



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/16/2019

TO: 5th District Legislative Assistant, Agricultural Commissioner, Assessor, Air Pollution Control Board (APCD), Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Caltrans, U.S. Fish and Wildlife, Upper Salinas/Las Tablas Resource Conservation District, CA Fish and Wildlife, RWQCB, Creston Advisory Board, AB52

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

PROJECT NUMBER & NAME: DRC2019-00056 RUMSEY

PROJECT DESCRIPTION: Proposed Minor Use Permit for 22,000 sq/ft indoor cannabis cultivation and ancillary nursery to be located at Superior Ct. Creston, CA

APN(s): 043-271-054; 043-271-053; 043-271-052

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.

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☒ Minor Use Permit
☐ Conditional Use Permit/Development Plan ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
☐ Amendment to approved land use permit ☐ Variance

Department Use Only
Do Not Mark
(Staff Apply Label Here)

APPLICANT INFORMATION Check box for contact

person assigned to this project

☒ Landowner Name Stephanie Rumsey Daytime Phone (310) 874-5393
Mailing Address 81 17th Court, Hermosa Beach CA Zip Code 90254
Email Address: rumsey501@yahoo.com

☐ Applicant Name Stephanie Rumsey Daytime Phone (310) 874-5393
Mailing Address 81 17th Court, Hermosa Beach CA Zip Code 90254
Email Address: rumsey501@yahoo.com

☐ Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

043-271-052,

Total Size of Site: 60 Acres Assessor Parcel Number(s): 043-271-053, 043-271-054

Legal Description: _____

Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: off Webster Rd. approx. 1 mi. South of Rocky Canyon Rd.

Describe current uses, existing structures, and other improvements and vegetation on the property:
cattle grazing

PROPOSED PROJECT

21,750 sqft. indoor canopy + 10,000 sqft nursery

Describe the proposed project (inc. sq. ft. of all buildings): 8,000 sqft office space + processing + storage

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____

Date 3/30/19

FOR STAFF USE ONLY



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San Luis Obispo County Department of Planning and Building

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FOR STAFF USE ONLY



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 55 acres
Moderate slopes - 10-20%: 30 acres
20-30%: 10 acres
Steep slopes over 30%: 5 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain indoor cannabis cultivation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 8,100 Gallons
4. How many service connections will be required? None
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Private well
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☒ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☒ Pump Test 4 Hours / 30 GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project. **PLEASE SEE ATTACHMENTS #6 AND #7 IN SUPPLEMENTAL DEVELOPMENT STATEMENT**

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☒ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☒ Yes ☐ No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain: _____
2. Name of Solid Waste Disposal Company: Mid State Solid Waste & Recycling
3. Where is the waste disposal storage in relation to buildings? Directly adjacent to the building
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: Atascadero Unified
2. Location of nearest police station: 5505 El Camino Real, Atascadero, CA 93422
3. Location of nearest fire station: 6055 Webster Rd, Creston, CA 93432
4. Location of nearest public transit stop: 6000 Capistrano Ave, Atascadero, CA 93422
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: Cattle grazing
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: 7 days per week Hours of Operation: 7AM - 7PM
2. How many people will this project employ? 20
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: N/A
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? ☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: N/A

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Rather than using a drain to waste system, we recycle water for 7 days which dramatically lowers total water consumption.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes ☒ No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): SLO County Business License, Regional Water Board Use and Discharge, CDFA

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
CANNABIS APPLICATION SUPPLEMENT

PLN-2018
12/8/2017

The following information is required in addition to the Land Use Permit Application.

Cannabis Activities Proposed

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Cultivation | <input checked="" type="checkbox"/> Nursery | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input type="checkbox"/> Dispensary | <input type="checkbox"/> Distribution Facility |

For Cultivation and Nurseries ONLY

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016-

What is the applicant on the approved registration? *Note: The applicant name on the registration must match the applicant name on the land use permit.*

Name of applicant: Stephanie Rumsey

Are you planning on cultivating on the same site that a registration was approved for?

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

- | | | | |
|--------------------------------------|--|--|----------------------------------|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Type 2 | <input checked="" type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input checked="" type="checkbox"/> Indoor | <input type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light | | | |

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

21,750 sqft

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):

CANNABIS APPLICATION SUPPLEMENT

- ☒ On my floor plan submitted with the application
☐ On an additional document submitted with my application

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours.
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.
- Repeat this for each piece of equipment and the total amounts for each month.
- Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources.

Source or utility name	Expected kWh drawn annually
PG&E	8,414,068 kWh
Total Annual kWh:	8,414,068 kWh

Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using reclaimed water, identify that as a source. If you are utilizing more sources of water than may be included on this form, you may include that information on a separate page submitted with this application.

Estimate the total water used in the production of marijuana by month. If recording estimates for multiple sources, estimate these amounts separately.

Source	Onsite Well (Acre - feet)		
Month and Year			
1	0.7457		
2	0.7457		
3	0.7457		
4	0.7457		
5	0.7457		
6	0.7457		
7	0.7457		
8	0.7457		
9	0.7457		
10	0.7457		
11	0.7457		
12	0.7457		
Totals	8.9484		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: _____

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide
☐ Ethanol ☐ Mechanical ☐ None
☐ Other _____

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☐ Type 9 – non-storefront dispensary ☐ Type 10 ☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes ☐ No

How many vehicles do you anticipate delivering product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10 ☐ 11-50 ☐ 51-100 ☐ >100 ☐ N/A Storage Only/Other

MUP #1

SUPPLEMENTAL DEVELOPMENT STATEMENT

PROJECT DESCRIPTION

Site Size: 60 Acres

APN: 043-271-061, 043-271-051, 043-271-052 (3 contiguous 20-acre parcels)

Williamson Act: No

Water: Private Onsite Well

PRCWB: No

Domestic Sewer: On-site leach field

Existing Uses: Cattle grazing

Access: Private access road (Superior Court) from Webster Rd (Hwy 229) via a keypad automated gate.

PROPOSED PROJECT

A request for a Minor Use Permit to authorize the indoor cultivation of cannabis and construction of an approximately 60,000 sq. ft. facility for 22,000 sq. ft. of indoor cultivation and supportive uses. Supporting cultivation operations will include drying, curing, and preparation of product for off-site testing and entry into the commercial marketplace.

