



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

THIS IS A NEW PROJECT REFERRAL

DATE: 5/13/2019

TO: 5th District Legislative Assistant, Building Department, Public Works,
CalFire/County Fire, Caltrans, Agricultural Department, County Assessor,
Sheriff, RWQCB, Environmental Health, CA Fish and Wildlife, US Fish and
Wildlife, PG&E, Upper Salinas/Las Tablas Resource Conservation District,
AB52

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

PROJECT NUMBER & NAME: DRC2019-00086 SIDIOFAX, INC

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 3 one-acre outdoor cannabis
cultivations, cannabis nursery of 5,000 sq/ft indoor (greenhouse), 10,000 square feet indoor
cannabis cultivation, and cannabis manufacturing to be located at 7575 Carrisa Hwy. Santa
Margarita

APN(s): 072-311-008

**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 Judith Rothweiler Daytime Phone 909-238-8584
Mailing Address 2527 Prospect Drive, Upland, CA Zip Code 91784
Email Address: jhopweiler@yahoo.com

☒ Applicant Name Sidifoax, Inc. Daytime Phone 909-238-8584
Mailing Address 7575 Carrisa Hwy., Santa Margarita, CA Zip Code 93453
Email Address: jhopweiler@yahoo.com

☒ Agent Name Lauren Mendelsohn, Esq. Daytime Phone 707-829-0215
Mailing Address 7770 Healdsburg Ave., Sebastopol, CA Zip Code 95472
Email Address: lauren@omarfigueroa.com

PROPERTY INFORMATION

Total Size of Site: 106.2 acres Assessor Parcel Number(s): 072-311-008
Legal Description: _____
Address of the project (if known): 7575 Carrisa Highway, Santa Margarita, CA, 93453
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Access is via a driveway on Carrisa Hwy.
Describe current uses, existing structures, and other improvements and vegetation on the property:
Mostly vacant land. Existing house and a few other buildings on the property.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Cannabis cultivation (outdoor + indoor), nursery, manufacturing, and ancillary activities.
Total proposed canopy = 3 acres outdoor / 22K sf indoor
See site & floor plans for square footage of buildings

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 [Signature] Date 4/23/19

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Fencing/screening modification for indoor cultivation

Parking modification based on expected # of visitors/employees vs. # of required spaces

Describe existing and future access to the proposed project site: Via Carissa Highway

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residence / Grazing / Ranching South: Residence / Grazing / Ranching

East: Residence / Grazing / Ranching West: Residence / Grazing / Ranching

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 19,310 sq. feet 0.4 % includes DG, pavement Landscaping: 0 sq. feet 0 %

Paving: 73,250 sq. feet 1.6 % and concrete Other (specify) Hoop Houses: up to 3 acres (2.8%)

Total area of all paving and structures: 2.2 ☐ sq. feet ☒ acres

Total area of grading or removal of ground cover: +/- 10 ☐ sq. feet ☐ acres

Number of parking spaces proposed: 6 Height of tallest structure: one story

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 300 ft. Right See site plan Left See site plan Back See site plan

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____

☐ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: La Panza Fire Protection District

For commercial/industrial projects answer the following:

Total outdoor use area: 3 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 17,150 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____ sf

Total of area of the lot(s) minus building footprint and parking spaces: _____ sf



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: 45 acres
Moderate slopes - 10-20%: 14 acres
20-30%: 10 acres
Steep slopes over 30%: 35 acres
*See topographic map (on grading plan).
Exact acreage for each will be provided.*
- 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: Carrisa Highway (fencing will be visible, not activities inside)

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 Commercial cannabis cultivation & related activities
☒ Commercial/Office - Explain Commercial cannabis cultivation & related activities
☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? See water memo
4. How many service connections will be required? 0 - 2
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: New well installed in 2001
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
A water quality test / analysis report will be conducted and submitted if necessary.
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 1 Hours / 50 GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other Well Completion Report included in appendix

Please attach any letters or documents to verify that water is available for the proposed project.

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: _____ Applicant will work with the local solid waste disposal company
3. Where is the waste disposal storage in relation to buildings? _____ In a secure area (indicated on floor plan)
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 School District
2. Location of nearest police station: _____ 5505 El Camino Real, Atascadero, CA 93422
3. Location of nearest fire station: _____ 5398 Pozo Road Santa Margarita, CA 93453
4. Location of nearest public transit stop: _____ Beyond walking distance
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: _____ Grazing and ranching
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: _____ Monday - Sunday Hours of Operation: _____ 8am - 5pm
(Except harvesting, which may take place 24/7 as needed)
2. How many people will this project employ? _____ 5-6 (approx.)
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift _____
This may change - Applicant will inform the County if so.
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: _____
Cannabis waste (i.e., unused plant matter) - may be composted in accordance with state law
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. _____ 5 Between 4:00 to 6:00 p.m. _____ 5

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: Some of employees could live on-site
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: May be done as "Phase 2" or a future expansion - addition of canopy space to meet max allowable
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: May expand cultivation footprint if allowed.
May also expand types of manufacturing done if allowed.
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 *: Solar panels will be installed.

*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:
Water-saving faucets and toilets. Using irrigated water and drought-resistant plants for landscaping.
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: Kit Fox (4:1 ratio)

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): See below.

(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

Permits, licenses and approvals required:

- Major Conditional Use Permit (CUP) from San Luis Obispo County
- Building permit approval from San Luis Obispo County
- Business license from SLO County
- Cultivation licenses from CDFA
- Nursery license from CDFA
- Manufacturing license from CDPH
- Transport/Distribution license from BCC
- Enrollment with the State Water Board's General Order for cannabis cultivators
- LSA agreement from CDFW or written notification that one isn't required
- State Seller's permit



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 checked="" 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: Sidifoax, Inc.

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 checked="" type="checkbox"/> Type 1 | <input checked="" type="checkbox"/> Type 2 | <input checked="" type="checkbox"/> Type 3 | <input checked="" type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input checked="" type="checkbox"/> Microbusiness | <input checked="" type="checkbox"/> Indoor | <input checked="" 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.

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	
Solar panels	
Total Annual kWh:	Estimate in progress

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	Well		
Month and Year			
1	0.15 AF		
2	0.15		
3	0.15		
4	0.44		
5	0.52		
6	0.56		
7	0.56		
8	0.54		
9	0.46		
10	0.15		
11	0.15		
12	0.15		
Totals	3.98 AF (approx.)		

See attached water usage memo for more accurate estimations

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: _____

See materials plan.

