Utilities:

Water	Well	(Existing)
Sewer	Septic	(Existing)
Internet	Exede Satellite Internet	(Existing)

Property Owner/Applicant

Owner: SLOCAL Farms, Inc., Bob Williams
2155 South Thompson Road, Santa Maria, CA 93454
(415) 837.3957

Architect: Cody McLaughlin
967 South 16th Street, Grover Beach, California 93433
(805) 704.1713

APN: 090-261-015
148.86 Acres

Cody McLaughlin, Architect
967 South 16th Street, Grover Beach, California 93433
(805) 704.1713 cmarchitect@live.com

Site Plan and Project Data

Legend
- Ⓛ lighting
- Ⓒ camera
- Ⓟ parking, 20 spaces @ 9'x18' , d.g. surface
- Ⓣ water tank
- Ⓢ soil storage
- Ⓡ refuse/recycle
- Ⓕ 5,000 gal fire sprinkler water tank
- Ⓦ (e) well location

SLO CAL, INC.– WEST
APN: 090–261–015
148.86 acres

SLO CAL, INC. – EAST
APN: 090–261–014
299.68 ac

WINEMAN RD.

300'–0" setback

8'x40' shipping containers
1. pesticides
2. nutrients
3. equipment

(n) greenhouses 27,216 sf

(n) nursery greenhouse 29,232 s.f total (3) 42'x232'

(n) commercial processing building: 10,000 sf 150kw solar system

ADA space

(n) gate

(n) gate locked

Plot 1, 1.25 acres

Plot 2, 1.25 acres

Plot 3, 1.25 acres

(n) fencing typ.

(e) fencing typ.

ephemeral drainage

(n) gate

(n) 20' wide d.g. road

(n) road d.g.

(n) gate

(n) water storage tanks

compost/soil/trash area 8,343 sf

8'x40' shipping containers
1. pesticides
2. nutrients
3. equipement

15' wide access road

easement

(e) 18' wide tar and D.G. road to be widened to 20'

