

## Young L. Choi

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**From:** Michael Stoker  
**Sent:** Tuesday, November 27, 2018 10:57 AM  
**To:** Young L. Choi  
**Cc:** Cheryl Journey; Don C. Moore  
**Subject:** Re: DRC2018-00193 LOVEJOY NORTH COUNTY REFERRAL

Young,

Please find buildings recommendations for DRC2018-000193 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 3 acres of outdoor cultivation, and 21,600 sq. ft of 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 separate structures located on the site.
4. Specify the occupancy classification and Type of Construction on the cover sheet of the plans to verify compliance with the current version of CBC.
5. Provide floor plans, elevations, sections, etc. to accurately show the work being completed and layout of the proposed use.
6. 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.
7. Mixed occupancy buildings will need to comply with the CBC, specifically CBC Chapter 5 Section 508.
8. The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
9. Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.

10. 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, accessible amenities, rooms, doors, electrical outlets, etc.).
11. 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.
12. 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.
13. Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided are sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
14. Provide an equipment schedule on the plans and any referenced standards or spec sheets that are applicable.
15. Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-10, Chapter 13 or current version.
16. If there are any hazardous materials, provide HIMS sheet to specify the types and quantities. Also, show proper storage location on the plans.
17. Energy Calculations will need to be provided to verify compliance with current California Energy Code.
18. Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
19. 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.

Thanks

**County Of San Luis Obispo**

**Planning & Building**

**Michael Stoker, CASp**

Building Division Supervisor

(p) 805-781-1543

[mstoker@co.slo.ca.us](mailto:mstoker@co.slo.ca.us)

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**From:** Mail for PL\_Referrals Group

**Sent:** Tuesday, November 20, 2018 7:36 AM

**To:** Cassidy McSurdy

**Subject:** DRC2018-00193 LOVEJOY NORTH COUNTY REFERRAL

**County of San Luis Obispo**

**Department of Planning & Building**

**DRC2018-00193 LOVEJOY, NORTH COUNTY E-Referral, MINOR USE PERMIT, SANTA MARGARITA**

**APN: 072-311-005**

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 LOVEJOY 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>

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.

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**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):**  
**Young Choi (ychoi@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**  
**County Of San Luis Obispo**  
**Planning & Building**  
(p) 805-788-2959  
[cmcsurdy@co.slo.ca.us](mailto:cmcsurdy@co.slo.ca.us)



**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

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17 JUL 2019

PLANNING & BUILDING

July 16, 2019

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

Subject: DRC2018-00193 (Lovejoy)

11111 Bitterwater Road adjacent to Hwy. 58 near Santa Margarita, CA.

Ms. Choi,

CAL FIRE/San Luis Obispo County Fire Department has recently reviewed the New Project Referral information and the Supplemental Development Statement (Kirk Consulting) for the proposed Minor Use Permit to allow for the phased development of 3 acres of outdoor cannabis cultivation and (5) separate greenhouse structures that will total 21,600 square foot. The current proposal also includes a request to utilize an existing 1,200 square foot "agricultural building" for non-volatile extracts.

The project site is located upon lands classified as State Responsibility Area (SRA) for purposes of wildland firefighting. This specific geographic area has a **"High"** Fire Hazard Severity Zone rating.

**Special Concerns:**

The cumulative effects of commercial development and/or special event type programs within areas such as this continues 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 (#42-Carrizo Plain) is located at 13050 Soda Lake Road within California Valley. This station has an approximate 9-mile vehicular travel distance to the project site with a 10-15 minute response time. A minimum of 2 fulltime firefighters are on duty at this station throughout the entire year.

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

Due to the proposed occupancy classification change, the existing agricultural building requires the installation of a commercial fire sprinkler system. The fire sprinkler system and all associated components must be designed and approved by a Registered Fire Protection Engineer (F.P.E.).