SITE LAYOUT PLAN

Please see attachments #1 and #2.

SITE ACCESS

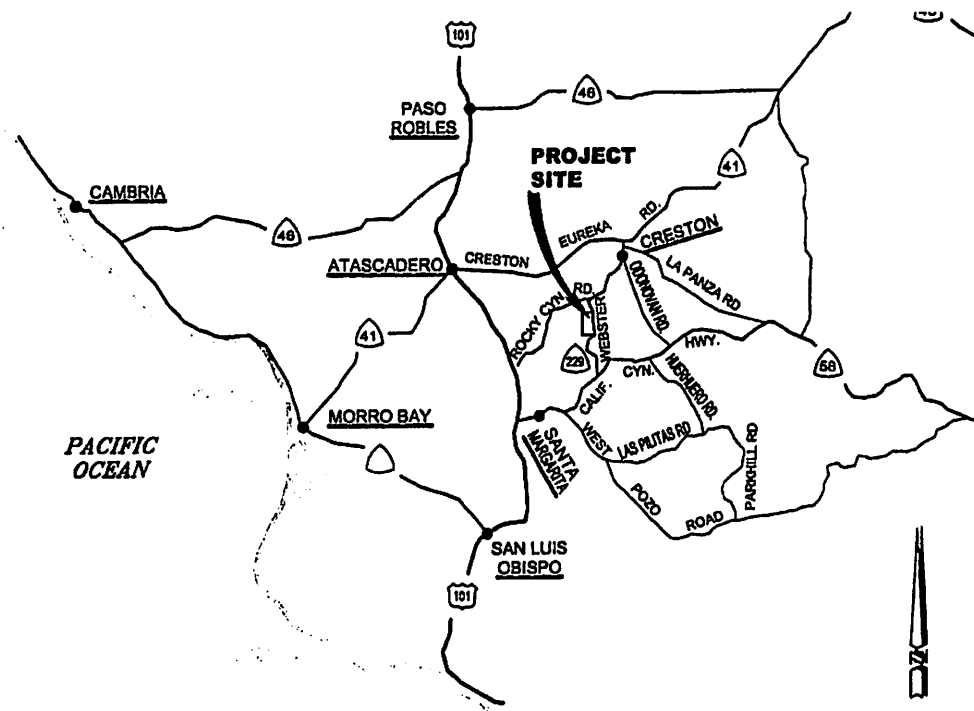
The site is legally accessible from Webster Rd. / Hwy 229. The road is paved all the way to the site driveway, Superior Court. Superior Court is a 22+ ft wide decomposed granite road. Cal Fire visited the site in November 2018 and determined that Superior court met their requirements. It was recommended that once the facility is built that a 20' decomposed granite

road be added from Superior court up to the facility with enough room to allow a fire truck to turn around.

See attached Site Layout Plan for further details.

VICINITY MAP

The project site is approximately 60 acres (3 contiguous 20-acre parcels zoned Rural Land) located on Superior Court, off of Hwy 229 approx., 1-mile South of Rocky Canyon Road. The entrance to property has an automated gate protected with a keypad.





The site is ideally situated in a remote location and not visibly from any roads or surrounding residences. The nearest residences are over 500 ft from the property line.

PRELIMINARY FLOOR PLANS

Please see attachments #3 and #4.

ARCHITECTURAL ELEVATIONS

Please see attachment #5.

STORM WATER CONTROL PLAN (SWCP) APPLICATION

A Storm Water Control Plan Application will be completed if required by the County of SLO.

GRADING PLAN

A grading plan will be prepared at time of building permit submittal.

DRAINAGE, EROSION, AND SEDIMENTATION CONTROL PLAN

Will be prepared if required by County of SLO.

WATER MANAGEMENT PLAN

The site is not located in a Level of Severity III groundwater basin. The project site is served by an existing groundwater well. Yield of the well was estimated at 30 GPM. Please refer to the attached well completion and well test and recovery report.

Our water recycling program uses water for an entire week before draining into our leach field. This allows us to reduce our water usage by 86%. Due to the re-circulation that occurs during our feeding cycle, the vast majority of our nutrients and fertilizers are removed by plant uptake. This makes the used water completely safe for all recycled water uses including but not limited to feeding plants on site. This drainage would be perfectly acceptable for any public sewage system.

Monthly water use projections are included in the Cannabis Application Supplement.

OPERATIONS PLAN

Security Plan

The security plan incorporates security infrastructure (below) and security operating procedures.

Video Surveillance System

1) The Site shall have a digital video surveillance system with a minimum camera resolution of 1280 x 720 pixels.

- 2) The surveillance-system storage device or the cameras shall be transmission control protocol (TCP) capable of being accessed through the Internet.
- 3) The video surveillance system shall at all times be able to effectively and clearly record images of the area under surveillance.
- 4) Each camera shall be permanently mounted and in a fixed location. Each camera shall be placed in a location that allows the camera to clearly record all activity occurring within 20 feet of all points of entry and exit on the Site, and allows for the clear and certain identification of any person and all proposed activities in all areas on the Site.
- 5) Areas that shall be recorded on the video surveillance include the following: (1) Areas where cannabis is grown, where goods are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the premises; (2) Limited access areas; (3) Security rooms; (4) Areas storing surveillance-system storage devices with at least one camera recording the access points to the secured surveillance recording area; and (5) Entrances and exits to the premises, which shall be recorded from both indoor and outdoor vantage points.
- 6) Cameras shall record continuously 24 hours per day and at a minimum of 15 frames per second (FPS).
- 7) The physical media or storage device on which surveillance recordings are stored shall be secured in a manner to protect the recording from tampering or theft.
- 8) Surveillance recordings shall be kept for a minimum of 90 days.
- 9) Surveillance recordings shall be kept in a manner that allows County authorities to view and obtain copies of the recordings at the Site immediately upon request.
- 10) Recorded images shall clearly and accurately display the time and date. Time is to be measured in accordance with the United States National Institute Standards and Technology standards.
- 11) The video surveillance system shall be equipped with a failure notification system that provides notification to the designated Security Manager of any interruption or failure of the video surveillance system or video surveillance-system storage device.