Only pesticides approved by the Department of Pesticide Regulation for use on cannabis will be used.

All regulations regarding proper use and storage of pesticides will be followed.

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 _____ Rosin, Distillate

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

☒ Yes ☐ No *Note: Would only conduct permissible extractions*

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

☐ Butane ☐ Propane ☐ Hexane ☒ Carbon Dioxide
☒ Ethanol ☒ Mechanical ☐ None
☒ Other _____ heat + pressure, ice water

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☒ Type 11 – Transport Only

Applicant is seeking authorization to conduct ancillary transport activities

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

OPERATIONS PLAN

Contents

- Project Narrative
- Odor Management Plan
- Sign Information
- Parking Plan
- Employee Safety and Training Plan
- Statement of Neighborhood Compatibility
- Waste Management Plan
- Materials Plan

Project Narrative

Sidifoax, Inc. ("Sidifoax" or "Applicant") hereby submits this application for a Major Conditional Use permit to conduct vertically-integrated commercial cannabis activities, specifically cultivation, nursery, manufacturing, and allowable ancillary activities, namely processing, packaging, and transport. The subject property is located at 7575 Carissa Highway, Santa Margarita, CA, 93453, APN# 072-311-008. The property is approximately 106 acres in size, is zoned for Agricultural use (AG), and is owned by Sidifoax's CEO, Judith Rothweiler. A pre-application meeting for this project was held on February 21, 2019 (Pre-App. Case # PRE2019-00022).

Applicant is seeking authorization to cultivate up to three acres of cannabis outdoors and up to 22,000 square feet of cannabis indoors, as allowed by County rules on a parcel of this size. The development of the cultivation areas may occur in phases, which Applicant is in the process of determining. Applicant's proposed outdoor cultivation area would consist of a number of hoop houses that will not contain any electrical, plumbing or mechanical systems. The indoor cultivation area would be in a new building to be constructed on the property.

Sidifoax is also proposing to operate a commercial cannabis nursery inside a new building that will be constructed on the property. These immature plants would be sold to other licensed cultivators or to licensed distributors. Stacking of young plants might be done to increase the amount of nursery "grow area" to a maximum of 5,000 square feet. Sidifoax would apply for and obtain a state Type 4 Nursery license after receiving land use approval from San Luis Obispo County and prior to operating the commercial cannabis nursery. All cultivation areas, including the nursery area, will comply with the required setbacks in the County's cannabis ordinance.

Additionally, Sidifoax also wishes to conduct activities that are considered ancillary to the cultivation activities on the property, as is permitted by Section 22.40.050(A)(3) of the San Luis Obispo County Code. This includes processing and packaging of the cannabis grown on-site, as well as transportation of products made on the property, and a nursery for on-site use. These activities would take place in a newly constructed building, as indicated on the site map and floor plans provided.

Sidifoax wishes to conduct extractions using mechanical or distilling means with cannabis grown on the property, as allowed by the County Code and discussed in Guidance Document PLN-2019. Per County rules, manufacturing on Agriculturally-zoned land such as this is limited to the processing of raw materials grown on-site. Manufacturing-related activities will occur in the to-be-constructed building adjacent to the cultivation site.

Sidifoax acknowledges that it will need to obtain a Type 13 transport-only distribution license from the Bureau of Cannabis Control (BCC) in order to transport cannabis goods off the property and a Type 6 non-volatile manufacturing license from the California Department of Public Health (CDPH), or a Type 12 microbusiness license from BCC that includes

transportation and manufacturing. Sidifoax will obtain these state licenses prior to engaging in the respective commercial cannabis activity.

The source of water for the property is an existing well and storage tank. Applicant plans to install at least one new 10,000-gallon water storage tank. Applicant also plans to use a number of water-conservation measures, including installing low-flow faucets and toilets, utilizing “drip” irrigation to water cannabis plants, and using recycled water for any landscaping. Applicant will enroll in, and comply with, the State Water Board’s General Order for cannabis cultivators. In addition, Applicant will notify the Department of Fish and Wildlife about the proposed cannabis activities and will obtain a Lake and Streambed Alteration Agreement or written authorization from CDFW that one is not required prior to obtaining a state cultivation license.

The project site is far from any sensitive uses and other buildings. Specifically, the project site is approximately 1000 feet away from existing buildings on other properties (961.64’ and 1049.37’ to be exact), and is roughly four miles from the nearest school. The cultivation area will be secured by a solid, durable fence at least 6’6” in height with a lockable gate. Surveillance cameras will also be placed discreetly around the perimeter for security purposes. Sidifoax is seeking a waiver of the fencing requirement for the proposed indoor nursery and indoor cultivation area, which would be enclosed inside of a secure building that will be monitored by cameras and alarms, and would not be visible from outside this building.

Initially, approximately 6 employees are proposed. This number may increase over time if necessary. Sidifoax will make an effort to hire workers from the local San Luis Obispo County community, and will pay its employees a living wage. Sidifoax is aware of the licensing, recordkeeping, environmental, tax, and other requirements related to operating a cannabis business. Sidifoax has retained the Law Offices of Omar Figueroa to assist with the licensing and compliance process.

Applicant would obtain the following licenses from CDFA:

- One (1) “Medium Outdoor” Cultivation License [43,560 SF] *
- Nine (9) “Small Outdoor” Cultivation Licenses [10,000 SF] *
- Two (2) “Small Indoor” Cultivation Licenses [10,000 SF]
- One (1) “Specialty Indoor” Cultivation License [2,000 SF]
- One (1) Nursery Cultivation License [no state size limit, seeking 5,000 SF]

** Total outdoor canopy not to exceed three acres [130,680 SF]*

Applicant would obtain the following license from CDPH:

- One (1) Non-Volatile Manufacturing License

Applicant would obtain the following license from BCC:

- One (1) Transport-Only Distribution License
- One (1) Microbusiness License → optional, since Applicant’s activities would qualify

Odor Management Plan

Location of facility:

7575 Carrisa Highway, Santa Margarita, CA, 93453
APN: 072-311-008

Types of odors that may be created:

Cannabis odors, emitted from maturing and mature cannabis plants in the cultivation areas, as well as from any processing areas and areas where harvested cannabis is stored.

Means of mitigating the odors:

Sidifoax, Inc. ("Sidifoax") plans to mitigate cannabis odors such that they are not detectable outside of the property. Sidifoax will accomplish this in the following ways, at all times using industry-specific best control technologies and best management practices.