- A Registered Fire Protection Engineer (F.P.E.) is required to provide a comprehensive written technical analysis of all fire suppression system related components. This must account for the possibility of the proposed greenhouse structure(s) requiring a commercial fire sprinkler system. The comprehensive technical analysis must be provided to CAL FIRE/County Fire prior to building permit application. Water storage, underground piping, fire hydrants and the fire pump must be included.
- If the proposed greenhouse structures do not meet the exact requirements for this type of structure, a commercial fire sprinkler system shall be required. A Registered Fire Protection Engineer, CAL FIRE/County Fire and the San Luis Obispo County Department of Planning & Building shall provide input in this matter during the building permit process.
- **VEHICULAR ACCESS** – Per the Supplemental Development Statement, the existing primary access road (driveway), will be improved to 20-feet wide. This commercial access road must now provide a minimum edge to edge all-weather driving surface of no less than 20-feet wide, may not exceed a 16% grade, must be paved at all portions exceeding a 12% grade and must be improved to support a minimum 75,000 lb. load capacity.
- **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 unless prior approval is granted. The Registered Fire Protection Engineer shall determine the amount of water required to be held in storage dedicated to fire suppression purposes based upon the required fire sprinkler system(s). If requested and approved, additional commercial structures must be accounted for when determining the amount of water required to be held in storage dedicated to fire suppression purposes.
- **FIRE PUMP/HYDRANTS** – With written support of the Registered Fire Protection Engineer, non-pressurized fire hydrants shall be allowed. CAL FIRE/County Fire will only support this option if minimum GPM flow and static/residual pressures can be met by gravity from the water storage tank(s). Fire hydrants shall be placed in compliance with relative code(s) and must provide (2) 2-1/2 inch male connections and (1) 4-inch male connection. All connections must be National Standard threads.
- **ALARMS/DETECTION** – Fire sprinkler systems shall be monitored in accordance with all relative standards set forth within N.F.P.A. 72 and 13. A properly designed and installed heat/smoke detection system may be required within certain structures. 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 change to any existing structure located onsite shall require the installation of an appropriately designed and installed commercial fire sprinkler system. The existing 1,200 square foot agricultural building, now requires commercial fire sprinklers.



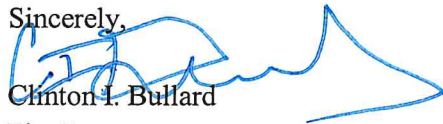
- **EMERGENCY ACCESS** – A Knox Corporation key switch shall be installed on all electric vehicular gates and rapid entry Knox boxes shall be attached to commercial structures (where required and agreed upon). The Knox boxes shall be located where approved by County Fire.
- **ADDRESSING** – Address numbers and placement shall meet current commercial standards. The minimum address numbering size of 8-inch tall numbers with a ½ inch stroke shall be placed at the entrance to the proposed project. Numbering shall contrast to their background. Building identification may be required due to the size of the proposed project. Proper signage shall be required onsite in order to properly identify access and egress routes.

***CAL FIRE/County Fire strongly recommends an onsite consultation to discuss the specific requirements set forth within this Fire Safety Plan.***

The proposed project will require final inspection(s) prior to occupancy and/or business operations being conducted. Please contact this office at (805)593-3490 to schedule the final inspections 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)543-4244, extension 3425.

Sincerely,



Clinton L. Bullard

Fire Inspector

C: Lovejoy, Landowner/Applicant  
Kirk Consulting, Agent



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Central Region  
1234 East Shaw Avenue  
Fresno, California 93710  
(559) 243-4005  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



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1 / MAR 2019

PLANNING & BUILDING

March 6, 2019

County of San Luis Obispo  
Department of Planning & Building  
Attn: Young Choi  
976 Osos Street  
San Luis Obispo, California 93408

**Subject: San Joaquin Kit Fox Mitigation  
Lovejoy (DRC2018-00225) – 1111 Bitterwater Road, Santa Margarita,  
California**

Dear Mr. Choi:

The Department of Fish and Wildlife (CDFW) assists the County of San Luis Obispo (County) and project applicants in mitigating project impacts to San Joaquin kit fox and kit fox habitat. CDFW and the County apply a habitat evaluation method which considers the functions and values of kit fox habitat affected at each project site. The Kit Fox Habitat Evaluation was completed for the Project at 1111 Bitterwater Road, Santa Margarita, California, on November 27, 2018, by Daniel Meade of Althouse and Meade, Inc., and was reviewed by Benessa Galvan of CDFW on January 8, 2019; the Project will impact **6.79** acres of kit fox habitat. Your Project earned a score of **73** on the evaluation; which requires that all impacts be mitigated at a ratio of three (3) acres conserved for each acre impacted (**3:1**). Total compensatory mitigation required for your Project is **20.37** acres, based on three (3) times **6.79** acres impacted.