Locks and Doors

The project will use fully secure doors and commercial grade locks externally.

Alarm System

- 1) An alarm system will be installed. "Alarm system" means an assembly of equipment and devices, including flood lights, arranged to signal the presence of a hazard requiring urgent attention and to which police are expected to respond.
- 2) A licensed alarm company operator or one or more of its registered alarm agents will install, maintain, monitor, and respond to the alarm system.
- 3) Upon request, all information related to the alarm system, monitoring, and alarm activity shall be made available to the County.

Security Gates

A security gate at the entrance of the site will allow for only authorized access to the project location.

Limited-Access Areas

As a general principle, all areas conducting cannabis activities are limited access areas. Some areas, however, are more sensitive than others for safety reasons and reasons relating to equipment tampering and product theft (e.g., security data holding area and inventory area). The following areas are limited-access areas:

- 1) Indoor Cultivation and Indoor Nursery - The Cultivation and Nursery areas inside the greenhouse are where live cannabis plants are grown. Here, because the cannabis 12 plants are either immature nursery plants (no flowers) or mature but "wet" and undried and unfit for consumption.
- 2) Cultivation Drying Room - The "Cultivation Drying Room" is the location where harvested mature plants are hung to dry by the cultivation and nursery employees.
- 3) Cultivation Processing Room - When harvested plants are sufficiently dry, they are removed from the Cultivation Drying Room and stored in large bins in the "Cultivation Processing Room." Processing employees process these dried plants by removing the cannabis flowers from the stalks for further processing. Further processing includes, trimming, manicuring, grading, sorting, sifting, weighing, packaging and labeling.
- 4) Inventory and Storage Room - The "Inventory and Storage Room" holds (1) packaged and labeled inventory ready for sale, (2) packaged and labeled inventory not ready for sale, and (3) high value "in-process" material such as extracted cannabis oil

that will be used to make cannabis products. This area may only be accessed by Supervisors and select inventory and storage room employees.

5) Security Locker - The "Security Locker" is a locked cage/storage in the inventory and that houses computer servers and other hardware, data captured by the surveillance system, and alarm system equipment. It also contains sensitive company operating information. Only the Security Supervisor and select company officers shall have access to the Security Locker.

Site Guests

Any person in the limited-access areas on the site, except for employees and authorized contractors, will be escorted at all times.

Track and Trace System

Track and Trace is a State mandated requirement for all cannabis activities and serves a function of security and compliance. The following includes but is not limited to the track and trace plan in accordance with State law:

1) An active and functional account will be maintained within the track and trace system prior to engaging in any commercial cannabis activity at the Site, including the purchase, sale, test, packaging, transfer, transport, return, destruction, and disposal of any cannabis goods.

2) An employee will be designated as the track and trace system account manager (the "account manager"). The account manager may authorize additional owners or employees as track and trace system users and shall ensure that each user is trained on the track and trace system prior to its access or use:

a) The account manager shall attend and successfully complete all required track and trace system training, including any orientation and continuing education.

b) If the account manager did not complete the required track and trace system training prior to receiving their annual license, the account manager shall sign up for and complete state mandated training, as prescribed by the Bureau of Cannabis Control, within five business days of license issuance.

3) The account manager and each user shall be assigned a unique log-on, consisting of a username and password. The account manager or each user accessing the track and trace system shall only do so under his or her assigned log-on, and shall not use or access a log-on of any other individual. No account manager or user shall share or

transfer his or her log-on, username, or password, to be used by any other individual for any reason.

4) The account manager shall maintain a complete, accurate, and up-to-date list of all track and trace system users, consisting of their full names and usernames.

5) The account manager shall monitor all compliance notifications from the track and trace system, and timely resolve the issues detailed in the compliance notification.

a) A record shall be kept, independent of the track and trace system, of all compliance notifications received from the track and trace system, and how and when compliance was achieved.

b) If unable to resolve a compliance notification within three business days of receiving the notification, the Bureau of Cannabis Control immediately shall be alerted.

6) The project is accountable for all actions its owners or employees take while logged into or using the track and trace system, or otherwise while conducting track and trace activities.

Track and Trace Reporting

1) Records shall be kept in the track and trace system for all commercial cannabis activity, including:

a) Packaging of cannabis goods.

b) Sale of cannabis goods.

c) Transportation of cannabis goods to a licensee.

d) Receipt of cannabis goods.

e) Return of cannabis foods.

f) Destruction and disposal of cannabis goods.

g) Laboratory testing and results.

h) Any other activity as required by any other licensing authority.

2) The following information shall be recorded for each activity entered into the track and trace system:

a) Name and type of the cannabis goods.

b) Unique identifier of the cannabis goods.

c) Amount of the cannabis goods, by weight or count.

d) Date and time of the activity or transaction.

e) Name and license number of other licensees involved in the activity or transaction.

- f) If the cannabis goods are being transported:
 - (A) The licensee shall transport pursuant to a shipping manifest generated through the track and trace system, that includes items (1) through (5) of this subsection, as well as (i) The name, license number, and premises address of the originating licensee. The name, license number, and premises address of the licensee transporting the cannabis goods. (iii) The name; license number, and premises address of the destination licensee receiving the cannabis goods into inventory or storage. (iv) The date and time of departure from the licensed premises and approximate date and time of departure from each subsequent licensed premises, if any. (v) Arrival date and estimated time of arrival at each licensed premises. (vi) Driver's license number of the personnel transporting the cannabis goods, and the make, model, and license plate number of the vehicle used for transport.
 - (B) Upon pick-up or receipt of cannabis goods for transport, storage, or inventory, the cannabis goods received are will be described in the shipping manifest, and shall be recorded, accepted and acknowledged in the cannabis goods in the track and trace system.
 - (C) If there are any discrepancies between the type or quantity specified in the shipping manifest and the type or quantity received by the licensee, the discrepancy shall be recorded and documented in the track and trace system and in any other relevant business record.
- g) If cannabis goods are being destroyed or disposed of, it will be recorded in the track and trace system including the following additional information:
 - (A) The name of the employee performing the destruction or disposal.
 - (B) The reason for destruction or disposal.
 - (C) The name of the entity being used to collect and process cannabis waste, if applicable.
- h) Description for any adjustments made in the track and trace system, including, but not limited to:
 - (A) Spoilage or fouling of the cannabis goods.
 - (B) Any event resulting in exposure or compromise of the cannabis goods.
 - (C) Any other information as required pursuant by State law or by the County.