(n) leach field

(n) restroom addition to (e) building

(n) Commercial processing building: 10,000 sf w/ 150kw solar sytem

10,000 sf basin

(n) greenhouses 27,216 s.f. total

(n) nursery greenhouses 28,224 s.f. total

(e) road asphalt

(e) gate secure access

(e) parking 15 spaces asphalt ADA space

solar power for well storage for battery

(e) well #2 with 100' radius, non–operational for Ag use

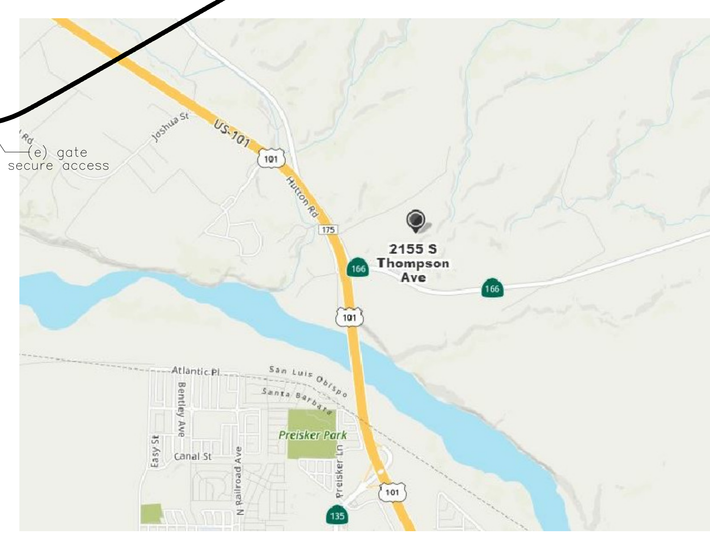
(e) well #1 for cannabis and Ag use

HWY 166

(e) well #3 abandoned

(e) gate secure access

Vicinity Map



2155 South Thompson Avenue
Nipomo, California

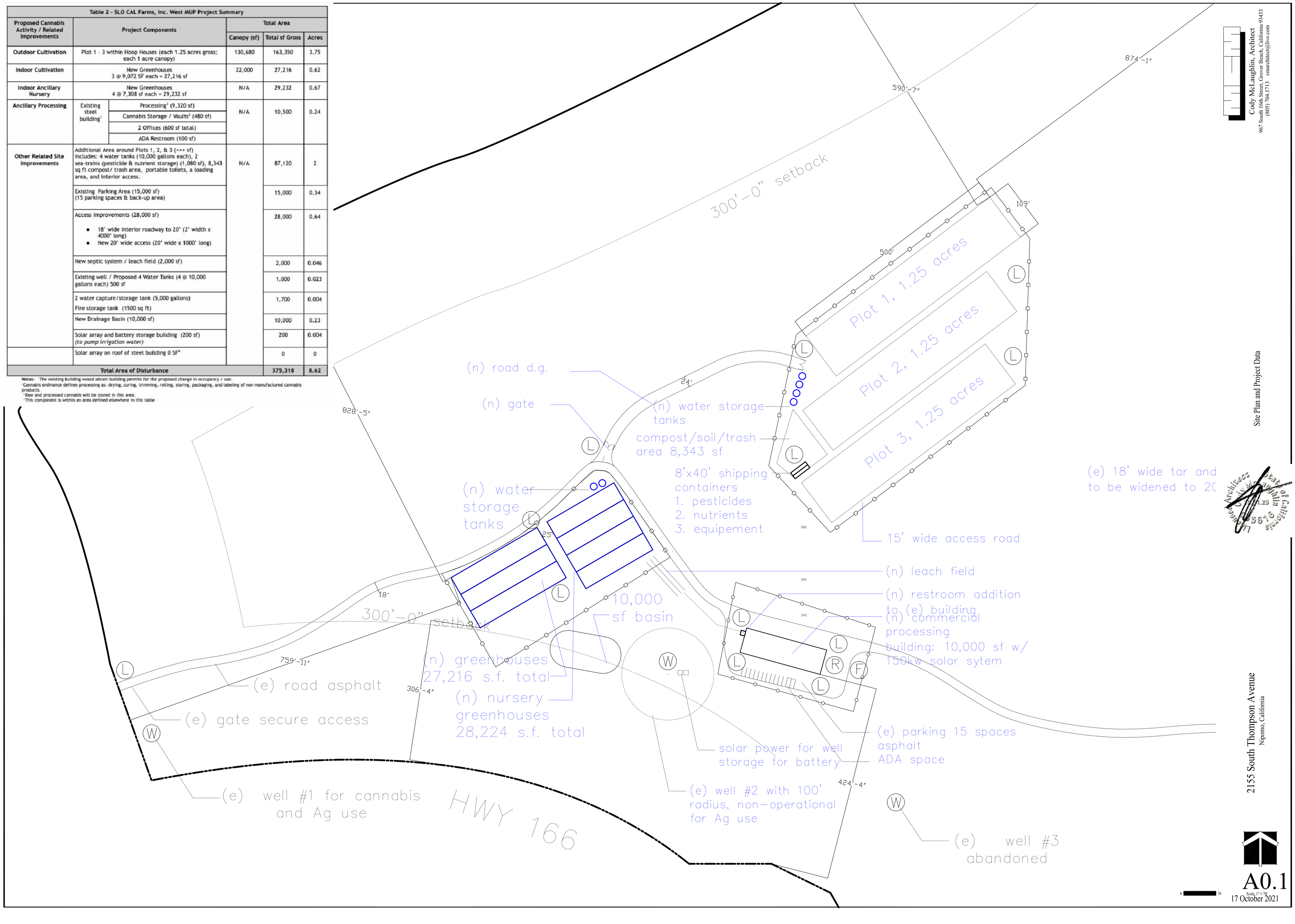
A.0

Scale, 1" = 200'

17 October 2021

Table 2 - SLO CAL Farms, Inc. West MUP Project Summary					
Proposed Cannabis Activity / Related Improvements	**Project Components**		**Total Area**		
			Canopy (sf)	**Total sf Gross**	**Acres**
Outdoor Cultivation	Plot 1 - 3 within Hoop Houses (each 1.25 acres gross; each 1 acre canopy)		130,680	163,350	3.75
Indoor Cultivation	New Greenhouses 3 @ 9,072 SF each = 27,216 sf		22,000	27,216	0.62
Indoor Ancillary Nursery	New Greenhouses 4 @ 7,308 sf each = 29,232 sf		N/A	29,232	0.67
Ancillary Processing	Existing steel building[1]	Processing[2] (9,320 sf)	N/A	10,500	0.24
		Cannabis Storage / Vaults[3] (480 sf)			
		2 Offices (600 sf total)			
		ADA Restroom (100 sf)			
Other Related Site Improvements	Additional Area around Plots 1, 2, & 3 (+++ sf) includes: 4 water tanks (10,000 gallons each), 2 sea-trains (pesticide & nutrient storage) (1,080 sf), 8,343 sq ft compost/ trash area, portable toilets, a loading area, and interior access.		N/A	87,120	2
	Existing Parking Area (15,000 sf) (15 parking spaces & back-up area)			15,000	0.34
	Access Improvements (28,000 sf) • 18' wide interior roadway to 20' (2' width x 4000' long) • New 20' wide access (20' wide x 1000' long)			28,000	0.64
	New septic system / leach field (2,000 sf)			2,000	0.046
	Existing well / Proposed 4 Water Tanks (4 @ 10,000 gallons each) 500 sf			1,000	0.023
	2 water capture/storage tank (5,000 gallons) Fire storage tank (1500 sq ft)			1,700	0.004
	New Drainage Basin (10,000 sf)			10,000	0.23
	Solar array and battery storage building (200 sf) *(to pump irrigation water)*			200	0.004
	Solar array on roof of steel building 0 SF[4]			0	0
Total Area of Disturbance				375,318	8.62

Notes: [1]The existing building would obtain building permits for the proposed change in occupancy / use.
[2]Cannabis ordinance defines processing as: drying, curing, trimming, rolling, storing, packaging, and labeling of non-manufactured cannabis products.
[3]Raw and processed cannabis will be stored in this area.
[4]This component is within an area defined elsewhere in this table



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Site Plan and Project Data

2155 South Thompson Avenue
Nipomo, California

A0.1

Scale 1" = 70'
17 October 2021



A0.1

Scale: 1" = 70'
15 June 2021

2155 South Thompson Avenue
Nipomo, California

Site Plan and Project Data (West)

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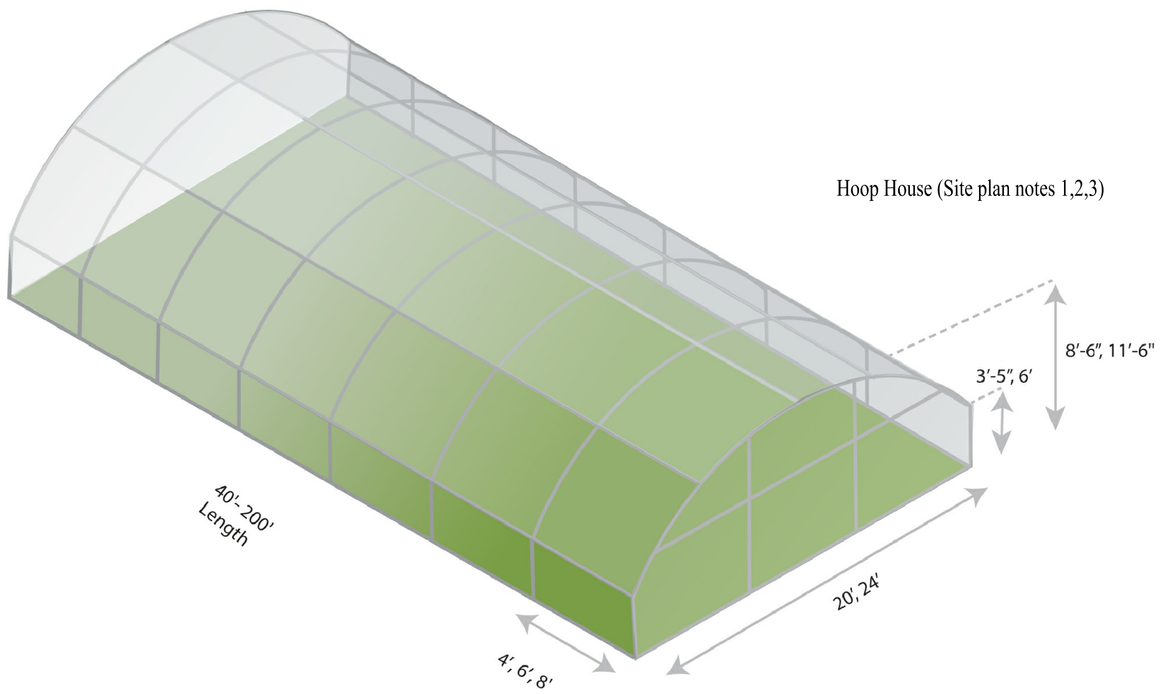