1. Administrative Controls

a. Procedural Activities

- i. Isolation of odor-emitting activities from the rest of the facility via physical placement. Thus, odor-emitting activities will be located in a cluster away from areas without odor-emitting activities. Areas with mature cannabis plants, which emit an odor, will be separate from areas containing immature cannabis plants and from areas not containing any cannabis. Areas where processing and packaging activities take place will also be isolated.
- ii. Minimizing odor escape. Sidifoax plans to grow cannabis in hoop-house structures, so odor escape from the outdoor canopy areas cannot be prevented; however, Sidifoax will mitigate any unwanted consequences of this by placing the cultivation areas far from any other residences or public roadways, as well as by screening the cultivation areas from view with fencing and foliage. Sidifoax also plans to cultivate young cannabis plants inside with a nursery license, and the windows and doors to the nursery area will remain shut at all times. Windows and doors to all areas where harvested cannabis is stored, as well as areas where cannabis is processed and packaged, will also remain shut at all times.

b. Staff Training Procedures

- i. When new staff members are hired, they will be trained on the odor control system. Additionally, at least once per year all employees will go through a 60-minute refresher training on odor control to emphasize key points such as closing doors and windows.
- ii. The facility supervisor shall oversee the staff odor mitigation training.

c. Recordkeeping Systems and Forms

- i. The types of records that will be retained include, but are not limited to, records of purchases of filters, performed maintenance tracking, documentation and notification of malfunctions, scheduled and performed training sessions, and monitoring of administrative and engineering controls.

2. Engineering Controls

a. Evidence that the proposed controls are sufficient to effectively mitigate odors from all odor sources

- i. If required by the County, a Professional Engineer or Certified Industrial Hygienist will certify that the plan meets professional expectations of competency and is sufficient to effectively mitigate odors for all sources.

b. Components of Engineering Controls

i. System Design

- 1. Sidifoax plans to utilize odor control technology consisting of carbon filtration, neutralization (i.e., carbon “scrubbers”), fans and/or vacuums, for areas of the site that will be used to store, process, manufacture, or package harvested cannabis, as well as the indoor cultivation areas. The odor control technology will be installed by a professional company (to be determined).

ii. Operational Processes

- 1. Windows and doors of all areas containing cannabis will be sealed shut at all times to minimize odor escape.

2. The entrance(s) to the facility will not lead directly into an area where cannabis is being cultivated, propagated, or stored, so that odor does not escape when people enter and exit.
3. The facility supervisor shall be responsible for isolating the odor-emitting activities and making sure the odor control technology is functioning.

iii. Maintenance Plan

1. Sidifoax will ensure that the odor control system is regularly inspected, at least once every three months, and that any necessary repairs are made immediately. At least once every six months, or more frequently if required by law, any filters will be replaced by an individual employed or contracted by Sidifoax. The facility manager will ensure that these regular inspections occur.

3. Timeline for Implementation of Odor Control Practices

- a. Sidifoax plans to implement its odor control practices as soon as the County of San Luis Obispo issues it a permit to operate and it is able to purchase and install odor control technology. Prior to operating, Sidifoax will make all other necessary improvements and obtain all necessary permits.

4. Complaint Tracking System

- a. Sidifoax will keep track of any and all complaints brought against it regarding odors emanating from the property. Sidifoax will record the date of the complaint, who made the complaint (if they did not make it anonymously), and the specific details about the complaint. This record will be kept on file in a logbook at Sidifoax's office for at least two years, or longer if required by law. Sidifoax will designate an employee to be responsible for following up regarding complaints and ensuring that any problems are addressed.

Sign Information

All signs on the property will comply with local and state law, including Chapter 23.04.300 of the San Luis Obispo County municipal code ("Sign Ordinance of the County of San Luis Obispo"), the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), and any applicable regulations. No signs will be constructed, displayed or altered without obtaining a sign permit from the County, unless the sign is exempted from the permit requirement pursuant to County Code Section 23.04.306(b). No prohibited signs or materials will be used.

All entrances to limited-access areas on the premises will contain a sign, at least 12" x 12" in size, that reads:

DO NOT ENTER
LIMITED ACCESS AREA
ACCESS LIMITED TO AUTHORIZED PERSONNEL ONLY

In compliance with State law, Sidifoax will not do any of the following:

- Advertise or market in a manner that is false or untrue in any material particular, or that, irrespective of falsity, directly, or by ambiguity, omission, or inference, or by the addition of irrelevant, scientific, or technical matter, tends to create a misleading impression.
- Publish or disseminate advertising or marketing containing any statement concerning a brand or product that is inconsistent with any statement on the labeling thereof.
- Publish or disseminate advertising or marketing containing any statement, design, device, or representation which tends to create the impression that the cannabis originated in a particular place or region, unless the label of the advertised product bears an appellation of origin, and such appellation of origin appears in the advertisement.
- Advertise or market on a billboard or similar advertising device located on an Interstate Highway or on a State Highway which crosses the California border within a 15-mile radius of the state border.
- Advertise or market cannabis or cannabis products in a manner intended to encourage persons under 21 years of age to consume cannabis or cannabis products.
- Publish or disseminate advertising or marketing that is attractive to children.
- Advertise or market cannabis or cannabis products on an advertising sign within 1,000 feet of a day care center, school providing K-12 instruction, playground, or youth center.

Any signs or advertisements by Sidifoax will contain their State license number, once that number has been assigned. In addition, the property will not display any signs or images depicting cannabis. Since the business would not be open to the public, there is no need for signage other than the street address and business name.

Parking Plan

In accordance with Chapters 22.40.040 and 22.18 of the San Luis Obispo County Code, Sidifoax ("Applicant") will provide an appropriate number of vehicle (and, if required, bicycle) parking spaces in appropriate locations. The parking lot that is constructed will follow the standards set forth in the County Code.

The property will not be open to the public, so parking spaces would only be used by employees and approved visitors (including contractors, regulators, vendors, and customers on an "appointment only" basis). The parking area, once built, will be secured by a locking gate / fence as well as video surveillance cameras.

The property will have a sufficient number of parking spaces (including at least one handicap parking space) for the building that would be constructed to house the indoor cultivation area, nursery, manufacturing area, and ancillary activities. In terms of the outdoor cultivation areas that are proposed, there is sufficient usable area on the property to meet the parking needs of all employees, visitors, and loading activities entirely on-site as required. Applicant will be guided by Chapter 22.18 of the San Luis Obispo County Code and Cannabis Building Permit Guidance Document PLN-2036 when determining the number of parking spaces. The layout of the parking areas, and the location of the spaces, are included in detail on Applicant's site plan.