3) Unless otherwise specified, all transactions shall be entered into the track and trace system within 24 hours of occurrence.

4) Only complete and accurate information shall be recorded and entered into the track and trace system. Any known errors entered into the track and trace system will be corrected immediately upon discovery.

5) If at any point access is lost to the track and trace system, comprehensive records detailing all commercial cannabis 15 activities that were conducted during the loss of access will be prepared and maintained. The Bureau of Cannabis Control will be notified immediately:

- a) When access to the system is lost;
- b) When access to the system is restored; and
- c) The cause for the loss of access.

6) Once access is restored, all commercial cannabis activity that occurred during the loss of access shall be entered into the track and trace system within three business days of access being restored.

7) Cannabis goods shall not be transported, transferred or delivered until access is restored and all information recorded in the track and trace system.

Track and Trace Reconciliation

Inventory reconciliation will be performed as required by state law.

Odor Management Plan

The proposed indoor facility location conforms to all set back requirements and is over 1,000 feet away from the nearest off-site residence. The hilly topography around the site provides an additional buffer.

Individual cultivation sub-rooms will be constructed inside of the facility and will house separate sections of the cultivation grouped by levels of maturity (immature plants, flowering plants, mother and clones, etc.). Carbon filters will be used on the air handlers for the AC units inside the sub-rooms as well as standalone carbon filters outside the sub-rooms but inside the building. All sub-rooms are airtight and sealed. Virtually no odor escapes even without filters.

The sub-room architecture also provides a level of isolation in the event that one group of plants has issues with mildew, molds or insects. This allows for improved ability to diagnose the cause of the problem as well as protect the rest of the operation from infestation.

Sign Information

No exterior signage distinctive to the cannabis operation is proposed. All required land use permit approvals, State and County permits and licenses will be posted on the site.

Parking Plan

Parking is provided for operators and occasional invited visitors. The parking area is identified in the Site Layout Plan.

Spaces

The site provides sufficient usable area to meet the parking needs of all operators, visitors and loading activities entirely on the side of use.

Surface

The parking area will be constructed of an aggregate base providing an all-weather surface per County of San Luis Obispo standards. The handicap parking space shall be constructed of concrete to the dimensions required by the California Building Code.

Employee Safety and Training Plan

All team members and any temporary contracted labor will be trained on safety policies, security measures, and operational processes.

All current team members and new employees will be trained on personnel policies, security, safety and all relevant operational processes during their orientation. When training is completed all individuals will acknowledge that they have read and understand all company policies.

Periodically throughout the year we will hold meetings and one-on-ones to reinforce our policies and ensure compliance. These sessions will focus on product security, theft, premise security, adherence procedures and operational processes.

Compliance with all County and State regulations will be highlighted in all training sessions and attendees will be reminded that the company is always monitoring for theft of any cannabis material and that any wrongdoing will be immediately reported to law enforcement.

Statement of Neighborhood Compatibility

The site is ideally situated in a remote location, not in the line of sight of any roads or surrounding residences. Historically, the site has been used as land for grazing cattle. It is bordered to the north and south by other cattle ranches and on the west by a 3,600 acre AG zoned parcel.

The proposed site is not within 1,000 linear feet of any of the enumerated uses defined in the Vicinity Map section of the Cannabis Activities Land Use Permit Application Checklist. The nearest residence is over 1,000 ft from the premise. The proposed cultivation site, as well as all anticipated operational activities, are not visible from any roads, nor from any residences.

In the event neighbor concerns are raised during the operation of the project the applicant will work with County staff to address any identified compatibility issues.

Waste Management Plan (solid and liquid)

Minimal waste is anticipated. All packaging for soil or nutrient amendments will be contained within onsite receptacles. Green waste consisting of dead and/or stripped of flower plants and soil will be disposed of through the property's waste hauler and in full compliance with State requirements for disposal of any waste containing or potentially containing cannabis plant material. Onsite solid waste collection will occur inside the facility and is compliant with Section 22.10.050 for solid waste and recycling collection.

The amount of liquid waste will be fairly minimal and will easily meet any minimum requirements for processing, recycling or disposal. Liquid waste will be disposed of through an approved percolating leach field.

MATERIALS PLAN

We will not be using Pesticides/Fungicides. Our proprietary cultivation space is sealed and there is no air exchanged to the outside therefore we have no pest exposure and do not have to use these products.

Fertilizers

- 1) Rooting Hormone
- 2) Synthetic salts (standard agricultural fertilizers) in various forms for nitrogen, potassium, and phosphorus.

Other Materials

- 1) Coco fiber as a growing medium
- 2) Compressed carbon dioxide (CO₂) in levels far below the minimum for dangerous exposure to humans
- 3) Diluted Hydrogen Peroxide for cleaning

No volatile chemical, solvent, or substance shall be stored in an amount which exceeds the maximum authorized amount determined by County Fire or other appropriate department.

ARCHEOLOGY REPORT

An archeology assessment is forthcoming.

BOTANICAL/BIOLOGICAL REPORT

A biological assessment is forthcoming.

ATTACHMENT #6 – WELL COMPLETION REPORT

ORIGINAL Form with DWR
Page 1 of 1
Owner's Well No. #3
Date Work Began 4/14/2003
Local Permit Agency San Luis Obispo
Permit No. 2003-121
STATE OF CALIFORNIA
WELL COMPLETION REPORT
No. 782763
DATE OF INSPECTION 4/15/2003
DWR USE ONLY - DO NOT FILL IN
STATE WELL REGISTRATION NO.
LATITUDE
LONGITUDE
ANALYST/OTHER

GEOLOGIC LOG

ORIENTATION: ☒ VERTICAL ☐ HORIZONTAL ANGLE _____ (DEGREES)
DIRECTION: _____
METHOD: _____ FLUID: AIR
DEPTH FROM SURFACE: _____
DESCRIPTION: _____
Describe material, grain size, color, etc.

