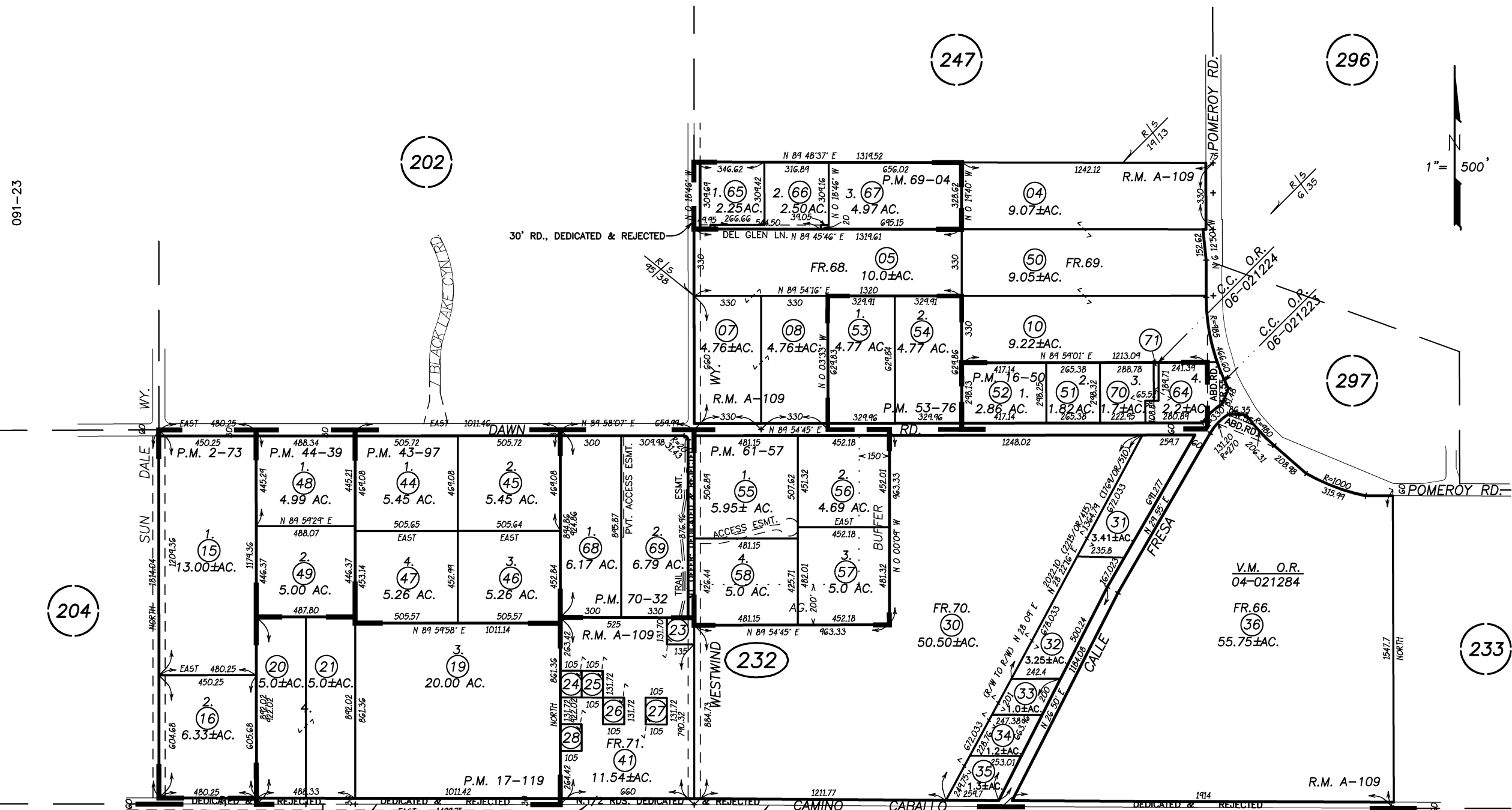
Map for Reference Purposes Only







091-23



1" = 500'

REVISIONS	
I.S.	DATE
NA	08-13-04
05-218	11-17-04
07-312	01-17-07
08-035	04-09-07
08-145	08-15-07
08-208	09-19-07
08-367	01-25-08
NA	05-18-11
13-077	01-31-13