Applicant is open to exploring the possibility of covering the parking spaces with solar-panels, which will help generate power while also providing shade for the cars parked beneath them. Below is an example of the solar panel parking lot covers that could be used.¹



¹ <https://www.blueoakenergy.com/solar-carports>

Employee Safety and Training Plan

Sidifoax, Inc. ("Applicant") will establish, implement and maintain a written Injury and Illness Prevention Program (IIPP), as required by law. In accordance with Title 8, Section 3203 of the California Code of Regulations, Applicant's IIPP will include, at a minimum:

1. Identification information for the person(s) with authority for implementing the Program.
2. A system for ensuring that employees comply with safe and healthy workplace habits, such as training and retraining programs, disciplinary actions, recognition of employees who follow safe and healthy work practices, and other similar means of encouraging safe and healthy workplace behaviors.
3. A system for communicating matters related to workplace safety or health with employees in a way that is readily understandable, such as an anonymous notification system, labor/management health and safety committees, or other similar means of effectively communicating with employees regarding workplace health and safety.

Applicant is currently in the process of developing a detailed IIPP, which will be provided to the County once it is complete. Should the Fire Department require a detailed Hazardous Materials Inventory Plan with MSDS/SDS sheets for any chemicals that are used, one will be provided.

Training for all employees will include but not be limited to information about the company's security plan, a basic overview of the laws and regulations governing cannabis licensees and their employees, proper usage of Personal Protective Equipment (PPE), proper use and handling of pesticides and chemicals, and basic workplace health and safety guidelines. As noted in Applicant's Security plan, emergency contact information will be prominently displayed in an area where employees can see it.

In addition to general trainings, Applicant's employees will also be provided with tailored trainings during the following times:

- When they start working for Applicant;
- When given a new job assignment; and
- Whenever new procedures or new equipment are introduced.

Applicant has adopted the following CalOSHA-suggested code of safe practices:

1. All persons shall follow these safe practice rules, render every possible aid to safe operations, and report all unsafe conditions or practices to the foreman or superintendent.
2. Supervisors shall insist on employees observing and obeying every rule, regulation, and order as is necessary to the safe conduct of the work, and shall take such action as is necessary to obtain observance.
3. All employees shall be given frequent accident prevention instructions. Instructions shall be given at least every 10 working days.

4. Anyone known to be under the influence of drugs or intoxicating substances that impair the employee's ability to safely perform the assigned duties shall not be allowed on the job while in that condition.
5. Horseplay, scuffling, and other acts that tend to have an adverse influence on the safety or well-being of the employees shall be prohibited.
6. Work shall be well planned and supervised to prevent injuries in the handling of materials and in working together with equipment.
7. No one shall knowingly be permitted or required to work while the employee's ability or alertness is so impaired by fatigue, illness, or other causes that it might unnecessarily expose the employee or others to injury.
8. Employees shall not enter manholes, underground vaults, chambers, tanks, silos, or other similar places that receive little ventilation, unless it has been determined that is safe to enter.
9. Employees shall be instructed to ensure that all guards and other protective devices are in proper places and adjusted, and shall report deficiencies promptly to the foreman or superintendent.
10. Crowding or pushing when boarding or leaving any vehicle or other conveyance shall be prohibited.
11. Workers shall not handle or tamper with any electrical equipment, machinery, or air or water lines in a manner not within the scope of their duties, unless they have received instructions from their foreman.
12. All injuries shall be reported promptly to a supervisor so that arrangements can be made for medical or first aid treatment.
13. When lifting heavy objects, the large muscles of the leg instead of the smaller muscles of the back shall be used.
14. Inappropriate footwear or shoes with thin or badly worn soles shall not be worn.
15. Materials, tools, or other objects shall not be thrown from buildings or structures until proper precautions are taken to protect others from the falling objects.

Statement of Neighborhood Compatibility

Sidifoax, Inc. ("Sidifoax") is proposing to develop a portion of a 106-acre parcel of land in the Santa Margarita area by installing outdoor garden beds for growing cannabis and constructing a new building to use for cultivation, nursery, manufacturing, and ancillary activities. Security fencing would be installed, along with native plants and other trees to maintain the natural appearance of the environment. The architecture of any buildings constructed would be designed to blend in and be compatible with the surrounding area.

The subject property is zoned Agricultural (AG), as are the surrounding properties. There are no schools, parks, or other sensitive uses within 1000 feet of the property. The nearest school is several miles away, and the closest house on another property is quite far. The property is mostly vacant grazing land, which would not change under this project. A small corner of the large 106-acre parcel would be used for this project and the remainder of the parcel would remain untouched.

Applicant does not anticipate that this project will result in a significant increase in traffic on local roads, since the facility will not be open to the public and shipments / deliveries will only be made at specific times. There will not be any evidence of cannabis activity from a public roadway via sight or smell. Transportation of cannabis goods would be limited to a maximum of 10 trips per day, and offsite parking would not be allowed. The neighborhood is rural, with houses spread far apart. Thus, noise, odor and lighting should not pose a problem for nearby residents. Additionally, the subject property is accessible directly from a main road, so there are no shared driveways or private roads involved.

In conformity with California's effort to conserve water and energy, the facility will be designed with low-flow plumbing features and landscaping will be irrigated with recycled rainwater runoff. Solar panels will also be incorporated into the design, to provide shade in the parking area while generating electricity to power the facility's operations.

Any complaints regarding the proposed operation would be promptly addressed. Applicant's goal is to be a compliant operator, a good neighbor, and a valued member of the community.

Waste Management Plan

Solid Waste (Non-Cannabis)

Non-toxic solid waste will be disposed of by the property's solid waste hauler. All hazardous waste, as defined in section 40141 of the Public Resources Code, will be handled in compliance with all applicable hazardous waste statutes and regulations. Mediums, bulbs and ballasts utilized during the cultivation of cannabis will be disposed of in accordance with manufacturer's recommendations, or recycled when feasible. Nutrients, pesticides, and other chemicals used in cultivation and processing operations will be disposed of in accordance with manufacturer's recommendations.

Liquid Waste

Liquid waste will be disposed of using the property's septic system. If necessary, a percolation test will be completed and the results provided to the County upon request. Sidifoax will comply with all applicable local and state laws and regulations regarding disposal of liquid waste.