0 2 TOP SOIL
2 17 DECOMPOSED GRANITE
17 500 GREY GRANITE

Air Lift Test is only approximate. A Test Pump is recommended for an accurate account. (MI)

WELLOWNER

Name: David C Pierson
Mailing Address: P.O. Box 1833
Rancho Santa Fe CA 92067
CITY: _____ STATE: CA ZIP: 92067
WELL LOCATION: _____
Address: Hwy 226 and Morning Star Road
City: Creston CA
County: San Luis Obispo
APN Block: C43 Page: 271 Parcel: C38
Township: 28 S Range: 13 E Section: 15
Latitude: 36 28 56 N Longitude: 120 33 02 W
DEG MIN SEC
LOCATION SKETCH: _____
NORTH
WEST
EAST
SOUTH
ACTIVITY: ☒ NEW WELL
MODIFICATION/REPAIR: _____
Damage: _____
Other (Specify): _____
DESTROY (Describe Reasoned and Material Used): _____
PLANNED USE(S): _____
WATER SUPPLY: ☒ Domestic ☐ Public ☐ Irrigation
MONITORING: _____
TEST WELL: _____
CATHODE PROTECTION: _____
HEAT EXCHANGE: _____
DIRECT PUMP: _____
INJECTION: _____
VAPOR EXTRACTION: _____
SPURTING: _____
REMEDIATION: _____
OTHER (Specify): _____

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER: _____ (Feet) SURFACE: _____
DEPTH OF STATIC WATER LEVEL: 12 (Feet) DATE MEASURED: 4/16/2003
ESTIMATED YIELD: 30 (GPM) TEST TYPE: Air Lift
TEST LENGTH: 1 (min) TOTAL DRAINDOWN: _____ (Feet)
Note: not for representative of a well's long term yield

CASING(S)

DEPTH FROM SURFACE	DEPTH	BORE HOLE DIA.	TYPE	MATERIAL / GRADE	INTERNAL DIAMETER (INCHES)	GAUGE OR WALL THICKNESS	SLOT SIZE (INCHES)
0	180	10	✓	F-480 PVC	5	SDR 21	0.040
180	480	10	Perf	F-480 PVC	5	SDR 21	

ANNULAR MATERIAL

DEPTH FROM SURFACE	DEPTH	CEMENT TO GROUND	CEMENT TO GROUND	CEMENT TO GROUND	CEMENT TO GROUND	CEMENT TO GROUND	CEMENT TO GROUND
0	52	✓	✓	✓	✓	✓	✓
52	480						

Monterey Mix.

ATTACHMENTS (2)

Geologic Log
Well Construction Diagram
Use/Service Log
Soil/Gravel Chemical Analysis
Other

CERTIFICATION STATEMENT

I, the undersigned, certify that the report is complete and accurate to the best of my knowledge and belief.

NAME: FRAPPON & THOMPSON DRILLING
FIRM, OR INDIVIDUAL (TYPE OR PRINT)
P.O. BOX 845
ATASCADERO CA 93523
CITY STATE ZIP
Signed: _____ DATE: 04/23/03
WELL DRILLER/UNLICENSED REPRESENTATIVE DATE SIGNED C-37 LICENSE NUMBER

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

DWR 55 MAY 22-02 IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONTINUOUSLY NUMBERED FORM

ATTACHMENT #7 – WELL TEST AND RECOVERY REPORT



State License No. C37 432680
P.O. BOX 846
ATASCADERO, CA 93423
805-466-1271

Name	STEVE FRANCIS	Date	8/31/2012
Mailing Address	6713 CORTE POQUITA - MARTINEZ, CA 94553	Phone	925-372-8450
Job Location	HWY 226 - CRESTON OAKS - LOT #4	Fax	
Well Size	5"	Depth	
Tested by	M. THOMPSON	Rate of Flow (gpm)	35-20
		Duration	4 HOUR + RECOVERY
		Static Level	0

Well Test Report

Date	Time	Water Level (FT)	G.P.M.
8/31/2012	8:31AM	0.0	35
	8:33	49.4	35
	8:35	83.1	35
	8:40	123.2	33
	8:45	202.2	30
	9:00	319.0	25
	9:15	325.0	20
	9:30	330.0	20
	10:00	341.6	20
	10:30	347.0	20
	11:00	354.2	20
	11:30	361.4	20
	12:00PM	371.5	20
	12:30	384.7	20

Recovery

Date	Time	Water Level (FT)
8/31/2012	12:30PM	384.7
	12:35	326.2
	12:40	286.4
	12:45	257.1
	1:00	219.3
	1:15	196.4
	1:30	162.7

