

**From:** Brandi Cummings  
**To:** [Jameson Honeycutt](#); [Cassidy Williams](#)  
**Subject:** FW: DRC2018-00110 DAYSPRING, NORTH COUNTY E-Referral, CONDITIONAL USE PERMIT, BRADLEY  
**Date:** Monday, July 23, 2018 2:36:18 PM

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Building comments.

## **Brandi Cummings**

### **Environmental Resource Specialist**

Planning & Building, County of San Luis Obispo

Tel: (805) 781-1006

[Website](#) | [Facebook](#) | [Twitter](#) | [Map](#)

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**From:** Michael Stoker  
**Sent:** Tuesday, July 17, 2018 2:01 PM  
**To:** Brandi Cummings <bcummings@co.slo.ca.us>  
**Cc:** Cheryl Journey <cjourney@co.slo.ca.us>; Don C. Moore <dcmoore@co.slo.ca.us>  
**Subject:** Re: DRC2018-00110 DAYSPRING, NORTH COUNTY E-Referral, CONDITIONAL USE PERMIT, BRADLEY

Brandi,

Please find buildings recommendations for DRC2018-00110 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 1-acre outdoor cultivation sites, thirteen 10,000 gallon water tank, 5000 diesel tank, existing work shop converted to drying area, four hoop houses. 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.
10. If a septic system is going to be installed it 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.

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

11. Please specify the buildings Occupancy Group and Type of Construction on the cover sheet of the plans to coordinate with the California Building Code.
12. 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.
13. 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.
14. Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10 for the processing containers, security trailer.
15. 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.)
16. 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](mailto:mstoker@co.slo.ca.us)

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

**Sent:** Friday, July 13, 2018 9:29 AM

**To:** Brandi Cummings

**Subject:** DRC2018-00110 DAYSPRING, NORTH COUNTY E-Referral, CONDITIONAL USE PERMIT, BRADLEY

**County of San Luis Obispo  
Department of Planning & Building**

**DRC2018-00110 DAYSPRING, NORTH COUNTY E-Referral, CONDITIONAL USE PERMIT, BRADLEY  
APN: 080-021-052 AND 080-021-051**

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>

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):**  
**Brandi Cummings (805-781-1006 or [bcummings@co.slo.ca.us](mailto: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](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](http://www.calfireslo.org)



Scott M. Jalbert, Unit Chief

October 21, 2019

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

Subject: DRC2018-00110 (Bradley Canyon Farms LLC/Wood)  
1255 Tierra Redonda Road near Lake Nacimiento – Bradley, CA.

Mr. Hughes,

CAL FIRE/San Luis Obispo County Fire Department has recently reviewed the New Project Referral information and the Revised Supplemental Development Statement (Kirk Consulting) provided for the proposed Conditional Use Permit to allow for cannabis cultivation and nursery operations within existing and new hoop house structures. Two as-built agricultural structures exist onsite.

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

**Special Concerns:**

Although the overall size and scope of this specific proposal is mostly hoop house type structures, the cumulative effects of commercial development within areas such as this continues to place challenges upon the ability of CAL FIRE/County Fire to provide effective and efficient emergency services within remote rural areas.

The nearest CAL FIRE/San Luis Obispo County Fire station (#33-Heritage Ranch) is located on the gated community of Heritage Ranch at 4820 Heritage Road. This station has an approximate 15-mile vehicular travel distance and 30-minute response time. A minimum of 2 fulltime firefighters are on duty at this station at all times.

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

- In structures where fire sprinklers are required, a Registered Fire Protection Engineer (F.P.E.) is required to design and approve of the required commercial fire sprinkler system(s), water storage system, underground piping, proposed fire hydrants and fire pump. A comprehensive written technical analysis of all fire suppression system related components is required and must be provided to CAL FIRE/County Fire prior to permit application.
- Commercial activities being conducted within the existing 2,400 square foot workshop and 1,200 square foot storage barn, will require that a commercial fire sprinkler system be installed within both structures.