Cannabis Waste

Sidifoax will dispose of cannabis waste by composting, self-hauling to an approved waste facility, or contracting for waste pickup in accordance with state regulations. Cannabis waste will be stored in a secured waste receptacle on the licensed premises, and this area will be monitored by camera. Physical access to the secure waste area will be restricted only to Sidifoax, Sidifoax's employees, or a permitted waste hauler. Public access to the designated receptacle or area shall be strictly prohibited. Sidifoax may also dispose of cannabis waste via composting in accordance with §8308 of the CDFA regulations.

If Sidifoax decides to use a local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by a local agency to collect and process cannabis waste, they will provide the information for this waste hauler to the Department of Food and Agriculture and the local authorities. Sidifoax will also obtain and retain documentation from the waste hauler regarding the collection of waste, as well as a weight ticket or other documentation evidencing the receipt of the cannabis waste at an approved facility. If Sidifoax self-hauls waste to an approved facility, documentation evidencing the receipt of the cannabis waste will also be maintained.

Sidifoax will ensure that the disposal of cannabis waste has been entered into the track-and-trace system, as required by State law. Sidifoax will maintain accurate and comprehensive records regarding cannabis waste that account for, reconcile, and evidence all activity related to the generation or disposition of cannabis waste.

Materials Plan

Storage and Safe Use of Pesticides and Fertilizers

Sidifoax, Inc. ("Applicant") will comply with all pesticide laws and regulations enforced by the Department of Pesticide Regulation. Applicant will be guided by the Department of Pesticide Regulation's "Legal Pest Management Practices for Cannabis Growers in California," which is included as an attachment to this application. Applicant will also follow guidance from the US Environmental Protection Agency regarding proper storage of pesticides.

Only pesticides that have been approved by the California Department of Pesticide Regulation for use on cannabis will be used. That list is included as an attachment to this application. Applicant will not use any pesticides which the Department of Pesticide Regulation has specifically prohibited from being used in cannabis cultivation. A list of prohibited pesticides is also included as an attachment to this application.

All pesticides will be properly labeled in secure containers and will be stored separately from cannabis goods, food products, gasoline, cleaning supplies, fertilizers, animal feed, or medicine. Pesticides will not be stored outside, or anywhere where they could leak or spill into drains, wells, groundwater, or surface water. Pesticide storage areas will be properly ventilated, and will not be located near any ignition sources. Pesticide containers will not be stored directly on the floor, but will be elevated on shelves or pellets in the following order to prevent spills and breakage: liquids and any glass containers on the bottom, dry formulas above. The pesticide storage area will be locked when not in use and will be kept clean at all times. Appropriate warning labels and signage will be posted.

Prior to using any pesticides, Applicant will comply with any applicable registration requirements. Applicant will communicate with the San Luis Obispo County Department of Agriculture, Weights and Measures regarding their pesticide usage procedures.

Applicant will comply with the following protocols for pesticides that are approved by the Department of Pesticide Regulation and are exempt from registration requirements:

1. Comply with all pesticide label directions;
2. Store chemicals in a secure building or shed to prevent access by wildlife;
3. Contain any chemical leaks and immediately clean up any spills;
4. Apply the minimum amount of product necessary to control the target pest;
5. Prevent offsite drift;
6. Do not apply pesticides when pollinators are present;
7. Do not allow drift to flowering plants attractive to pollinators;
8. Do not spray directly to surface water or allow pesticide product to drift to surface water. Applicant will spray only when wind is blowing away from surface water bodies;
9. Do not apply pesticides when they may reach surface water or groundwater; and

10. Only use properly labeled pesticides. If no label is available, Applicant will consult the Department of Pesticide Regulation.

Storage and Safe Use of Hazardous Materials

Applicant does not anticipate generating any hazardous materials; however, if hazardous materials are present, they will be stored and handled in accordance with applicable state and local hazardous waste laws and regulations. Applicant would follow guidelines from the California Department of Toxic Substances Control and the United States Environmental Protection Agency. Additionally, any substance that has a Material Safety Data Sheet (MSDS) will be handled in accordance with those specifications.

Cannabis waste is considered “organic waste” according to the Department of Food and Agriculture Emergency Regulations, and will be disposed of in accordance with 3 Cal. Code of Regs. § 8308. Specifically, Applicant will manage all cannabis waste in compliance with division 30, part 3, chapters 12.8, 12.9 and 13.1 of the Public Resources Code, and will obtain all required permits, licenses, and other clearances from regulatory agencies such as local health officials and regional water quality control boards. Cannabis waste management is discussed in more detail in Applicant’s Waste Management Plan.

Pesticides, Fertilizers and Hazardous Materials that May be Used

Pesticides

Citric acid
Cinnamon / cinnamon oil
Cloves / clove oil
Garlic / garlic oil
Neem oil
Rosemary oil
Peppermint / peppermint oil
Sesame / sesame oil
Thyme oil
Any other item on this list, which has been approved by the California Department of Pesticide Regulation as safe to use on cannabis:
http://cdpr.ca.gov/docs/cannabis/can_use_pesticide.pdf

Hazardous Materials

N/A

Fertilizers

Worm casings
Bat guano
Compost
Fish meal
Feather meal
Calcium
Phosphorus
Manganese
Potassium hydroxide
Citric acid
Pre-mixed nutrients (such as FoxFarms brand products)

Other Chemicals

Ethanol

License Types for which Transport will be Provided

Applicant is only planning to provide transport services for its own products produced on-site. These products will include harvested cannabis flower, pre-rolls, trim, and manufactured goods created using non-volatile mechanical or distilling means, such as concentrates and distillates. Applicant would transport the cannabis goods to another licensed distributor or to a licensed manufacturer. Applicant would obtain a distribution-transport license from the Bureau of Cannabis Control before engaging in cannabis transportation activities.

Statement of Understanding and Compliance: Track-and-Trace

Sidifoax, Inc. ("Applicant") is aware of, and will comply with, laws regarding safe handling and transport of cannabis products, including track-and-trace system requirements. Applicant will designate an owner to be the METRC account manager, and this individual will receive the state-mandated METRC training. Applicant will comply with all regulations applicable to transport-only distributors, which is the state license type to which this activity corresponds to. This includes all rules regarding transport vehicles, transport manifests, tax collection, etc.

Applicant has retained the Law Offices of Omar Figueroa to provide legal guidance regarding California's cannabis laws and to ensure that Applicant remains compliant in this regard.

