

From: Michael Stoker
Sent: Friday, June 29, 2018 10:09 AM
To: Brandi Cummings
Cc: Don C. Moore; Cheryl Journey
Subject: Re: DRC2018-00093 DAYSPRING, SOUTH COUNTY Referral, MINOR USE PERMIT, Nipomo

Brandi,

Please find buildings recommendations below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of three 1-acre outdoor cultivation sites and a 22,000 sq. ft indoor cultivation. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

1. A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
2. A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
3. Separate building permits will be required for the separate structure/building located on the site.
4. Please specify the buildings Occupancy Group and Type of Construction on the cover sheet of the plans to coordinate with the California Building Code.
5. Provide a reference on the cover sheet of the plans to the applicable codes.
6. The greenhouses will need to comply with the requirements of CBC Appendix C.
7. Provide plans which clearly show the structural design to verify compliance with the 2016 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
8. Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.

9. The building(s) will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.

If there is any processing on the site the following items will be applicable as it would change the buildings "Occupancy Group":

10. Please specify the buildings Occupancy Group and Type of Construction on the cover sheet of the plans to coordinate with the California Building Code.
11. Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, provide information stating is the building is using the separated, non-separated, or accessory occupancy method or combination of each per CBC Chapter 5.
12. Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
13. Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10 for the processing containers, security trailer.
14. The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, restroom design, access to work areas, etc.)
15. Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided is sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
16. The septic system will need to comply with Teir 1 of the Onsite Water Treatment System (OWTS)or it will need to be reviewed / permitted by the Regional Water Quality Control Board.

thanks

County Of San Luis Obispo

Planning & Building

Michael Stoker, CASp

Building Division Supervisor

(p) 805-781-1543

mstoker@co.slo.ca.us

From: Mail for PL_Referrals Group
Sent: Monday, June 25, 2018 11:40 AM
To: Brandi Cummings
Subject: DRC2018-00093 DAYSPRING, SOUTH COUNTY Referral, MINOR USE PERMIT, Nipomo

County of San Luis Obispo
Department of Planning & Building

DRC2018-00093 DAYSPRING, SOUTH COUNTY E-Referral, MINOR USE PERMIT, Nipomo
APN: 090-241-003

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

[DIRECT LINK to DAYSPRING Referral Package](#)

Link to webpage for all referral packages on new website (07/26/2017 and later):
<http://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Informational/Planning-Referrals.aspx>

[Planning Referrals - San Luis Obispo County](#)

www.slocounty.ca.gov

The San Luis Obispo Permit Center (downtown) will be closing 3:00 pm each day until further notice. The North County Service Center (NCSC) in Atascadero will be closed to the public for permit issuance, permit intake or fee payment until further notice.

[Planning Referrals - San Luis Obispo County](#)

www.slocounty.ca.gov



[San Luis Obispo County - How can we help you?](#)

www.slocounty.ca.gov

About the County. The County of San Luis Obispo government (The Cour

The San Luis Obispo Permit Center (downtown) will be closing at 2:00 pm each day until further notice. The North Co
payment until further notice.

Link to Archive Referrals: <http://archive.slocounty.ca.gov/planning/referrals.htm>

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

Please comment on all issues associated with this project **within 14 days** of receiving this e-mail (**Community Advisory Groups: please respond within 60 days**)

Direct your comments to the project manager(s):

Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)

Referral Response:

As part of your response to this referral, please answer the following questions:

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please feel free to include information or questions other than those listed above. You may also choose to respond that you have no comments regarding the proposal.

Cassidy McSurdy
Administrative Assistant III
County Of San Luis Obispo
Planning & Building
(p) 805-788-2959
cmcsurdy@co.slo.ca.us



THIS IS A NEW PROJECT REFERRAL

DATE: 6/25/2018
TO: 4th District Legislative Assistant, Building Division, Public Works, Agricultural Commissioner, Air Pollution Control Board, Sheriff, Planning Division-Williamson Act, Cal Fire/County Fire, CA Fish and Wildlife, US Fish and Wildlife, RWQCB, South County Advisory Council, AB52
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)

PROJECT NUMBER & NAME: DRC2018-00093 DAYSPRING

PROJECT DESCRIPTION: Proposed Minor Use permit for 3 one-acre outdoor and 22,000 sq/ft indoor cannabis cultivations alongside 22,000 sq/ft greenhouse for ag processing (curing/drying) to be located at 510 Rancho Rd. Nipomo, CA 93444
APN(s): 090-241-003

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.