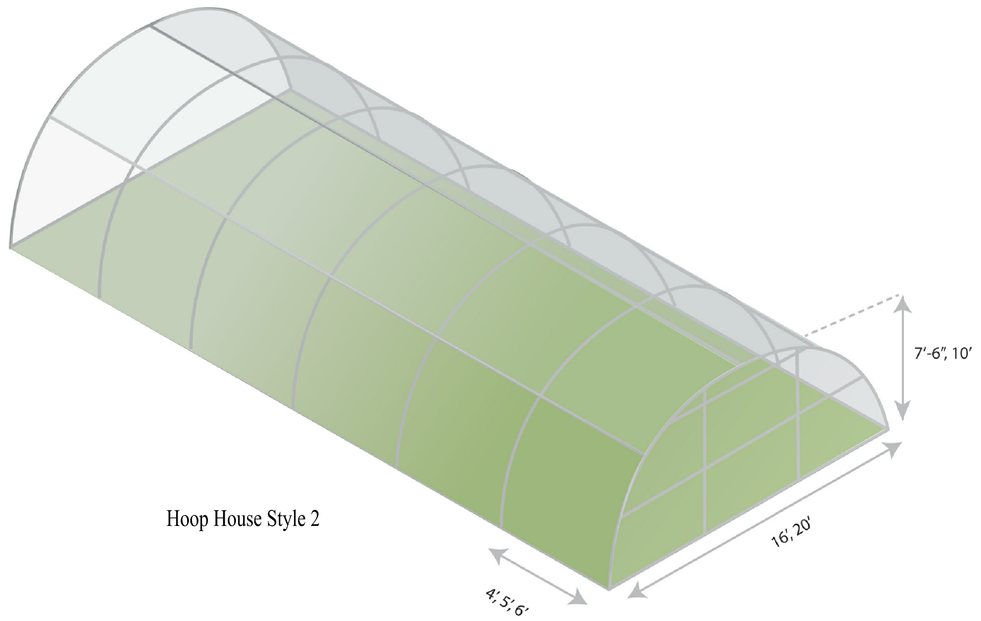
Anatomy of a high tunnel.





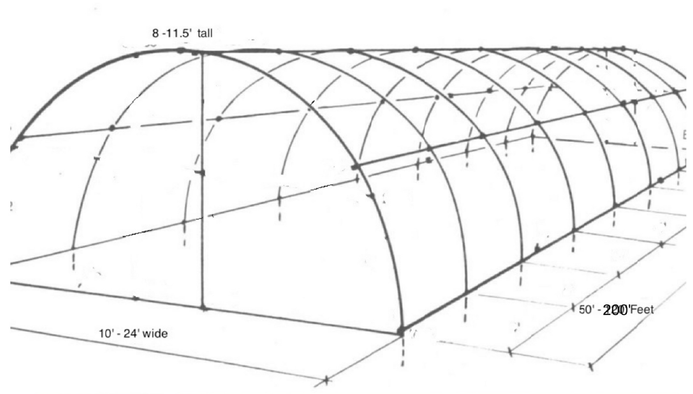
Floods-ACP1 LED, Dark Skies
ACP1 LED Flood - Medium
by American Electric Lighting
400 watt to 1,000 watt metal halide replacement
37,000 - 48,000 Lumens
Available in 3,000K, 4,000K and 5,000K color temperatures, 70 CRI min
L70 LED and driver life greater than 20 years operation
60% minimum energy savings and 50% maintenance savings
mounted 10'-12' high, buildings #10,#15,#16 and #18.



