

Rob Mullane

From: Cassidy McSurdy <cmcsurdy@co.slo.ca.us>
Sent: Wednesday, September 19, 2018 3:48 PM
To: Barbara Burkhart; Mindy Fogg
Subject: FW: DRC2018-00156 GABRIEL_DOWNEY, SOUTH COUNTY E-Referral, MINOR USE PERMIT, Arroyo Grande

From: Michael Stoker
Sent: Wednesday, September 19, 2018 1:44 PM
To: Cassidy McSurdy <cmcsurdy@co.slo.ca.us>
Subject: Re: DRC2018-00156 GABRIEL_DOWNEY, SOUTH COUNTY E-Referral, MINOR USE PERMIT, Arroyo Grande

Cassidy,

Please find buildings recommendations for DRC2018-00156 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is not required. The drawings specify the work to be completed consists of a ½ acre outdoor grow with no proposed structures. If this change, the building division will need to rereview the proposed plans to verify if a building permit is required and the following are some of the items that would need to be addressed at time of the building permit application;

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 (i.e, green house, site lighting, water storage tank and the 8' tall fence).
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.

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, September 17, 2018 11:17 AM
To: Cassidy McSurdy
Subject: DRC2018-00156 GABRIEL_DOWNEY, SOUTH COUNTY E-Referral, MINOR USE PERMIT, Arroyo Grande

County of San Luis Obispo
Department of Planning & Building

DRC2018-00156 GABRIEL_DOWNEY, SOUTH COUNTY E-Referral, MINOR USE PERMIT, Arroyo Grande
APN:
085-012-019

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 GABRIEL DOWNEY 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.

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):
Cassidy McSurdy (805-788-2959 or cmcsurdy@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



Date: September 18, 2018
To: Cassidy McSurdy, Project Planner
From: Glenn Marshall, Development Services
Subject: Public Works Revised Comments on DRC2018-00156 Gabriel-Downey MUP, Huasna Townsite Rd, Arroyo Grande, APN 085-012-019

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 is expected to generate 2 average daily trips (ADT) with 0 afternoon peak hour trips (PHT) based on the following project description:
- 21,975 outdoor cultivation (1 ADT)
 - 1,920 square feet indoor processing (1 ADT)
- Project impacts to County maintained roads are considered negligible.
- B. We recommend reconstructing the existing site driveway approach to current County standards to protect the County public road from edge of pavement damage and minimize tracking soil and rocks onto the roadway surface.
- C. The proposed project is within a drainage review area. Drainage plan may be required at the time of future building permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance.
- 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 21,975 square foot onsite outdoor cannabis cultivation.
 - b. Maximum 1,920-square feet onsite processing (curing/trimming/bulk packaging & delivery building).
 - c. Maximum 2-full time employees.
 - d. Operational hours between 7:00 a.m. to 8:30 p.m., Monday thru Sunday.
 - e. Excepting that listed above, no other onsite uses permitted including, but not limited to: full time or seasonal employees, cultivation, greenhouse, processing, manufacturing, distribution, retail sales, tours, events, etc.

2. **Prior to commencing permitted activities**, the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plans are to include, as applicable:
 - a. Reconstruct Huasna Road project site access driveway to current B-1a and A-5 standards.
3. **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.
4. **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.
5. **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.

Stormwater Pollution Prevention Plan (SWPPP)

6. **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.

Drainage

7. **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.
8. **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.
9. **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.

G:\Development\DEVserv Referrals\Land Use Permits\MUP\DRC2018\DRC2018-00156 Gabriel-Downey MUP Huasna.docx



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

RECEIVED SEP 17 2018

THIS IS A NEW PROJECT REFERRAL

DATE: 9/17/2018

TO: 4th District Legislative Assistant, Building Division, Cal Fire/County Fire, Agricultural Commissioner, County Assessor, Environmental Health, Public Works, Sheriff, California Fish and Wildlife, US Fish and Wildlife, RWQCB, AB52

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

PROJECT NUMBER & NAME: DRC2018-00156 GABRIEL_DOWNEY

PROJECT DESCRIPTION: Proposed Minor Use Permit for a half acre (21,000 sq/ft) outdoor cannabis cultivation to be located at 6131 Huasna Townsite Rd. Arroyo Grande, CA 93420
APN(s): 085-012-019

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 LETTER ATTACHED

10-3-18
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

September 27, 2018

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

Subject: DRC2018-00156 GABRIEL_DOWNEY

Ms. McSurdy,

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 of a 21,000-square foot outdoor cannabis cultivation. This project will be located at 6131 Huasna Townsite Rd. Arroyo Grande, CA 93420. (Suey Creek area)

Special Concerns:

The cumulative effects of commercial development and special event type programs 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 (#64-Pismo Beach) is located at 990 Bello Street, Pismo Beach, CA. This station has an approximate 30.3-mile vehicular travel distance and a 30-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 "High" Fire Hazard Severity Zone rating and is surrounded by lands having a "High" rating.

The following are requirements that must be satisfied prior to final inspection and occupancy. The requirements listed here are not a complete listing of Codes, Regulations and Standards that may be required by this project.