SEE FIRE LETTER

7-13-18
Date

DELL WELLS
Name

805-593-3427
Phone



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805.543.4244 • Fax: 805.543.4248
www.calfireslo.org



Scott M. Jalbert, Unit Chief

July 12, 2018

San Luis Obispo County
Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Subject: DRC2018-00093 Dayspring

Ms. Cummings,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral information, the Supplemental Development Statement and building plans provided for the proposed Minor Use Permit to allow for the development for 3-one acre outdoor and 22,000 sq/ft indoor cannabis cultivations alongside 22,000 sq/ft greenhouse for ag processing (curing/drying). This project will be located at 510 Rancho Road , Nipomo, CA 93444 APN: 090-241-003

Special Concerns:

The cumulative effects of commercial development within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide effective and efficient emergency services within rural areas.

The nearest CAL FIRE/County Fire station (#20-Mesa) is located at Pioneer Street, Nipomo, CA. This station has an approximate 3.1-mile vehicular travel distance and a 7-minute response time. At a minimum, 2 full-time firefighters are on duty at this station throughout the entire year regardless of weather conditions.

This geographic location is within lands classified as State Responsibility Area (SRA) having a **"Moderate"**

The following are requirements that must be satisfied prior to final inspection and occupancy.

- A Registered Fire Protection Engineer (F.P.E.) is required to design and/or approve of the commercial fire sprinkler system(s), water storage system; underground piping; fire hydrants and fire pump for the proposed project(s).
- **All structures associated with the current proposal will require the installation of a properly designed and installed commercial fire sprinkler system. An NFPA 13 system will be required.**

- Greenhouse structure must be approved by County Building Department and CAL FIRE/County Fire with an Alternate Materials and Methods document. Occupancy of greenhouse will meet California Building Code. If this provision is met, no fire sprinklers will be required in the greenhouse.
- The Registered Fire Protection Engineer must provide a detailed written technical analysis of the entire fire protection system. This technical analysis must account for the phased approach to the project. The required water storage upon buildout should be detailed within this report.
- **WATER STORAGE** - "Poly" and or plastic style water storage tanks shall not be allowed. Multiple or "daisy chained" tanks are not allowed to be utilized to provide water held in storage dedicated to fire suppression purposes. A single water storage tank or properly designed, engineered and installed water storage pond shall be allowed. The Registered Fire Protection Engineer must determine the amount of water required to be held in storage dedicated to fire suppression purposes. System will meet NFPA 1142 standards
- **FIRE PUMP/HYDRANTS** – Pressurized fire hydrants may be required due to the proposed size of the new commercial development. Fire Hydrant placement and proper sizing/type of all underground piping shall be addressed within the written technical analysis provided by the Registered Fire Protection Engineer.
- **ACCESS**- The grade for all roads, streets, private lands and driveways shall not exceed 16 percent. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement standards, specifications and drawings.

All roads shall:

- Be able to support Fire Apparatus 75,000 pounds
- Provide a vertical clearance of 13 feet 6 inches
- Provide a 10-foot fuel modification zone on both sides (Combustible Vegetation)

The current property access road will need to meet a 20 foot width requirement.

- 1) Main Access and roads on to the property from Rancho Road will required to meet 20 feet wide. CAL FIRE will not require a 2 foot shoulder for this project.
- 2) Turn Radius on all access roads will meet Access Road Standards.
- 3) Fire access shall be provided to within 150 feet of the furthest outside building perimeter including green houses.

Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs may be required in areas determined by County Fire.

Turn arounds will be provided for access exceeding 150 feet.