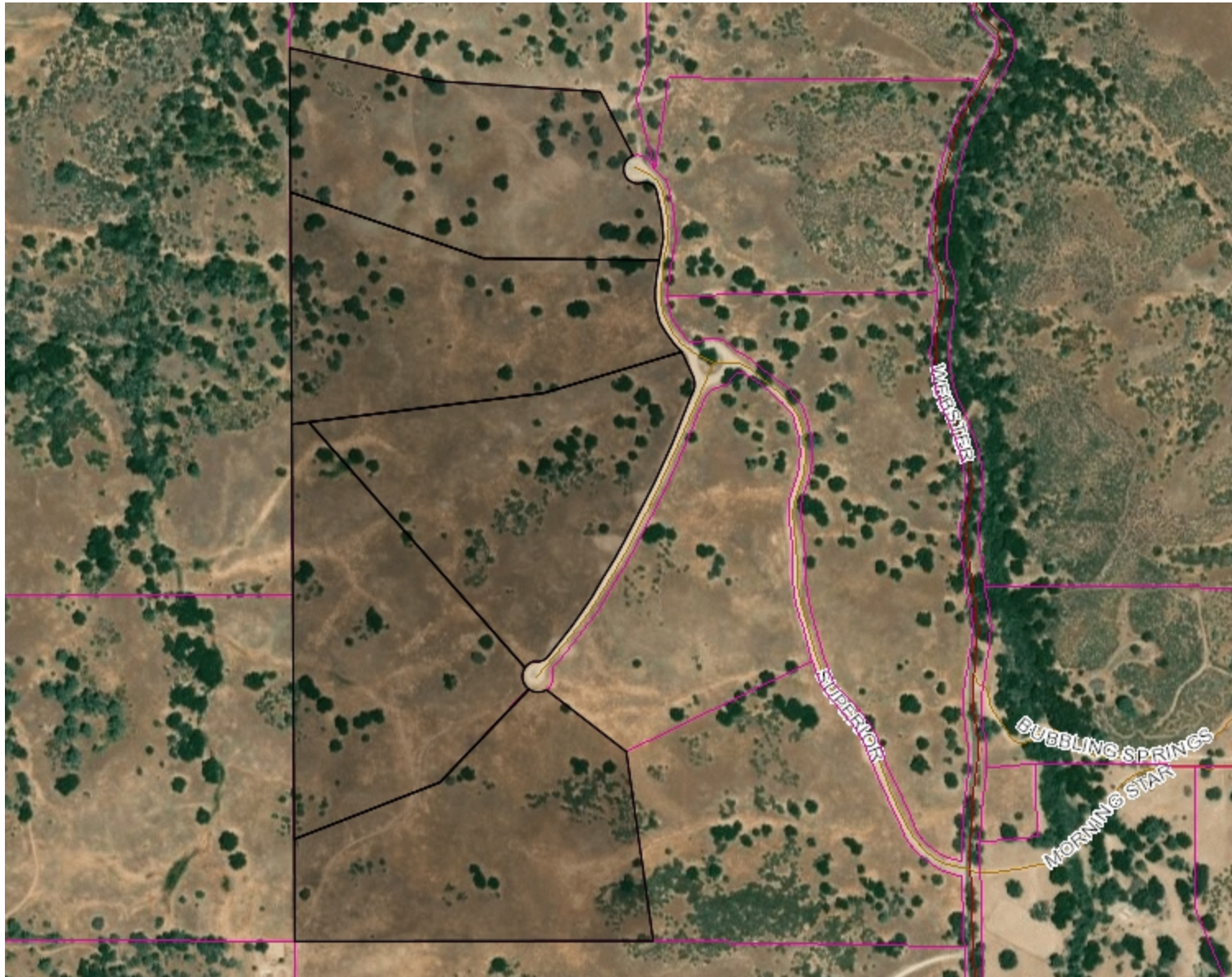
Additional Comments:

Thank you,

A handwritten signature in cursive script that reads 'Ned M. Thompson'.

Ned M. Thompson

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance

-1,504.66 0 752.33 1,504.66 Feet 1: 9,028



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

The County of San Luis Obispo does not assume liability for any damages
 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