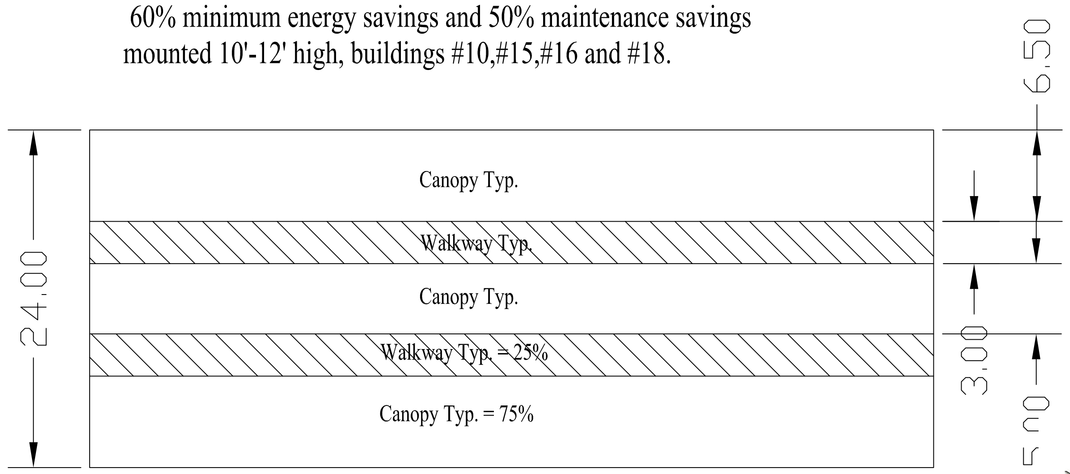


BLOOMFIELD FARMS GREENHOUSE PLANS/ EXAMPLE PHOTOS

PVC STYLE







Hoop House Floor Plan

SLO CAL FARMS, INC. - FENCING / SCREENING PLAN

8mm Dual Wall Polycarbonate Material for Greenhouse Walls

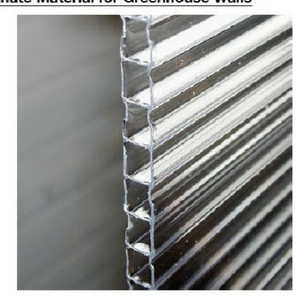
" Polycarbonate sheets from are an ideal solution for industrial, commercial and residential buildings.

" Polycarbonate is replacing glass in greenhouses because it is shatter-proof, meaning that it is strong.

" Polycarbonate is used for lights, signals and moulded housings in cars because it is unbreakable.

" Polycarbonate is used to make safety glasses because of its transparency and high impact resistance, meaning that it is safe.

" Polycarbonate is used in police riot shields:, implying it to be light- weight and indestructible.

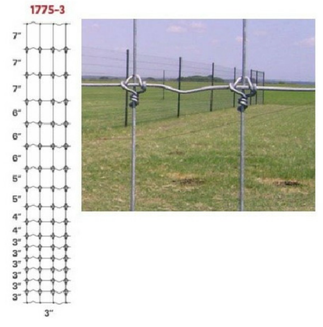


Proposed Fencing for Outdoor Gardens

- 6 Foot Tall Solid Chain Link Fencing 2" mesh
- 3 strand Barbed Wire
- 9 gauge
- Construction Fencing
- Slat Screening
- Tan
- Wind resistant



1775-3



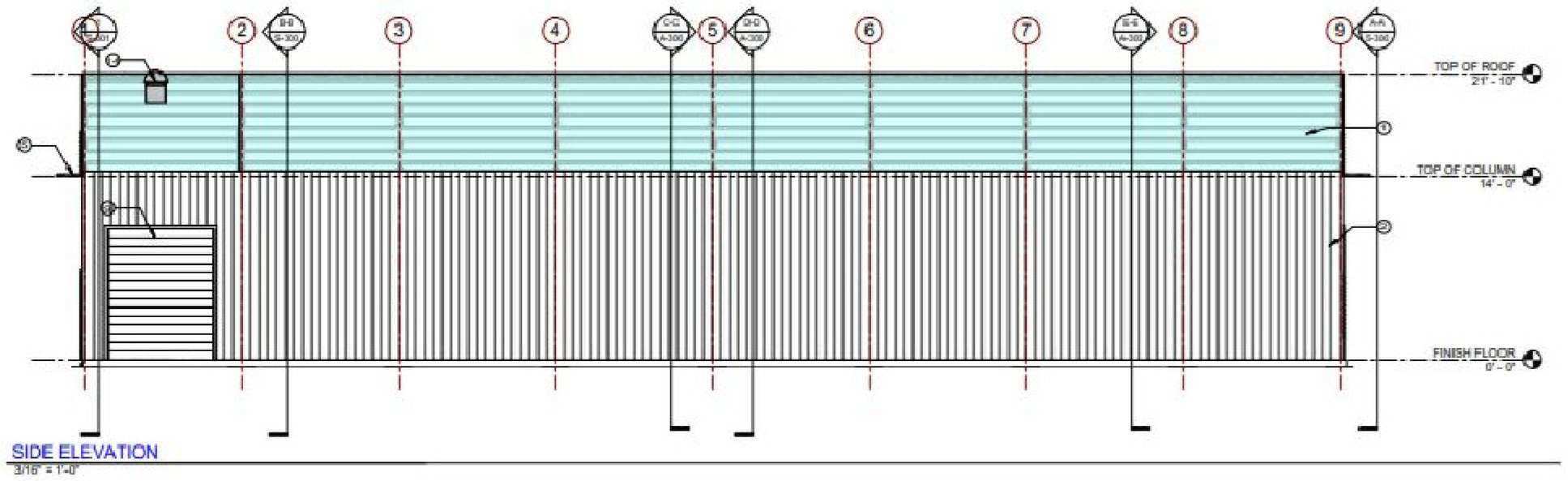
- ·Stay Tuff 1775-3 Fixed Knot Horse Fecning
- ·3 stands Stay-Tuff 14 gauge barb wire above mesh.
- ·Total height of 8 feet.
- ·2-3/8" pipe line post imbedded 3 feet with 3 curly connectors to attach barb wire every 20'
- ·10' t-post between each line post.
- ·Gates to be 1-1/2" frame with non-climb panel welded to frame.
- ·Southwest super braces, leg braces, and stress post where necessary.
- ·All natural steel non painted braces, post, and gates.