- **DEAD END ROAD-** The maximum length of a dead-end road, including all dead-end road access from that dead-end road will not exceed 5,280 feet for parcels 20 acres or larger. This project has approximal distance of 2,700 feet to Willow Road.
- **ALARMS/DETECTION** – The required fire sprinkler system shall be monitored in accordance with all relative standards set forth within NFPA 72 and 13. A properly designed and installed heat/smoke detection system shall be required. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position. Monitoring shall be provided by a central station listed by Underwriters Laboratories for receiving fire alarms.
- **OCCUPANCY CLASSIFICATION** – An occupancy classification will be set based on California Building Code. The San Luis Obispo County Building Department will set occupancy.
- **EMERGENCY ACCESS** – A Knox Corporation key switch shall be installed on all electric gates and rapid entry. Knox box(es) shall be attached to commercial structure(s) agreed upon by County Fire.
- **ADDRESSING** – Address numbers shall meet current commercial standards of 8 inch high with ½ inch stroke. Building identification may be required. Proper signage shall be required onsite in order to properly identify access and egress routes.

The proposed project(s) will require a Fire Safety Plan review for issued permits and rough and final inspection prior to occupancy. Please contact this office at (805) 593-3490 to schedule the final inspection once all requirements have been satisfied.

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805) 593-3427.

Sincerely,

Dell Wells
Fire Captain / Inspector

If you have questions about this project or wish to request consultation, please contact the project manager(s) listed above and provide a designated lead contact person for this consultation

RECEIVED

26 OCT 2018



COUNTY OF SAN LUIS OBISPO
Department of Public Works
Colt Esenwein, Director

PLANNING & BUILDING

REFERRAL

Date: October 25, 2018
To: Mindy Fogg, Project Planner
Cassidy McSurdy, Project Planner
From: Glenn Marshall, Development Services
Subject: **Public Works Project Referral for DRC2018-00093, Dayspring MUP, Rancho Rd, Nipomo, APN 090-241-003**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. On 10/25/18 we reviewed the OEG traffic report dated September 4, 2018 and adjusted the estimated trip generation rates to reflect revised County trip generation estimations.
- B. The project is expected to generate 12 average daily trips (ADT) with 1.2 afternoon peak hour trips (PHT) based on the following project description:
 - 6 acre outdoor cultivation (12 ADT)Project impacts to County maintained roads are considered negligible.
- C. The proposed project is within the South County Area 1 Road Improvement Fee Area. Payment of Road Improvement Fees to mitigate cumulative development impacts is required prior to commencing permitted activities.
- D. The proposed project is within a drainage review area. Drainage plan may be required and will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- E. This project appears to not meet the applicability criteria for Stormwater Management, it is located outside a Stormwater Management Area.
- F. If the project site disturbs 1.0 acre or more the applicant must enroll for coverage under California's Construction General Permit, which may require preparation of a project Stormwater Control Plan even though its located outside a Stormwater Management Area.
- G. The site is within the Santa Maria Groundwater Basin and is therefore subject to the Sustainable Groundwater Management Act (SGMA). However, the Groundwater Sustainability Agency responsible for overseeing SGMA compliance has not completed the planning efforts that will define the need for any groundwater mitigation requirements. In the interim, consideration of the project's impacts on the groundwater basin should be included in the project's CEQA analysis.

Recommended Project Conditions of Approval:

Access

1. **On-going condition of approval (valid for the life of the project)**, to minimize project related traffic impacts in accordance with the project description, the project permit is restricted as follows:
 - a. Maximum 3-acre onsite outdoor cannabis cultivation.
2. **Prior to commencing permitted activities**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
3. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; landscaping; agricultural operations; etc. without a valid Encroachment Permit issued by the Department of Public Works.

Fees

4. **Prior to commencing permitted activities**, and in accordance with Title 13.01 of the County Code, the applicant must pay to the Department of Public Works the South County Area 1 Road Improvement Fee based on the latest adopted area fee schedule and 1.2 peak hour trips based on the County's trip generation estimates. The estimated fee is \$6,159 (\$5,133/pht x 1.2 pht).

The fee schedule is subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of payment.

Drainage

5. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
6. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
7. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

Stormwater Pollution Prevention Plan (SWPPP)

8. **On-going condition of approval (valid for the life of the project)**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

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