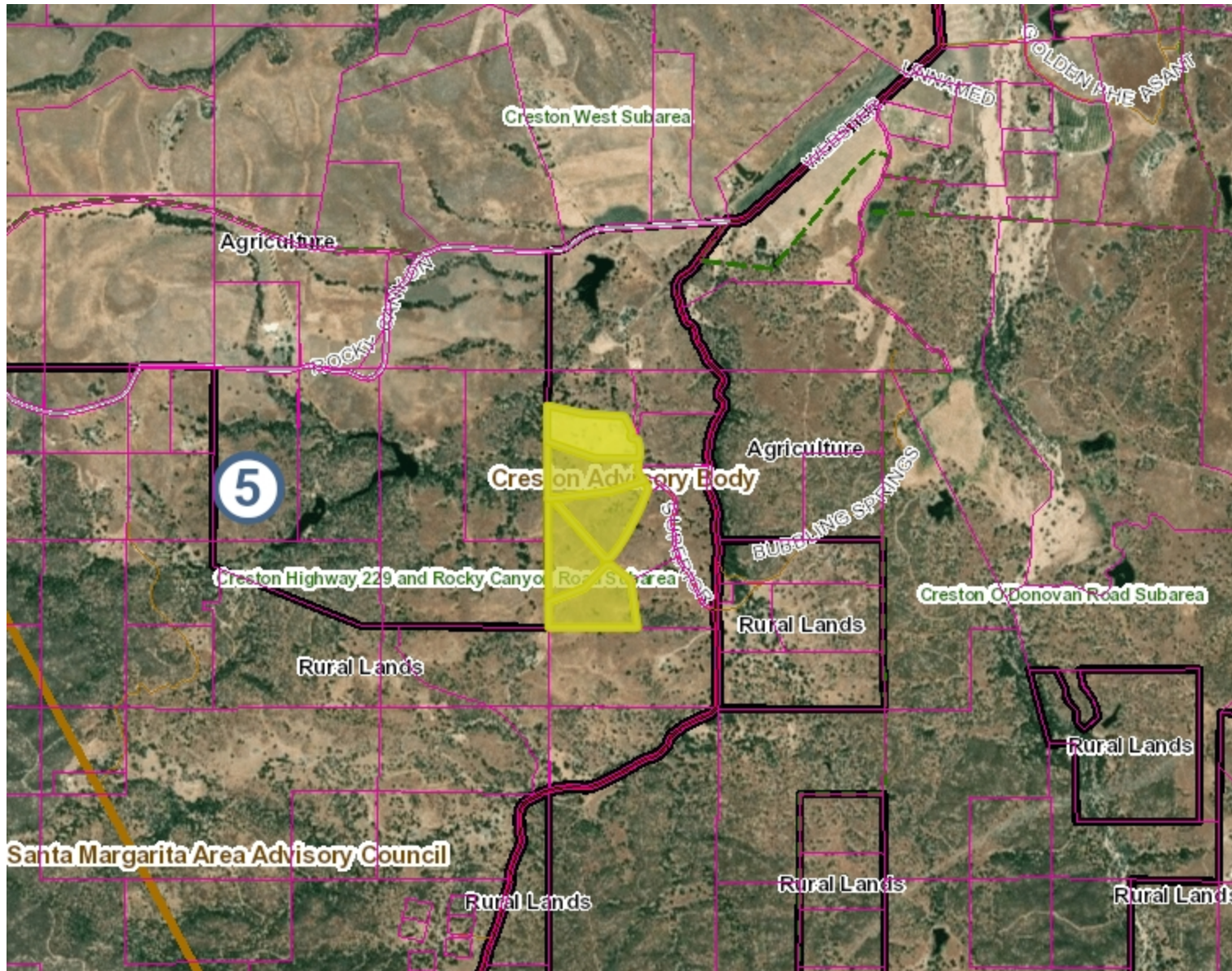
Map for Reference Purposes Only



Referral -- Page 34 of 41



Interactive Data Viewer

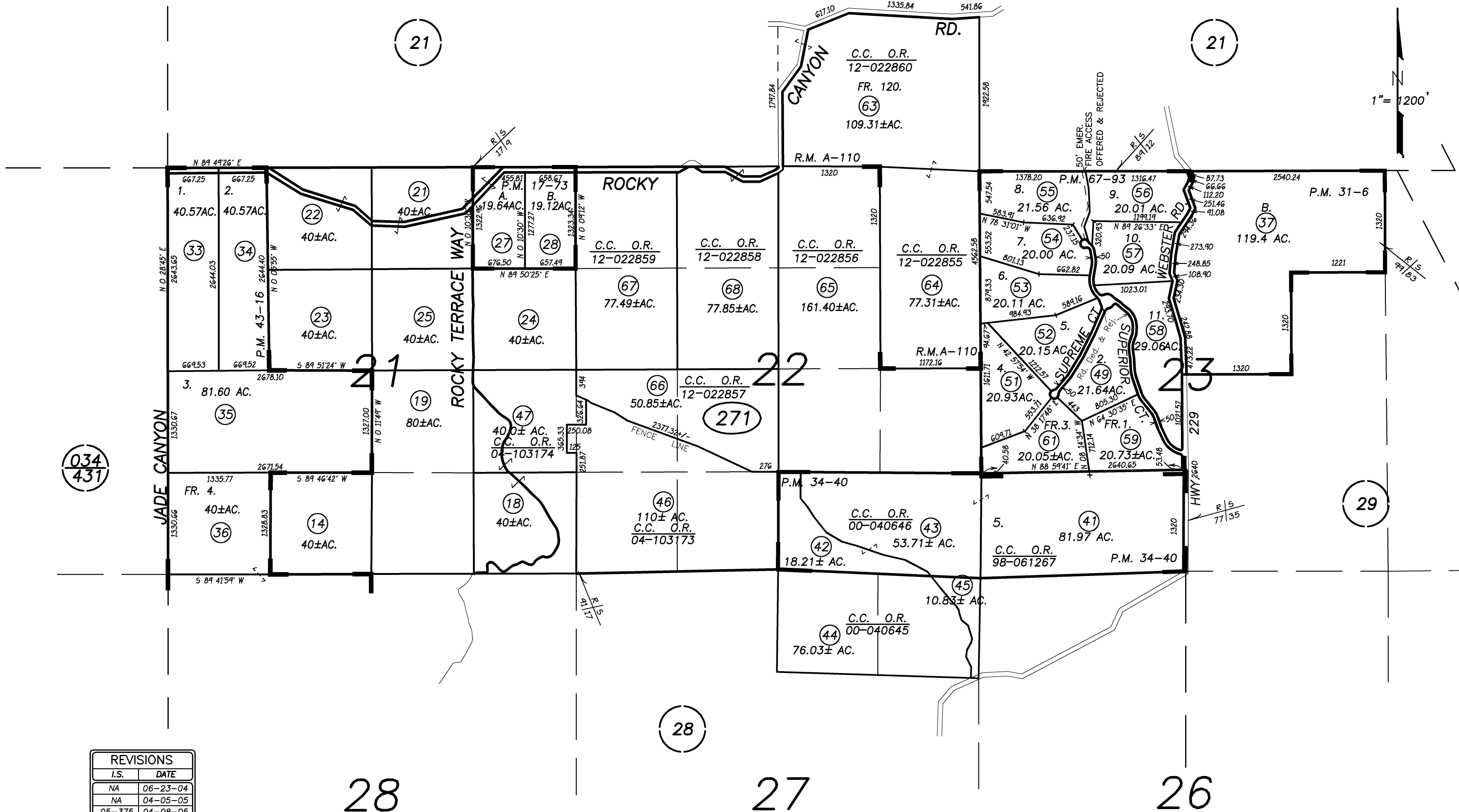


Legend

- SLO County Parcels
- Roads
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
- Community Advisory Groups
 - Community Advisory Group Boundary
 - Cayucos Citizens Advisory Council Subarea
 - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112





034
431

REVISIONS	
I.S.	DATE
NA	06-23-04
NA	04-05-05
05-375	04-08-05
07-289	01-02-07
08-016	03-06-07
NA	06-26-07
08-250	11-08-07
13-017	07-05-12