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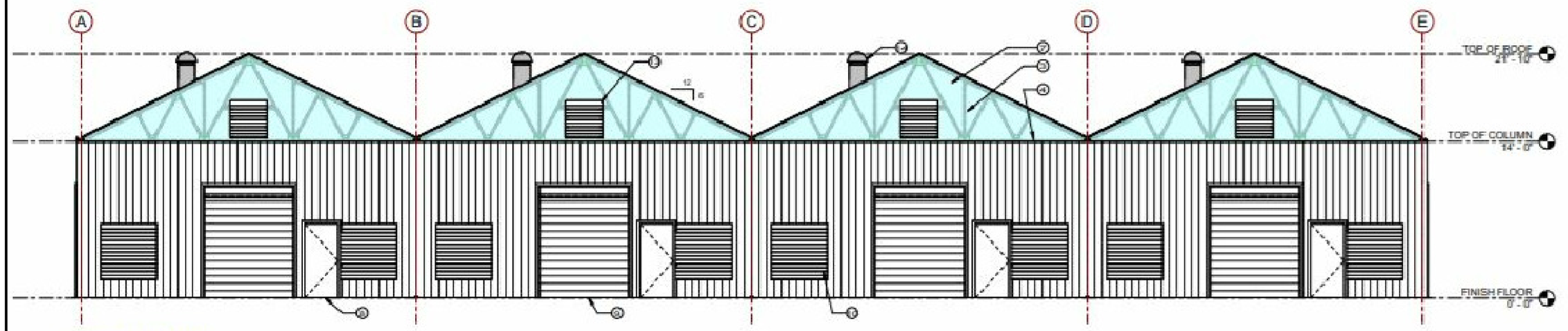
Hoop House Elevations, Existing and Proposed Fencing and Lighting

2155 South Thompson Avenue
Nipomo, California

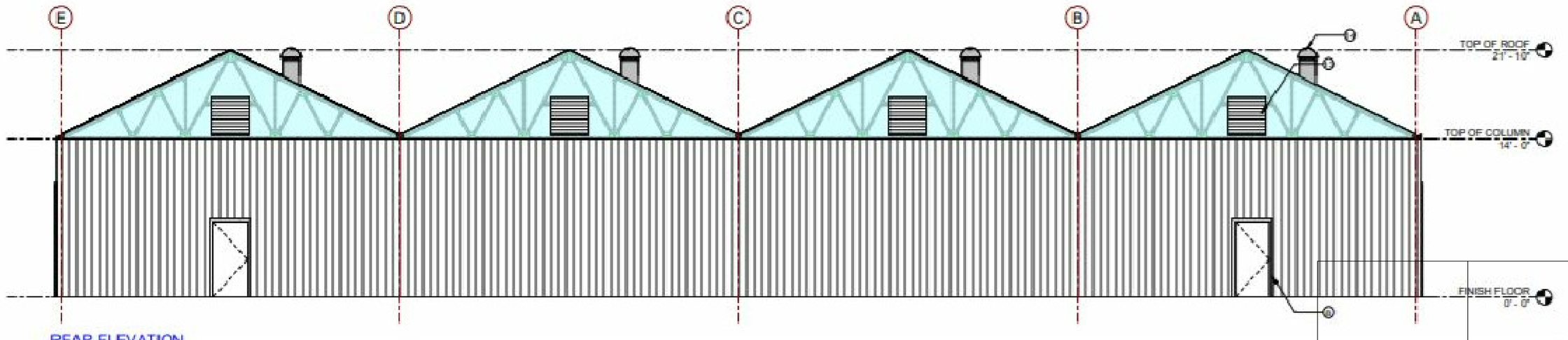
A.1
17 October 2021



SIDE ELEVATION
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"

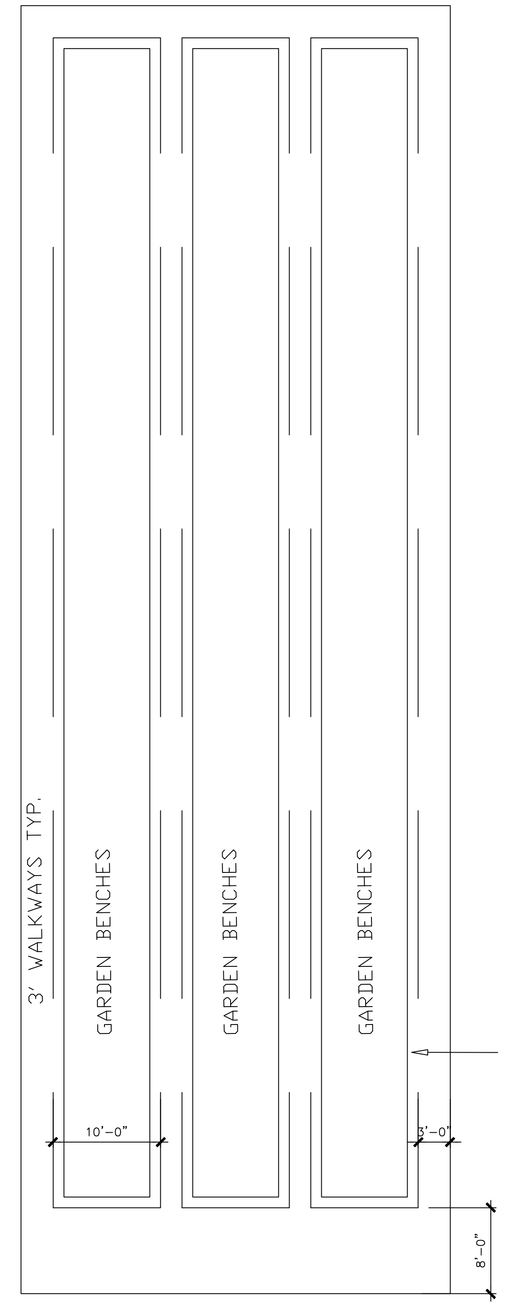


REAR ELEVATION
3/16" = 1'-0"