500

26

284

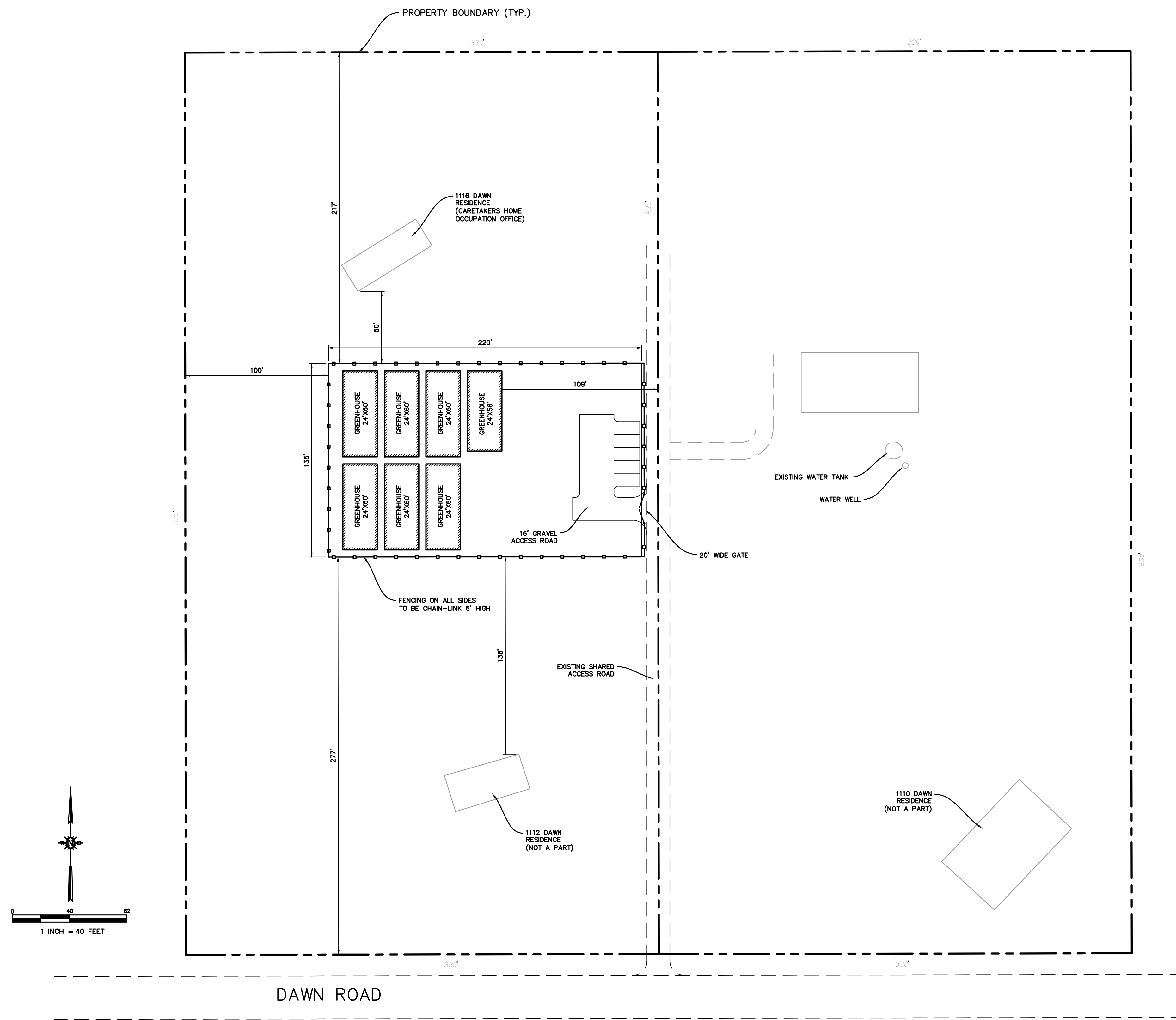
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LZ 09-01-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