This letter identifies the options for satisfying this mitigation obligation. The mitigation options identified below apply to **the proposed Project only**; should your Project change, your mitigation obligation may also change, and a reevaluation of your mitigation measures would be required.

1. *Provide for the protection in perpetuity, through acquisition of fee or a conservation easement, of **20.37** acres of suitable habitat in the kit fox corridor area (e.g., within the San Luis Obispo County kit fox habitat area northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands conserved shall be subject to the review and approval of the CDFW and the County.*

Should you choose this mitigation alternative, please be advised that all aspects of this program must be in place prior to issuance of a County permit and initiation of any ground-disturbing activities.

*Conserving California's Wildlife Since 1870*



2. *Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area located primarily within San Luis Obispo County and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.*

If you elect to meet mitigation requirements by way of option two (2) above, you can do so by providing funds, in the amount determined by CDFW through the evaluation described above, to The Nature Conservancy (TNC), at the first address listed below, pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established through an agreement between the CDFW and TNC to preserve San Joaquin kit fox habitat and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). A copy of the agreement between the CDFW and TNC is enclosed with this letter. CDFW has determined that your fee, which is payable to TNC, would total **\$50,925**. This fee is calculated based on the current cost-per-unit, \$2,500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee would need to be paid prior to issuance of the County permit and initiation of any ground disturbing activities.

3. *Purchase **20.37** credits in an approved conservation bank, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.*

If you elect to meet mitigation requirements by way of option three (3) above, you can do so by purchasing credits, in the amount determined by the CDFW through the evaluation described above, from a CDFW-approved mitigation bank. Purchase of credits would need to be completed prior to issuance of a County permit and initiation of any ground-disturbing activities.

Should you have questions regarding your mitigation alternatives, please contact Benessa Galvan of CDFW at (559) 243-4014 extension 244. Should you have questions regarding the status of your application with the County, please contact Young Choi at (805) 788-2086.

Sincerely,



*for* Julie A. Vance  
Regional Manager

Enclosure

Young Choi  
County of San Luis Obispo  
March 6, 2019  
Page 3

cc: Leslie Jordan  
The Nature Conservancy  
201 Mission Street, Fourth Floor  
San Francisco, California 94105

The Nature Conservancy  
Attention: Legal Department  
201 Mission Street, Fourth Floor  
San Francisco, California 94105

ec: Megan Martin  
County of San Luis Obispo  
mamartin@co.slo.ca.us

Young Choi  
County of San Luis Obispo  
ychoi@co.slo.ca.us

Benessa Galvan  
Department of Fish and Wildlife



Date: November 29, 2018  
To: Young Choi, Project Planner  
From: Mark Davis, Development Services  
Subject: **Public Works Revised Comments on DRC2018-00193 LoveJoy MUP, Bitterwater Rd, California Valley, APN 072-311-005**

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. The project site is located on SR 58, a Caltrans maintained roadway. The applicant must satisfy Caltrans concerns, if any, regarding impacts to their facilities.
- B. The project is expected to generate 11.4 average daily trips (ADT) with 1.1 afternoon peak hour trips (PHT) based on the following project description:
  - 3 acres outdoor cultivation (6 ADT)
  - 20,000 square feet greenhouse cultivation (5.4 ADT)

Project impacts to County maintained roads are considered negligible.

- C. The proposed project is within a drainage review area, the applicant must ensure all proposed site grading and new impervious surfaces are constructed in compliance with the County drainage standards, Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance and the Public Improvement Standards.
- D. 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.

**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.
  - b. Maximum 20,000-square feet onsite indoor greenhouse or nursery cannabis cultivation.
- 2. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.
- 3. **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.

4. **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.

#### Drainage

5. **At the time of application for construction permits**, the applicant may be required to 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.

#### Stormwater Pollution Prevention Plan (SWPPP)

7. **At the time of application for construction permits**, 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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