

July 23, 2019

Dear San Luis Obispo County Planning Commission,

As a neighbor to the cannabis project for the application for DRC2018-000163 Perennial Holistic Wellness - Koch and DRC 2019-00087 Nipomo AG LLC, agenda item 6 of your July 25 Planning Commission Meeting, **I would ask you to postpone the hearing to consider approval, as significant issues regarding this project's revision, renaming, renumbering, lack of posting on the County website, lack of reference to previous project within the project description, lack of reporting changes for consideration of SCAC, lack of notification to neighbors by applicant within the required time by cannabis ordinances amendments adopted in December 2018 - making this project unrecognizable to the project which was first proposed September 2018, and therefore we have not had sufficient time to provide input to this "new" project.**

After careful examination we found, that the original permit, DRC2018-000163 was for Perennial Holistic Wellness - Koch was for a minor use permit. In the staff report, it is now for a conditional use permit (due to a code violation and is now considered a vertically integrated project) #DRC2019-00087 for Nipomo AG LLC with absolutely no reference to DRC2018-000163. Nipomo AG LLC, Brett Vapnek (name on letter to neighbors dated July 15 2019) are new names and absolutely no mention of the original applicant, Perennial Holistic Wellness.

We received a letter from Mr. Vapnek dated July 15, 2019 introducing himself and the project for DRC2019-00087. This is the letter that is required to be sent as soon as the application is filed and before the hearing at the Advisory Council so that neighbors have an opportunity to respond and provide input. Why was a second letter sent if this is not a "new" project?

Within days we also received notification of the Planning Commission hearing to approve the CPU DRC2019-00087, but there is absolutely no reference to the original permit DRC2018-00163.

The original project was 2.9 acres of non lighted hoop house, outdoor cultivation with 22,00 sq ft of indoor and self supporting nursery. The staff report for DRC2019-00087 details 78,122 sq ft of indoor green house commercial and ancillary nursery (yet the map provided in attachment 3 of the site plan shows only 13,823.55 sq ft), 22,000 sq ft of greenhouse/mixed-light cultivation, with no "outdoor grow."

The areas on the site to be utilized have changed too. The original project utilized areas, hoop houses, more centrally located and further away (still short of the 300ft setback) from neighboring properties. The "new" project DRC 2019-00087 now utilizes greenhouses that are to be built in areas designated B4 and B1 which is located right on the property line of the neighbor to the east and less than 300 feet from their residence.

It also now includes a proposed ancillary nursery that exceeds 25% of the approved cultivation canopy, under the December 2018 ordinance amendments, resulting in a vertically integrated project.

Therefore this project is drastically different from the original. The process needs to start over, be presented to the South County Advisory Council so the residents may provide input regarding this "new project."

Respectfully,