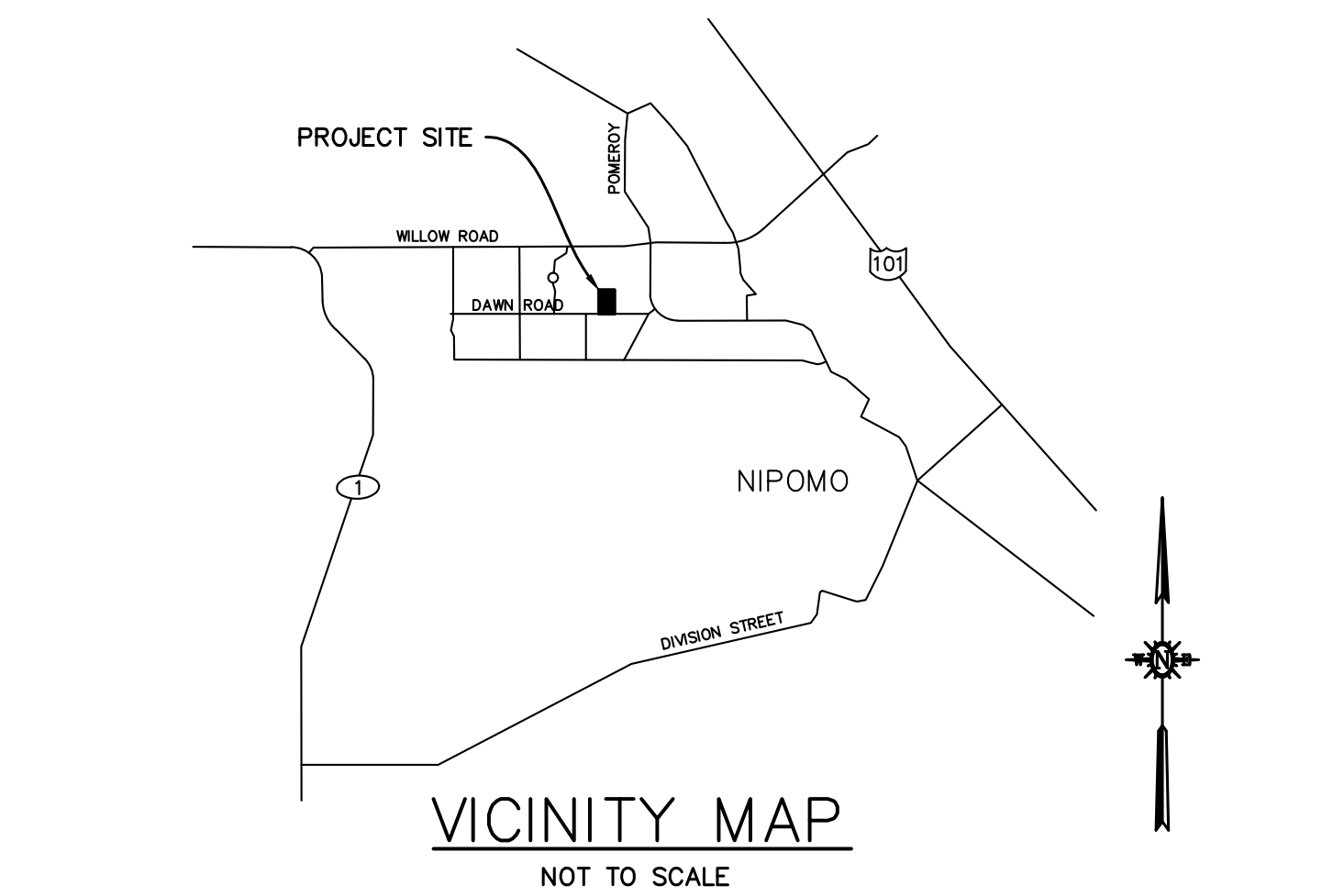
POMEROY'S RESUB. OF THE LOS BERROS TR., R.M. Bk. A , Pg. 109.

NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 091 PAGE 232

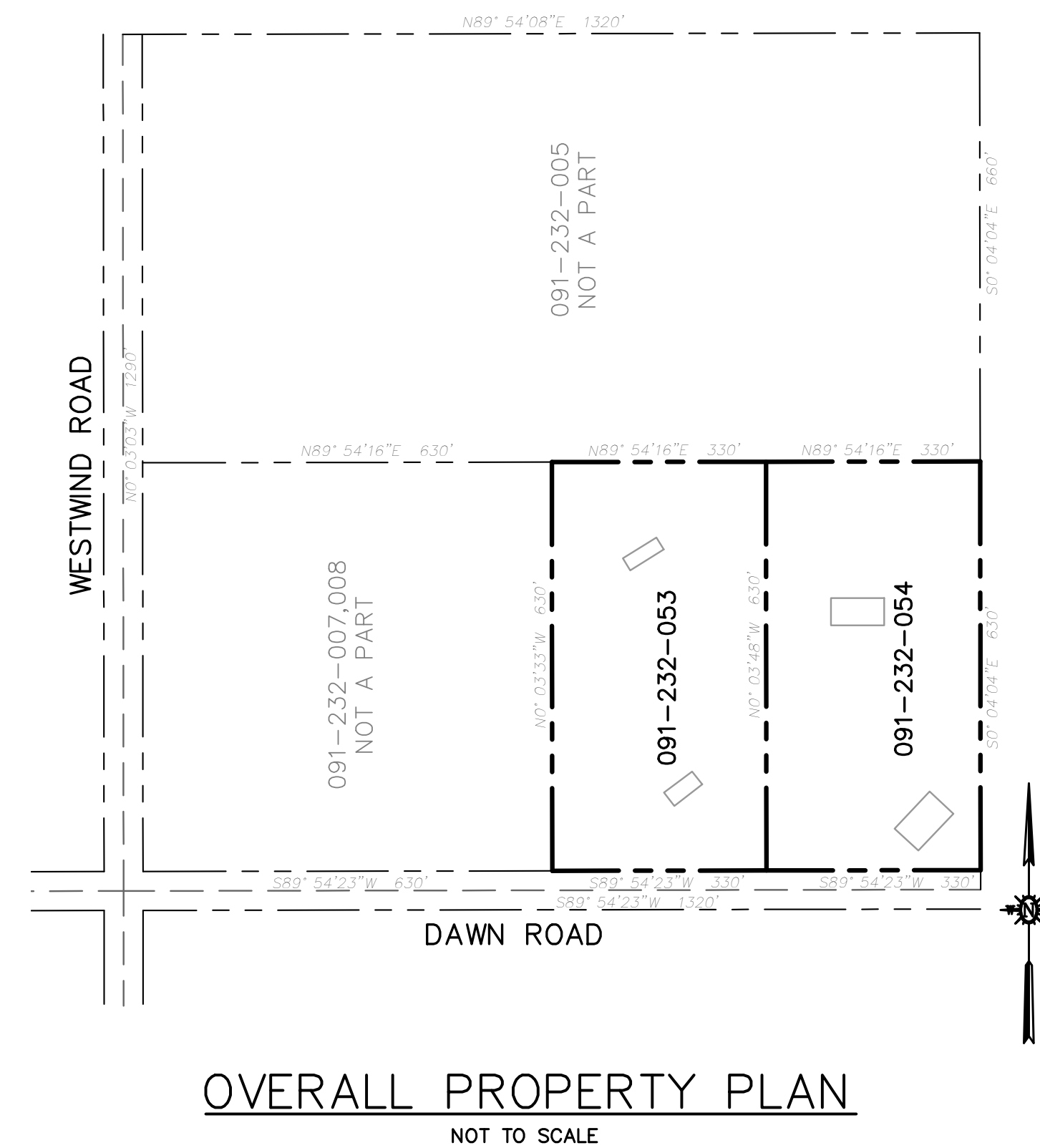




SITE PLAN



PROPERTY INFO:
 ADDRESS: 1116 DAWN ROAD
 NIPOMO, CA 93444
 APN: 091-232-053, 091-232-054
 ZONING: RR
 ACREAGE: 10 AC



OVERALL PROPERTY PLAN
 NOT TO SCALE

#18-002 DATE: MARCH 28, 2019

CROWE GREENHOUSE

1116 DAWN ROAD, NIPOMO, CA 93444

SITE PLAN

ANGLE
 LAND USE ENTITLEMENT
 MANDI PICKENS
 (805) 459-5334

C1

Kenneth Chacon
 9140 Palomar Ave
 Atascadero, CA 93422
 (805) 610-1714