Statement Regarding Traffic Analysis

Based on information received at the pre-application meeting, Sidifoax, Inc. ("Applicant") is under the impression that a traffic analysis is not required for this project. However, if the County decides that one is needed, Applicant will contract with a qualified traffic engineering firm to prepare this.

Water Management Plan

Applicant has contacted an engineering firm (Wallace Group) to prepare a more thorough Water Management Plan, which will be submitted as soon as it is complete.

Water Source

As noted in the application, there is a 50-GPM well on the property and a 500-gallon storage tank. Applicant also plans to install additional 10,000-gallon storage tanks as needed to support the cultivation, nursery, manufacturing, and ancillary uses that are being proposed. The well was constructed in the year 2000 and is 400 feet deep. A copy of the Well Completion Report is included in this application.

Conservation Measures

Water conservation measures include installing low-flow faucets and toilets, using drip irrigation for cannabis plants, and using recycled water for landscaping.

Offset Requirements

There are no water offset requirements in this area.

Description of Manufacturing Processes

Sidifoax ("Applicant") is seeking authorization to conduct cannabis processing activities, including certain basic forms of non-volatile extraction. Applicant will source raw material from the cannabis grown on-site, as required by the County Code and Guidance Document PLN-2019. Any extractions would be done via mechanical or distilling means. Per County rules, Applicant will not combine raw cannabis with other ingredients or compound cannabis extractions with other ingredients. Applicant would also package and label the manufactured cannabis goods on-site after producing them, and these goods would be stored on-site as well. Applicant would either transport manufactured cannabis products off the property using Applicant's transportation license (which Applicant is also seeking local authorization for), or would contract with another licensed distributor to do so.

The following solvents may be used during the manufacturing process:

- Ethanol
- Carbon Dioxide
- Ice Water

The following processes may be used during the manufacturing process:

- Heat + pressure
- Distillation

A more detailed explanation of Applicant's manufacturing processes will be provided once a Manufacturing Manager has been hired. Additionally, should the County allow additional manufacturing activities in AG zones in the future, Applicant may expand its operations to include other types of techniques.

The subject property is zoned AG and is more than 1,000 feet from any schools, parks, youth centers, rehab centers, and other sensitive uses.

Storage Protocol and Hazard Response Plan

Applicant will implement a Hazard Response Plan that satisfies OSHA and Cal/OSHA standards. Applicant will develop an Injury and Illness Prevention Program to effectively identify and correct safety hazards in the workplace and provide effective employee training. In accordance with state regulations, Applicant will have at least one supervisor and one employee complete a 30-hour Cal/OSHA industry outreach course within one year of licensure.

Any chemicals or pesticides used for cultivation or related activities will be stored in secure containers, far from anything that could get contaminated such as food. Lids to these containers will remain tightly closed at all times when not in use, and the containers will be appropriately labeled with its contents and any required warnings. Instructions for use for all chemicals or pesticides will be followed exactly. The chemicals will be stored on shelves rather than placed on the floor, in case of flooding or spills.

Appropriate PPE (personal protective equipment) will be worn at all times when conducting cultivation, processing manufacturing, or packaging activities, or any other times when handling cannabis. Applicant's facility will be designed with strategically-placed PPE stations.

In the event of an emergency, 911 should be contacted and a supervisor should be notified. Contact numbers for local emergency responders as well as poison control will be posted conspicuously on the premises.

Greenhouse Example

Indoor cultivation will take place in newly-erected, high-tech greenhouses. An example of the type of greenhouses that will be utilized for the indoor cultivation area is included below.



Lighting Information

The outdoor cultivation area will not include any lighting.

The indoor cultivation area will occur inside a greenhouse structure, and will utilize High Pressure Sodium (HPS), Ceramic Metal Halide (CMH), Fluorescent and/or Light-Emitting Diode (LED) lamps. A lighting diagram for each canopy area will be provided to the County upon request.

Applicant will be guided by best practices in terms of which type of lighting to use at which stage of plant growth, as well as in how to design the cultivation lighting system.

Lighting that has a potential to escape the property will be shielded and facing downwards so as to not disturb surrounding neighbors.

MEMORANDUM

Date: April 23, 2019

To: Judith Rothweiler
7575 Carrisa Hwy
Santa Margarita, CA 93453

From: Shannon Jessica, PE
Wallace Group
612 Clarion Ct.
San Luis Obispo, CA 93401

Subject: Water Use Evaluation for Proposed Cannabis Cultivation (APN: 072-311-008)

Wallace Group has been retained to estimate the water demand for a proposed cannabis cultivation operation in San Luis Obispo County. The proposed cultivation, located at 7575 Carrisa Hwy. in Santa Margarita includes the following:

- Outdoor cultivation – 3 acres of plant canopy
- Indoor cultivation – 22,000 sf plant canopy
- Nursery/indoor – 5,000 sf area

The Cannabis Land Use Ordinance for San Luis Obispo County requires that applicants submit a detailed water management plan as part of the application package. The following memorandum has been developed to outline the estimated water demand for the proposed cultivation project.

Published water use values have not been consistently established in the industry. The Central Coast Regional Water Quality Control Board (RWQCB) cannabis development team has referenced an estimate of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gallons per square foot of canopy for indoor cultivation operations. These values are derived from the *Santa Cruz County Draft Environmental Impact Report (EIR) for the Commercial Cannabis Cultivation and Manufacturing Regulations and Licensing Program (August 2017)*¹. In section 3.0, pages 3-16 and 3-17 of the EIR, it is described that the water application rates used are derived from a study in Humboldt County by Milewide Nursery². The Milewide Nursery study includes a breakdown of the per yield water use. The study based their results on a 90-day cycle and estimate that two growing cycles could be completed in a year for outdoor cultivation, and an estimated 270 days growing season, or 3 cycles per year, for indoor cultivation.

This project includes indoor and outdoor cultivation elements, and the estimated water demand is outlined in Tables 1 and 2. Local evapotranspiration data was used to extrapolate the annual outdoor water use to monthly estimates. The project is not located within the Paso Robles Groundwater Basin and therefore is not subject to a required offset for development.

The project will likely be built in several phases. The water use estimates presented in Tables 1 and 2 identify the buildout demand. It is recommended that during cultivation operation the monthly water use be monitored and tracked. It is also recommended that the operators pay close attention to water conservation methods including installing low-flow fixtures, utilizing drip irrigation and using recycled water for landscaping, if possible. Reverse osmosis is not proposed for irrigation water.