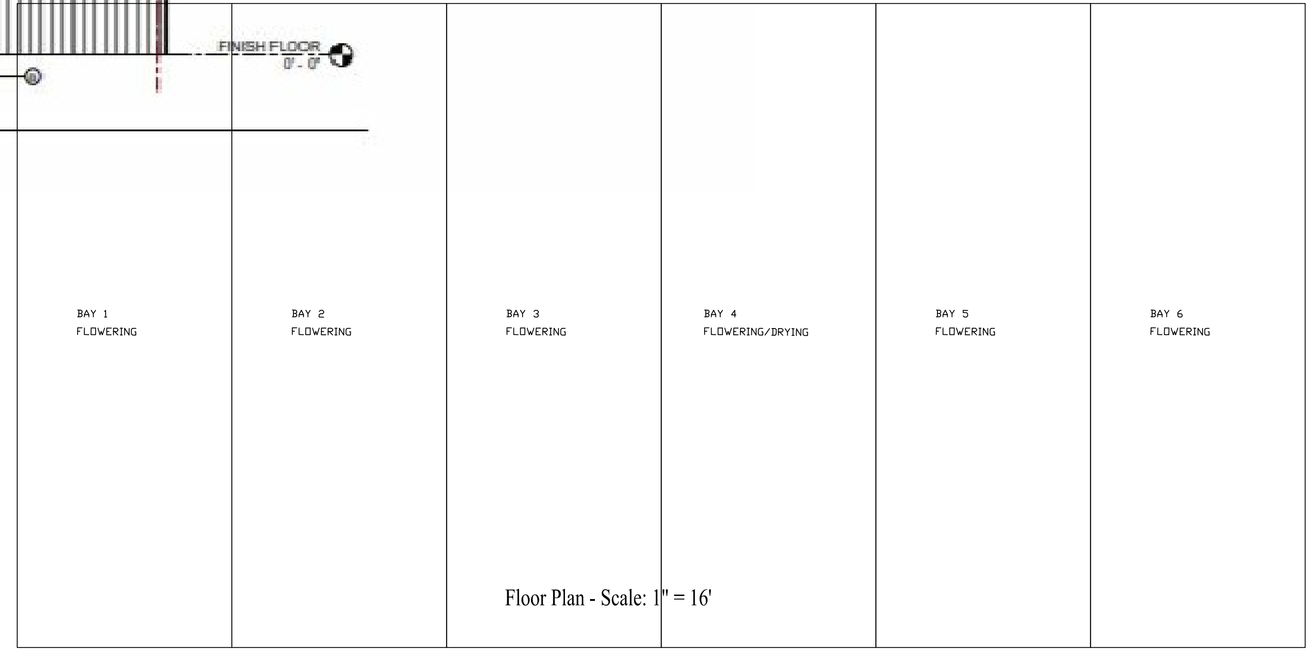
Flowering Greenhouses (Note #8)

ELEVATION LEGEND

1. TWIN WALL POLY CARBONATE ROOF - CLEAR
2. CORRUGATED METAL SIDING - ASH GREY COLOR
3. 3Hº Z-BAR FLASHING
4. 2x2 GSM FLASHING
5. GUTTER
6. GABLE LOUVER
7. TWIN WALL POLY CARBONATE SIDING - CLEAR
8. MAN DOOR
9. ROLL-UP DOOR
10. WALL FAN
11. GUTTER CONNECTION
12. WALL LOUVER
13. GABLE FAN
14. PRESSURE RELIEF DAMPER



Typical Bay - Scale: 1" = 8'



Floor Plan - Scale: 1" = 16'

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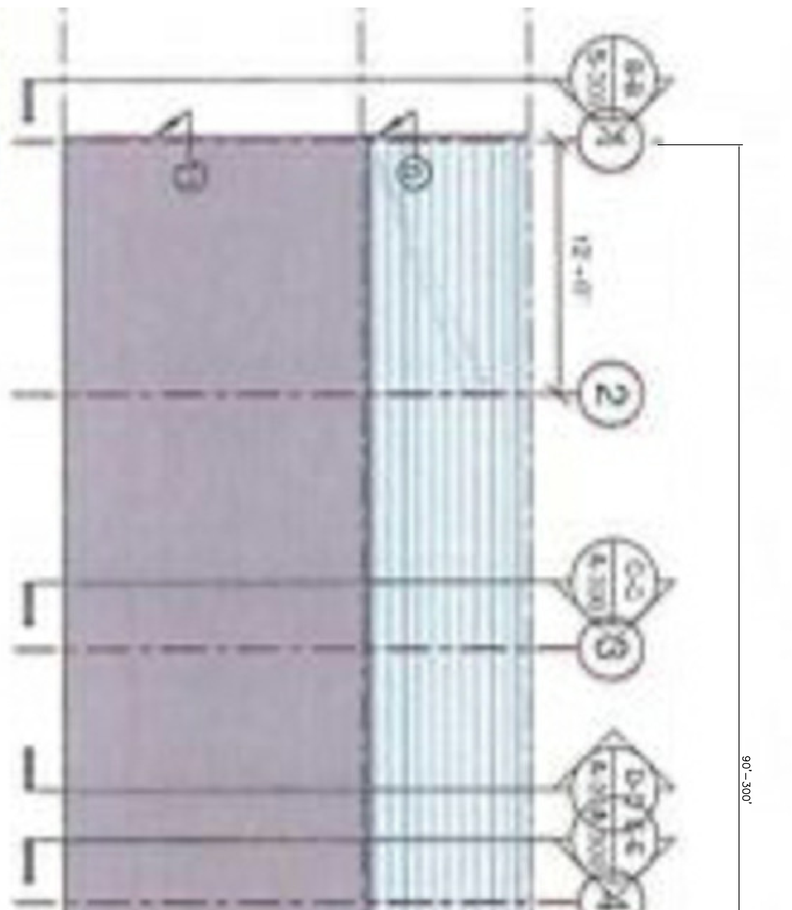
Flowering Greenhouse #8