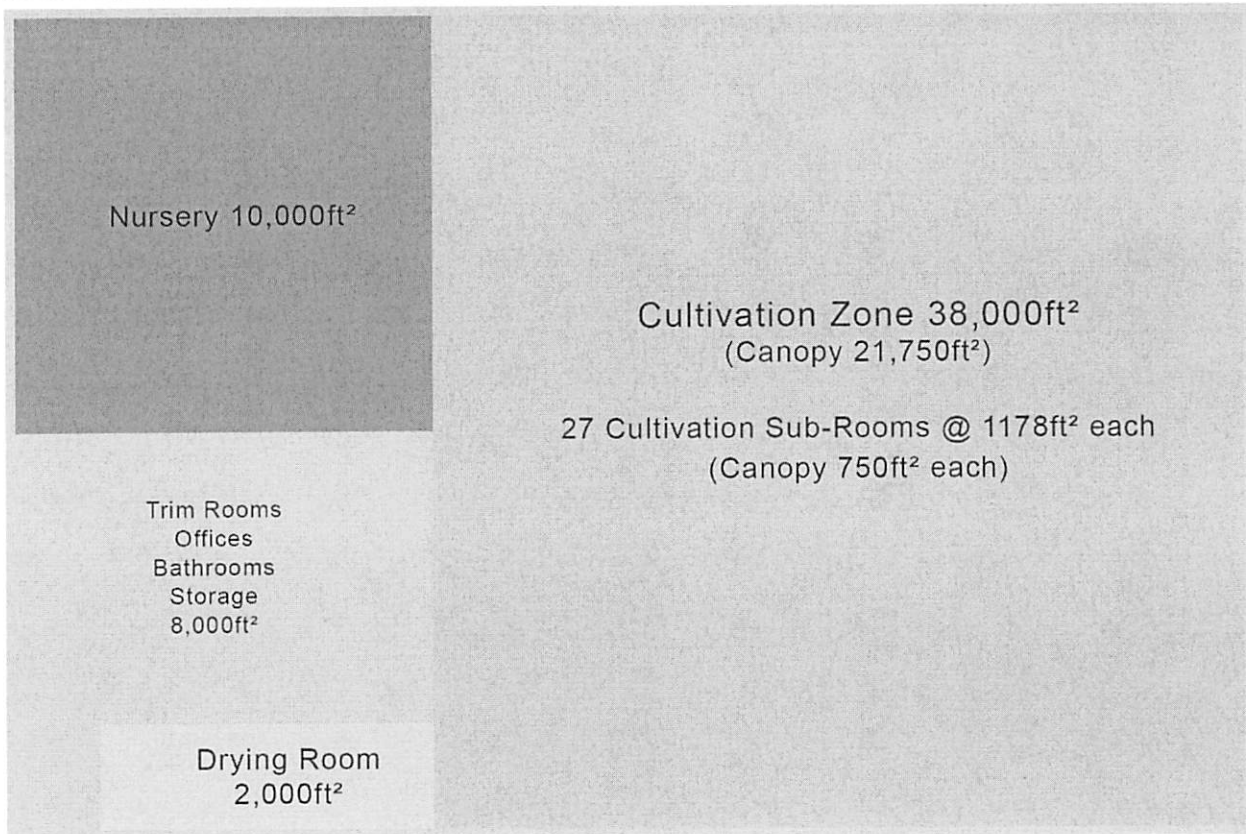
600' 0 1200' 2400'

MH 01-15-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

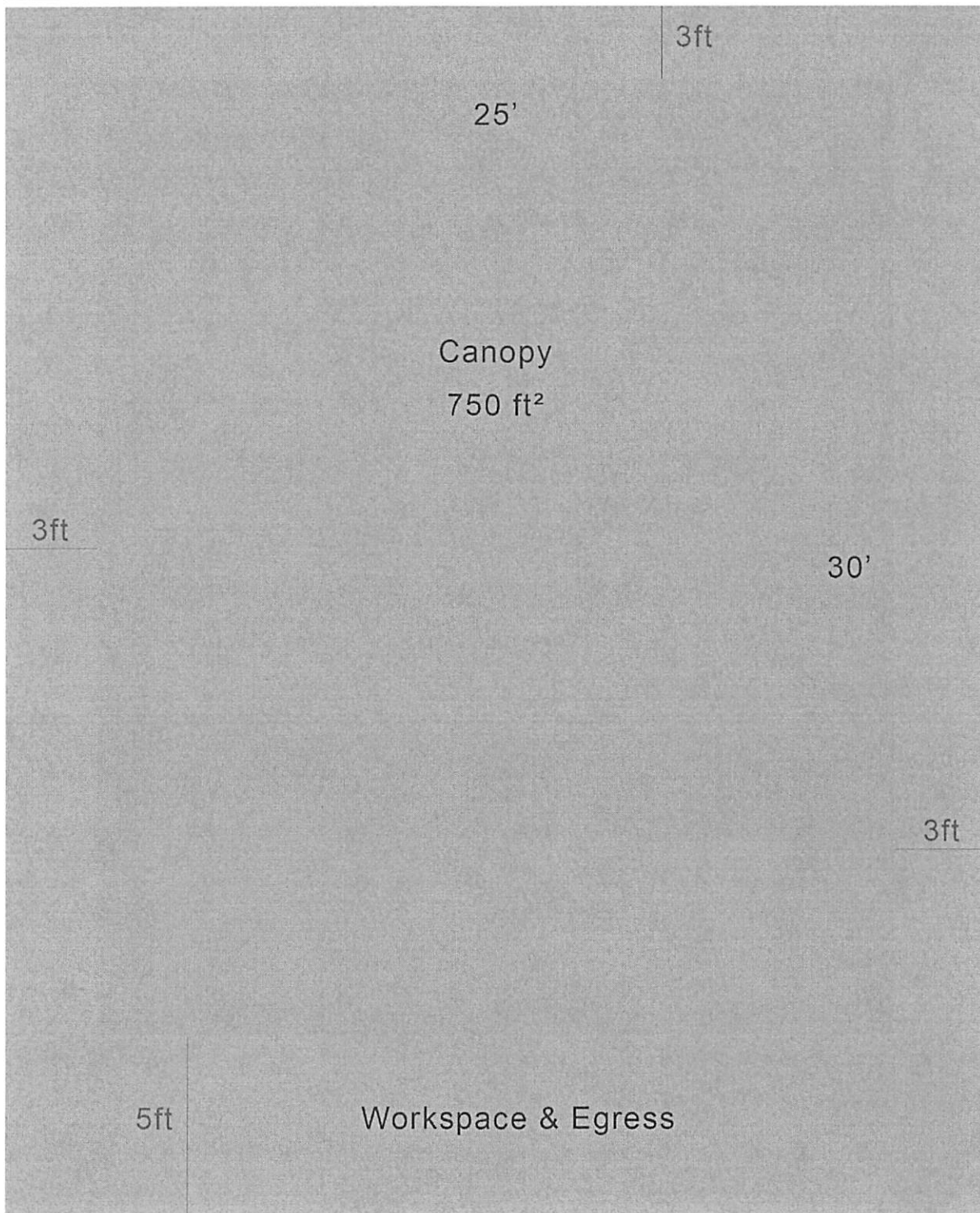
SUB. RHO. HUER HUERO & ADJ. LANDS, R.M. Bk. A , Pg.110.
T.28S. ; R.13E. ; SECTIONS 16, 21, 22, 23 & 27. M.D.B.&M.

Referral -- Page 36 of 41
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 043 PAGE 271

ATTACHMENT #3 – PRELIMINARY FLOOR PLAN



ATTACHMENT #4 – CULTIVATION SUB-ROOM



Cultivation Sub-Room

1178 ft²

ATTACHMENT #5 – ARCHITECTURAL ELEVATIONS