Table 1: Estimated Annual Water Demand at Buildout			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Outdoor Cultivation: Hoop House 3 Acres	130,680 sf canopy x 0.03 gal/sf/day x 180 days	705,672	2.17
Indoor Cultivation: Greenhouse	22,000 sf canopy x 0.1 gal/sf/day x 270 days	594,000	1.82
Nursery: Indoor application rate	5,000 sf plant area x 0.1 gal/sf/day x 270 days	135,000	0.41
Estimated Water Demand at Buildout			4.40

Table 2. Estimated Monthly Water Demand for Cannabis Cultivation Operation					
Month	ET_o (in)**	Outdoor ET_o (%)	Outdoor Water Use/Month (AF)	Indoor/Green house Water Use/Month (AF)	Total Water Use/Month (AF)
October	3.33	-	-	0.19	0.19
November	2.19	-	-	0.19	0.19
December	1.36	-	-	0.19	0.19
January	1.44	-	-	0.19	0.19

February	1.78	-	-	0.19	0.19
March	2.78	-	-	0.19	0.19
April	3.35	9.5%	0.20	0.19	0.39
May	6.13	17.3%	0.38	0.19	0.56
June	6.15	17.4%	0.38	0.19	0.56
July	8.15	23.0%	0.50	0.19	0.69
August	6.15	17.4%	0.38	0.19	0.56
September	5.47	15.5%	0.33	0.19	0.52
Total Annual	48.27	100%	2.17	2.24	4.40

**Evaporation data from California Department of Water Resources. Nacimiento Dam Station T09 6056 00

Water Supply

The source water for the cultivation operation will be from an existing groundwater well and existing 5,000 gallon above ground water storage tank. The well is stated to have a capacity of 50 gallons per minute (gpm). A copy of the well driller's log is included in Attachment A. The well has sufficient capacity to meet the daily irrigation demand in less than 2 hours. As stated above, the project location is not within the Paso Robles Groundwater basin, and therefore is not subject to water offset requirements.

California Department of Fish and Wildlife

Because the project will be using an existing groundwater well for water supply, the owner will not need to obtain a General Agreement or Lake or Streambed Alteration (LSA) permit through California Department of Fish and Wildlife (CDFW). However, annual licenses for cannabis cultivation issued by California Department of Food and Agriculture (CDFA) will require the owner to demonstrate by written verification from CDFW that an LSA Agreement is not required. This is accomplished by submitting a self-certification application on the CDFW webpage and obtaining written correspondence from CDFW verifying that the LSA is not required for this project.

Regional Water Quality Control Board

Some cultivation activities can generate wastewater such as hydroponic solutions, irrigation tail water, and sanitation activities, etc. Typically, wastewater will be discharged either into a community collection system or to an onsite wastewater treatment system (septic tank/leachfield). These activities will be monitored through the Regional Water Quality Control Board for on-site disposal systems.

Regardless of the process wastewater discharge strategy, the RWQCB will require that outdoor cultivation operations enroll in the General Waste Discharge Requirements for Waste Associated with Cannabis Cultivation Activities (Cannabis General Order). The Cannabis Policy and General Order apply to commercial cannabis cultivation activities and enrollment in the General Order will be required for all commercial cultivation activities. Based on the proposed cultivation area and the

characteristics of the property, it is likely this project will be categorized as a Tier 2, Low Risk according to RWQCB regulations. The tier determination will need to be finalized by the RWQCB once an application has been submitted and reviewed by Board staff. Tier 2 dischargers are required to submit a technical report to the RWQCB, due March 1, annually.

Coverage under the General Order is obtained by applying through the online application portal on the Regional Water Quality Control Board website. After the application is submitted and the application fee paid, the RWQCB will issue a Notice of Applicability (NOA). The NOA can be presented to the CDFA to obtain a commercial cannabis cultivation license. The application portal is located at: www.waterboards.ca.gov/cannabis.

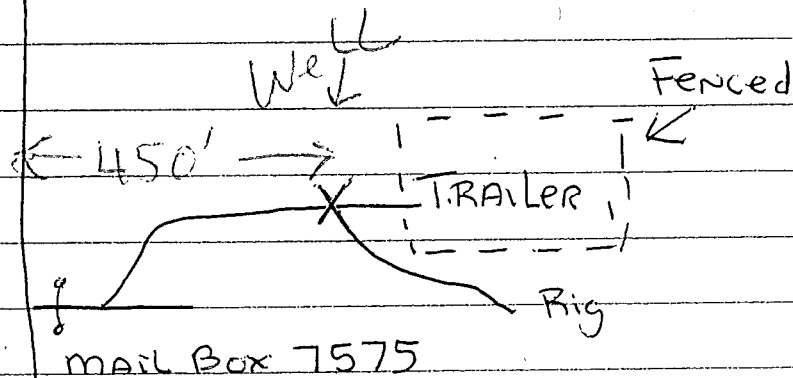
ATTACHMENT A – WELL DRILLER’S LOG

782438 (2/3)

Just Past mile marker
38, MAIL BOX # 7575, Go
Through Gate, make HARD
Left, Then Just before
trailer make HARD Right
Look For Rig.