- The existing 2,400 square foot workshop and 1,200 square foot storage barn were recently permitted as “as-built agricultural structures”. A change of occupancy classification to these structures, requires the installation of an appropriately designed, permitted and installed fire sprinkler system.
- Commercial business activities are not allowed within hoop house type structures unless fire sprinklers are installed.
- Storage containers may not be utilized for commercial operations.
- **VEHICULAR ACCESS** – Based upon the rather limited size/scope of the proposed project, the existing primary access road (Tierra Redonda Road) does not present significant concerns. Currently, this roadway provides adequate width and all weather surface material for the proposed project. Although maintenance and/or repair in limited areas would be beneficial to the overall safety of this area, no significant adverse impacts are anticipated due to the current condition of Tierra Redonda Road. The existing onsite roadway system does require minor maintenance in order to provide an all-weather driving surface throughout the project site.
- **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 without prior approval. If fire sprinklers are not required, a minimum of 5,000 gallons of water storage is required for fire suppression purposes. A properly located gravity drain fire connection shall be required. Additional development onsite will require increased water storage.
- **FIRE PUMP/HYDRANTS** – A non-pressurized fire connection shall be required. The fire connection must be placed no more than 12-feet from the all-weather surface roadway, provide a 2-1/2 inch National Standard male thread connection with gate valve that is 24-36 inches above finish grade and be located no closer than 50-feet to any structures. If the connection is to be located directly at the water storage tank(s), 2-1/2 inch pipe shall be allowed.
- **ALARMS/DETECTION** – If fire sprinklers are required, the fire sprinkler system 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 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 change to any existing structure located onsite will likely require the installation of an appropriately designed and installed commercial fire sprinkler system.
- **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. Proper signage shall be required onsite in order to properly identify vehicular access and egress routes.

***Prior to building permit issuance, an additional onsite consultation is recommended.***

The proposed project will require final inspection prior to occupancy and/or business operations being conducted. 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)543-4244, extension 3425.

Sincerely,

  
Clinton I. Bullard

Fire Inspector

C: Tierra Redonda LLC, Applicant  
Kirk Consulting, Agent





**COUNTY OF SAN LUIS OBISPO HEALTH AGENCY**  
**PUBLIC HEALTH DEPARTMENT**

**Michael Hill** *Health Agency Director*

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

July 26, 2019

To: Eric Hughes  
SLO County Planning and Building

From: Environmental Health  
Kealoha Ghiglia, 805-781-5551, [klghiglia@co.slo.ca.us](mailto:klghiglia@co.slo.ca.us)

A handwritten signature in blue ink, appearing to be "K. Ghiglia".

RE: DRC2018-00110 Dayspring MUP

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, pool chemicals and compressed gases (such as CO<sub>2</sub>). If extraction is proposed, the applicant is also advised to discuss the extraction process and materials with the hazardous materials inspector. Contact Matheson Bliss at (805) 781-5557 or [msbliss@co.slo.ca.us](mailto:msbliss@co.slo.ca.us) with any questions regarding this form and send completed form directly to her.

Applicant/property owner is advised that if the on-site population (including all uses served by water system) reaches 25 persons or more for at least 60 days per year, including residents and employees, any domestic water supply would be required to permit as a public water system. If the property does not currently meet the threshold to become a public water system, but onsite population increases at a later date, property owner/manager to contact this office to determine if a public water system is required. Please be advised for future planning purposes that water system requirements will be reviewed if/when any building permit application is submitted. Applicant or property owner/manager to contact Kealoha Ghiglia at [klghiglia@co.slo.ca.us](mailto:klghiglia@co.slo.ca.us) or (805) 781-5551 for questions regarding water supply.

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**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](http://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.