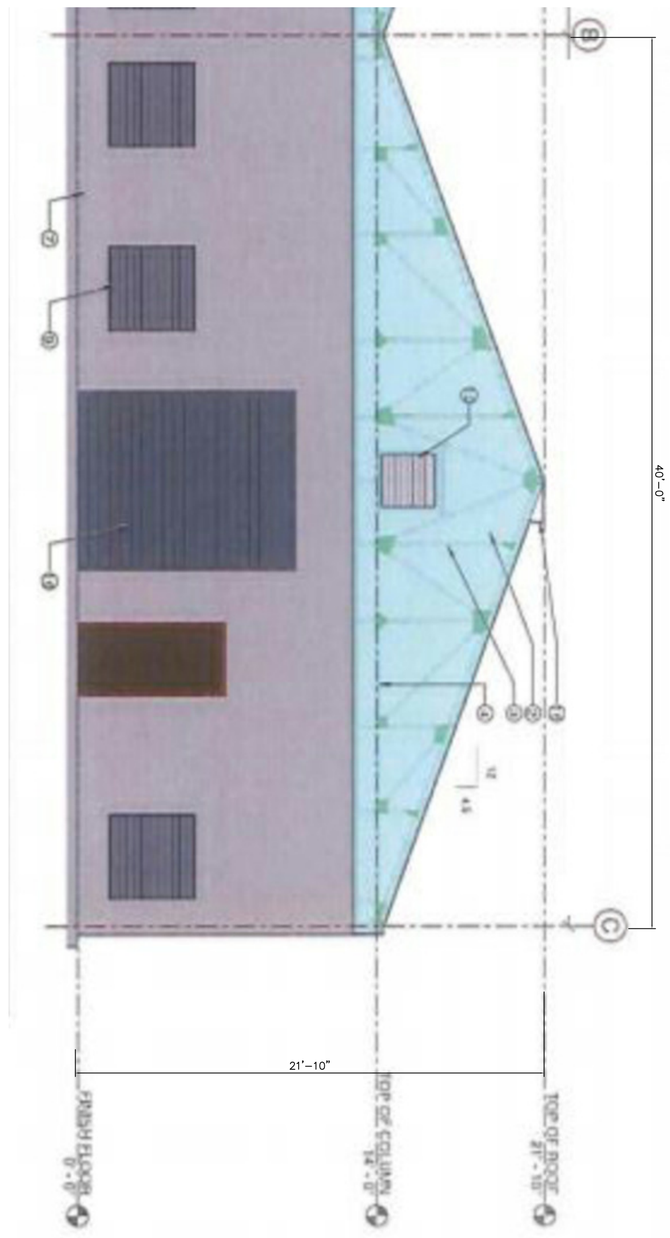
1255 Penman Springs Road
Paso Robles, California

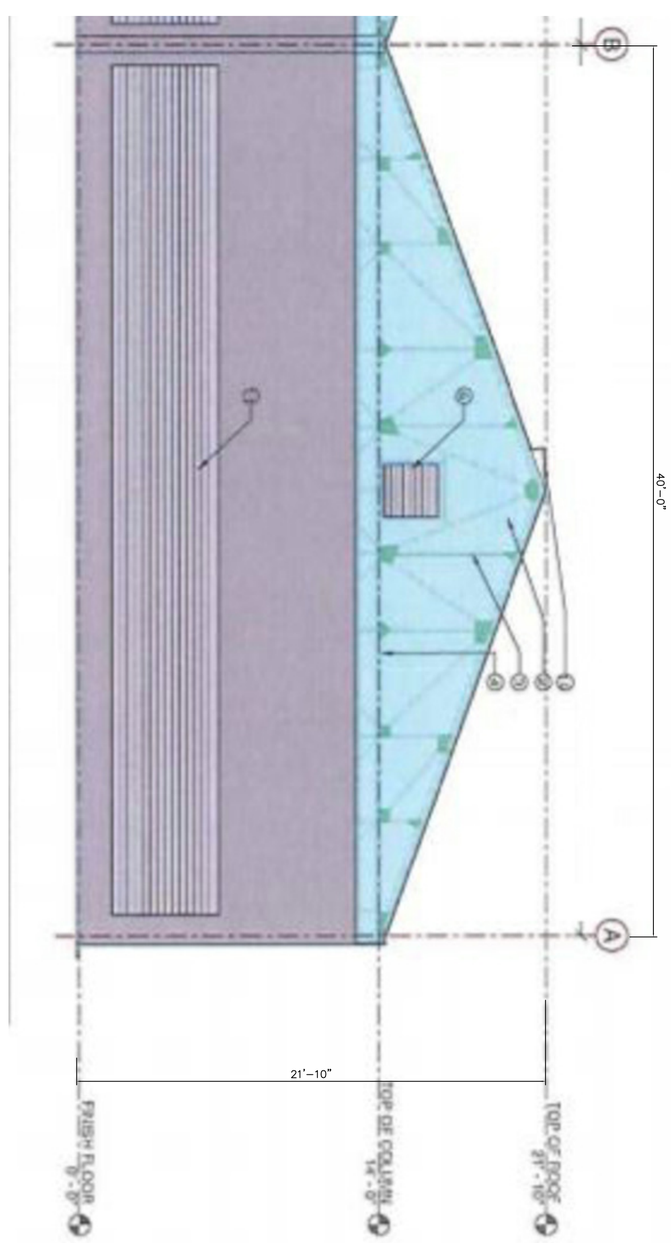
A1.2
14 June 2021



Nursery Greenhouses (Note #9,10,11,12)