- **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. Exceptions would be a less than 1,000 square foot structure that is used for cannabis distribution use (trimming and packaging) Title 19 Table 903.1 footnote 3. (no new structures proposed for this project)**

- 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. (no greenhouse proposed)
- **WATER STORAGE** - "Poly" and or plastic style water storage tanks may be used for this proposed project if a 50 foot clearance around the tank is maintained at all times. 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. Water storage amount will be reviewed and approved by CAL FIRE/ County Fire. The designed system will meet NFPA 1142 standards. Any future proposed structures would require a steel tank water storage.
- **FIRE PUMP/HYDRANTS** – Hydrants for the currently proposed project may be draft; a pressurized hydrant system is not required. fire hydrants will be required due to the proposed size of the new commercial development.
- **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
 - Provide a vertical clearance of 13'6"
 - Provide a 10-foot fuel modification zone on both sides (Combustible Vegetation)

The access road must be a minimum of 16 feet in width for the size and scope of this project. San Luis Obispo County shall be constructed to SLO County Public Works Standards. Turnouts may be required.

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

Fire access road shall be provided to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Turn arounds will be provided for access exceeding 150 feet. Turn around will be within 50 feet of structures.

- **ALARMS/DETECTION** – Due to size and scope of this project as proposed, any structure used for packing, trimming or distribution will be required to have a heat detection device linked to an audible bell mounted to exterior of the structure.

- **ALARMS/DETECTION** – Due to size and scope of this project as proposed, any structure used for packing, trimming or distribution will be required to have a heat detection device linked to an audible bell mounted to exterior of the structure.
- **OCCUPANCY CLASSIFICATION** – An occupancy classification will be set based on California Building Code. The San Luis Obispo County Building Department will set occupancy.
- **EXITING**- All structure exiting will meet California Building Code, Chapter 10 requirements for the designated 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. CAL FIRE/ San Luis Obispo County Fire will conduct rough and final inspections prior to occupancy. Further codes and standards will be evaluated based on the permitted plans.

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



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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/17/2018
TO: 4th District Legislative Assistant, Building Division, Cal Fire/County Fire, Agricultural Commissioner, County Assessor, Environmental Health, Public Works, Sheriff, California Fish and Wildlife, US Fish and Wildlife, RWQCB, AB52
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☐ 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?

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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.

Please see attached.
10.2.18 Ke Ghiglia x5551
Date Name Phone



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY
PUBLIC HEALTH DEPARTMENT

Jeff Hamm *Health Agency Director*

Penny Borenstein, MD, MPH *Health Officer/Public Health Director*

October 2, 2018

To: Cassidy McSurdy, Department of Planning and Building

From: Environmental Health

Kealoha Ghiglia, 805-781-5551, klghiglia@co.slo.ca.us

RE: DRC2018-00156 Gabriel Downey MUP for Cannabis Cultivation

Kg

Applicant to return attached Hazardous Materials Declaration Flowchart to this office. Be advised that threshold levels are 55 gallons, 500 pounds or 200 cubic feet and common materials include (but are not limited to): fuel, paint, lubricants, pesticides, herbicides, fertilizers, pool chemicals, and compressed gases. Contact Matheson Bliss at (805) 781-5557 or mbliss@co.slo.ca.us in this office with any questions regarding this form and send completed form directly to her.

Environmental Health Services

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211

www.slopublichealth.org/ehs

HAZARDOUS MATERIALS BUSINESS PLAN EXEMPTION
FLOWCHART

Under penalty of law, I declare that I have followed the flowchart and checked the boxes that are appropriate for this business's operations. I also understand that the SLO County CUPA must be notified if our operations or procedures change and make the above statement inaccurate.

Name (print)

Signature

Business Name

Address

Date

START HERE
Do you generate hazardous waste in ANY quantity?

Do you store, use, or handle hazardous material at any one time during a calendar year in quantities equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure?

Are you a physician, veterinarian, pharmacist, dentist, or podiatrist who stores ONLY oxygen, nitrogen or nitrous oxide and the total quantity of each gas on-site is 1,000 cubic feet or less?

Sign and submit this document – you need not submit a business plan or pay a fee

Agricultural Business

Is your facility either a :

Other Business

Do you store ONLY motor vehicle fuel in above or underground tanks at 1,100 gallons or less capacity and the TOTAL volume of fuel is less than 20,000 gallons?

Submit Form S, Form I, and Form M one time only and pay a one time fee.

Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)

Sign this document – you need not submit a business plan or pay a fee

Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)

Do you store ONLY N-P-K fertilizers (excluding ammonium nitrates) less than 10,000 pounds total?

Do you apply liquid fertilizer no more than four times a year, apply and store it over period of less than seven days, and is the quantity less than 1,190 gallons and you do not store any other hazardous materials in reportable quantities?

Is your facility:
A): a remote site (a remote site is defined as an unstaffed facility located in an isolated, sparsely populated area. The facility is secured and not accessible to the general public) and
B): is the inventory less than: 500 cubic feet compressed inert gas, 500 gallons combustible liquid fuel, 200 gallons electrolytes in closed containers, 500 gallons lubricating and hydraulic fluids, and 1,200 gallons of flammable gas used as fuel (propane)?

Submit a one time business plan, complete exemption form R and pay a one time fee.

Submit a business plan and pay an annual fee to:

Within San Luis Obispo city limits:
SLO City Fire Dept, 2160 Santa Barbara Ave
San Luis Obispo, CA 93401-5240
Ph: (805) 781-7380

All other cities and unincorporated areas:
San Luis County CUPA, PO Box 1489
2156 Sierra Way
San Luis Obispo, CA 93406
Ph: (805) 781-5544

COMMON HAZARDOUS MATERIALS

- Lubricants
- Solvents
- Compressed Gases
- Fuel
- Pesticides
- Paint

COMMON HAZARDOUS WASTES

- Crank Case Oil
- Used Anti-Freeze
- Paint
- Used automotive batteries
- Spent solvents

Not sure?

Please contact The County of San Luis Obispo
Public Health Department
Division of Environmental Health
at
(805) 781-5544