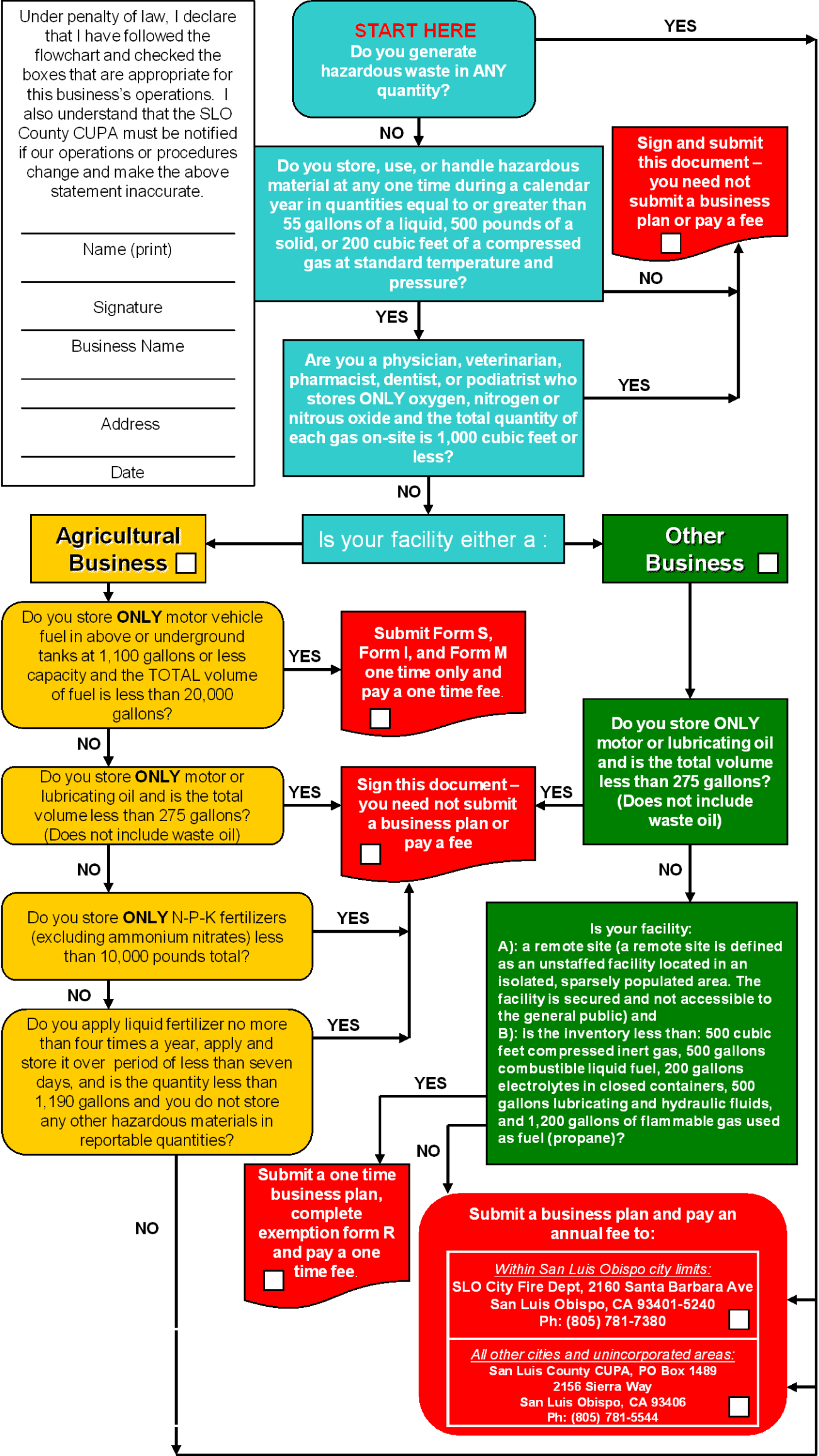
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Name (print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Business Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date



### **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**



Date: July 13, 2018 (Revised May 17, 2019 and July 3, 2019)  
To: Cassidy McSurdy, Project Planner  
From: David E. Grim, Development Services  
Subject: **DRC2018-00110 Dayspring MUP, 1255 Tierra Redonda Rd. , Lake Nacimiento , APN 080-021-051/52**

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 proposed project will take access off Tierra Redonda Road . It is the County's determination that this road is County Road 22, originally established on June 12, 1871 with no record of abandonment . This road has been recognized previously as providing legal access for other projects and land subdivisions . Although locked gates have been placed at various intervals, and the road is not maintained by the County, it is considered a public road and provides legal access for this project.
- B. 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 of the Land Use Ordinance and the Public Improvement Standards.
- C. This project appears to not meet the applicability criteria for Stormwater Management, as it is located outside a Stormwater Management Area, or is within but creates or replaces less than 2,500 sf of impervious area.
- 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 it is located outside a Stormwater Management Area.
- E. The project is located outside a Flood Hazard area, a Road Improvement Fee area, and a Stormwater Management area.

**Recommended Project Conditions of Approval** :

**Access**

- 1. **Within 30 -days of the land use permit approval** , 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 roadway.
- 2. **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

3. **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 or 23.05.040 of the Land Use Ordinance.
4. **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 Section 22.52.120 or 23.05.036 of the Land Use Ordinance.

### Stormwater Pollution Prevention Plan (SWPPP)

5. **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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## Misty R. Gin

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**From:** Fred Collins <fcollins@northernchumash.org>  
**Sent:** Saturday, April 25, 2020 11:21 AM  
**To:** Misty R. Gin  
**Subject:** [EXT]RE: Referral request DRC2018-00110

**ATTENTION:** This email originated from outside the County's network. Use caution when opening attachments or links.

Hello Misty,

Thank you for the information. Upon review of the information NCTC has no further comment on this proposed project, thank you.

Stay safe,

Fred Collins  
NCTC Chair

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**From:** Misty R. Gin [mailto:mgin@co.slo.ca.us]  
**Sent:** Thursday, April 23, 2020 6:52 PM  
**To:** fcollins\_northernchumash.org  
**Cc:** Eric Hughes  
**Subject:** Referral request DRC2018-00110

Good evening Fred,

I am just following up on a project that you had requested additional work done on . Per your request we had the Archeological report, that was initially submitted, peer reviewed and revised.

I don't see that you were ever provided with the revised report. Please find it attached to this email. If you have any other requests please don't hesitate to ask.

COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING

**Misty Gin**

AA III – [Cannabis](#)

(p) 805-781-1421

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