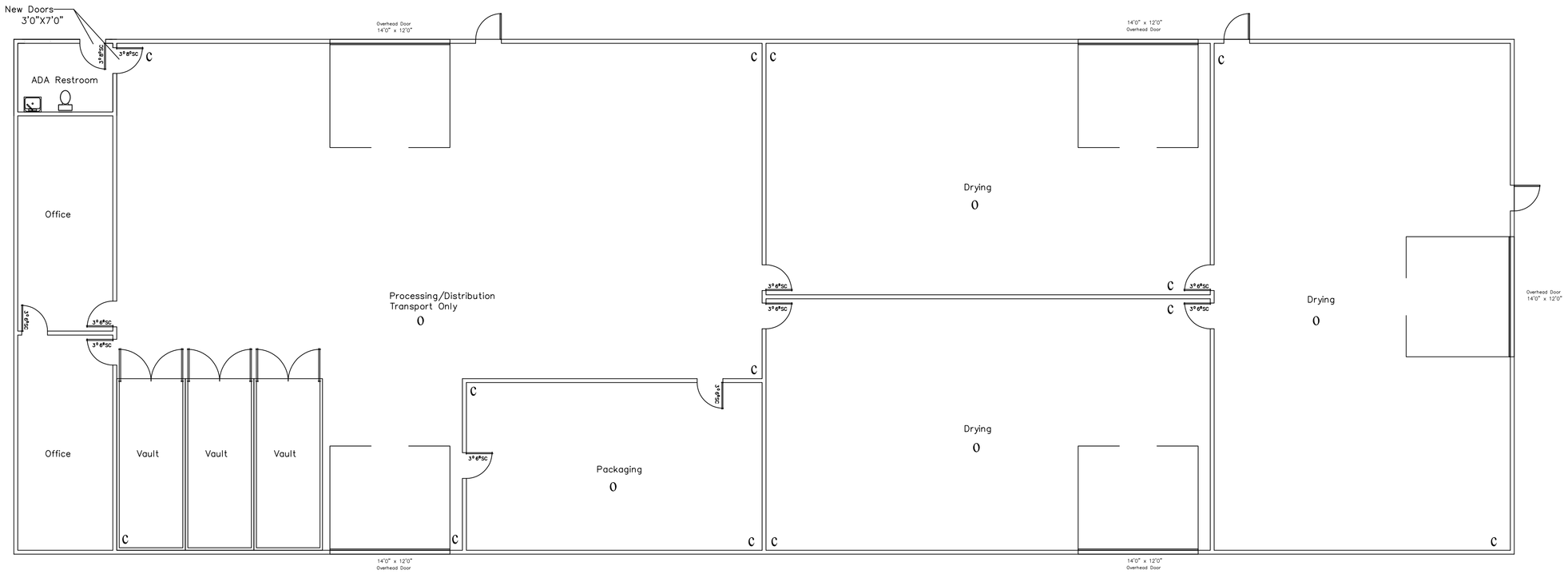
Light Deprivation System

2155 South Thompson Avenue
Nipomo, California

Nursery Greenhouses (Note #9,10,11,12)

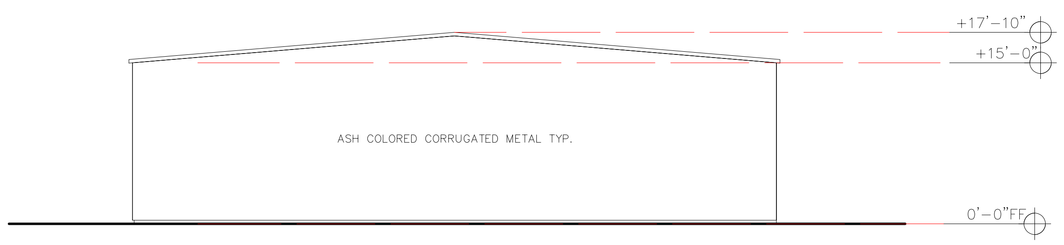
Cody McLaughlin, Architect
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A1.5
15 June 2021

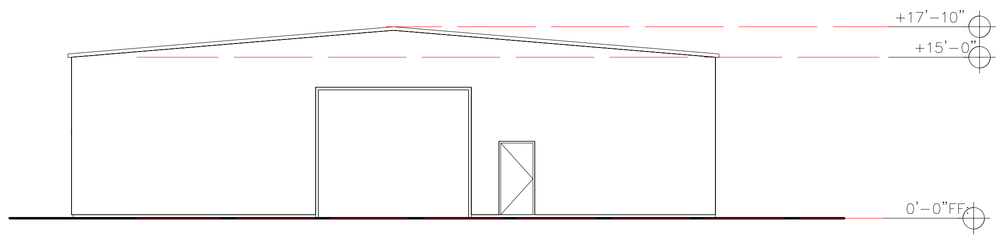


Commercial Processing Building Floor Plan - 1"=8'

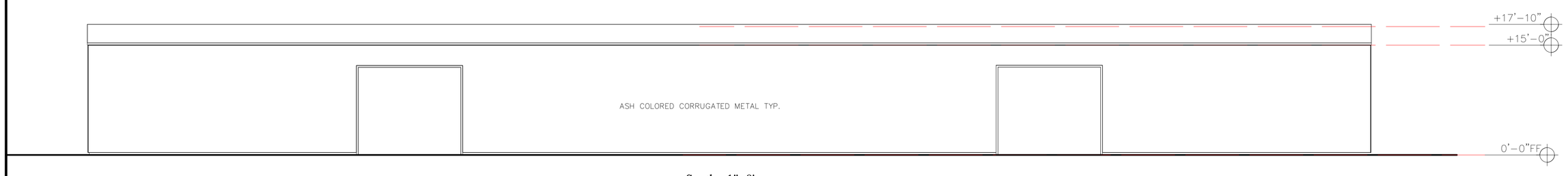
c = security camera
o = odor mitigation



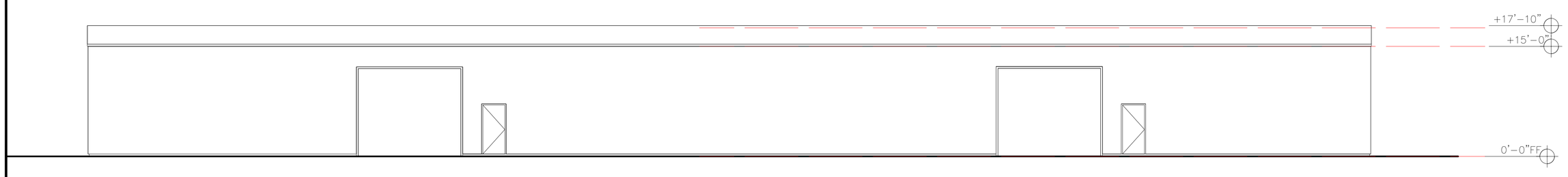
West - 1"=8'



East - 1"=8'



South - 1"=8'



North - 1"=8'

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Elevations

2155 South Thompson Avenue
Nipomo, California

A.2

15 June 2021