Bitterwater

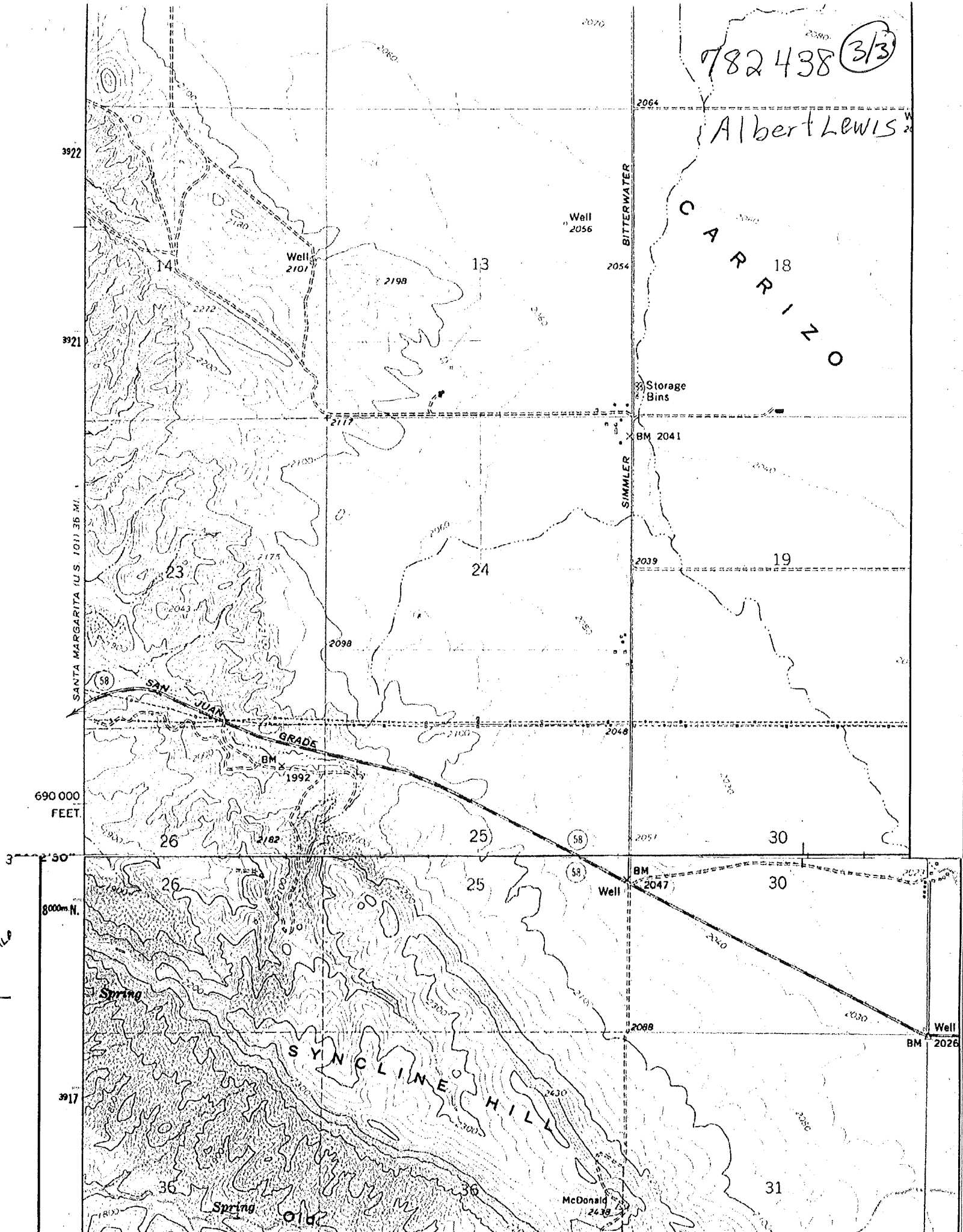
mobile # at site
610-3338.



782438 (3/3)

Albert Lewis

CARPINO





April 24, 2019

Subject: *Biological and Botanical Resources Surveys for Proposed Cannabis Site Located at 7575 Carissa Highway, Santa Margarita, San Luis Obispo County*

To whom it may concern:

Mr. Todd Rothweiler has retained Ecological Assets Management, LLC (EAM) to perform biological and focused botanical resources surveys for his proposed cannabis project located on a 110-acre parcel San Luis Obispo County east of Santa Margarita.

As of the date of this letter, EAM has conducted two site visits (March 14 and April 10, 2019) to the proposed project site to identify plant communities, wildlife habitats, and document all wildlife and botanical resources observed or potentially present. During EAM's site visits, an assessment of the project area is conducted to determine whether or not sensitive species have the potential to be present based on observed conditions and habitat types, historical uses, and a CNDDDB records search. EAM will be conducting two more site visits during the blooming season to survey for special-status plant species known to the area.

EAM will prepare a final report that will assess if additional protocol or focused survey efforts are necessary, and whether any biological impacts and effects are likely to occur to federal and state listed species or sensitive or jurisdictional habitats. Avoidance and protection measures, and mitigation measures will be proposed within the final report to minimize any potential for impacts to these species.

If you have any comments or questions please contact me at (805) 440-6137.

Sincerely,

A handwritten signature in black ink, reading "Dwayne Oberhoff". The signature is fluid and cursive, with a stylized "D" and "O".

Dwayne Oberhoff
Senior Biologist and LLC Manager



Parcel Information

APN: 072-311-008

Owner Address:

7575 CARISSA HWY SANTA MARGARITA
CA 93453

Site Address:

07575 CARRISA HY

Description: PM 23/87 PTN LT 23

Tax Rate Area Code: 054060

Estimated Acres: 109.95

Community Code: NCSHCA

Supervisor District: Supdist 5

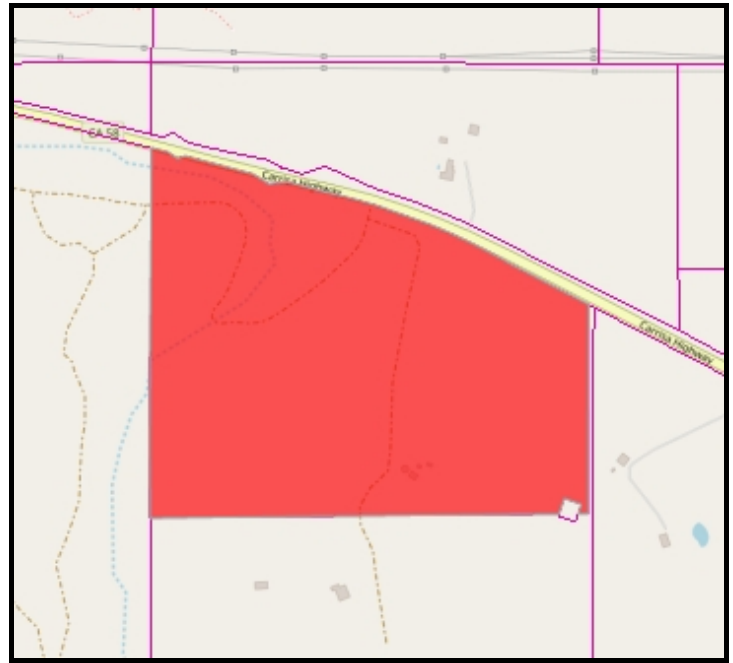
Average Percent Slope: 15

Land Use Information

Land Uses

Combining Designations

AG	
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Selected Parcel



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
PRE2019-00022	Pre-Application	2/14/2019 10:55:53 AM
PRE2018-00091	Pre-Application	7/9/2018 1:09:34 PM
PMT2008-00814	PMTR - Residential Permit	10/20/2008 9:03:39 AM
PMT2002-10942	PMTR - Residential Permit	4/27/2001 12:00:00 AM



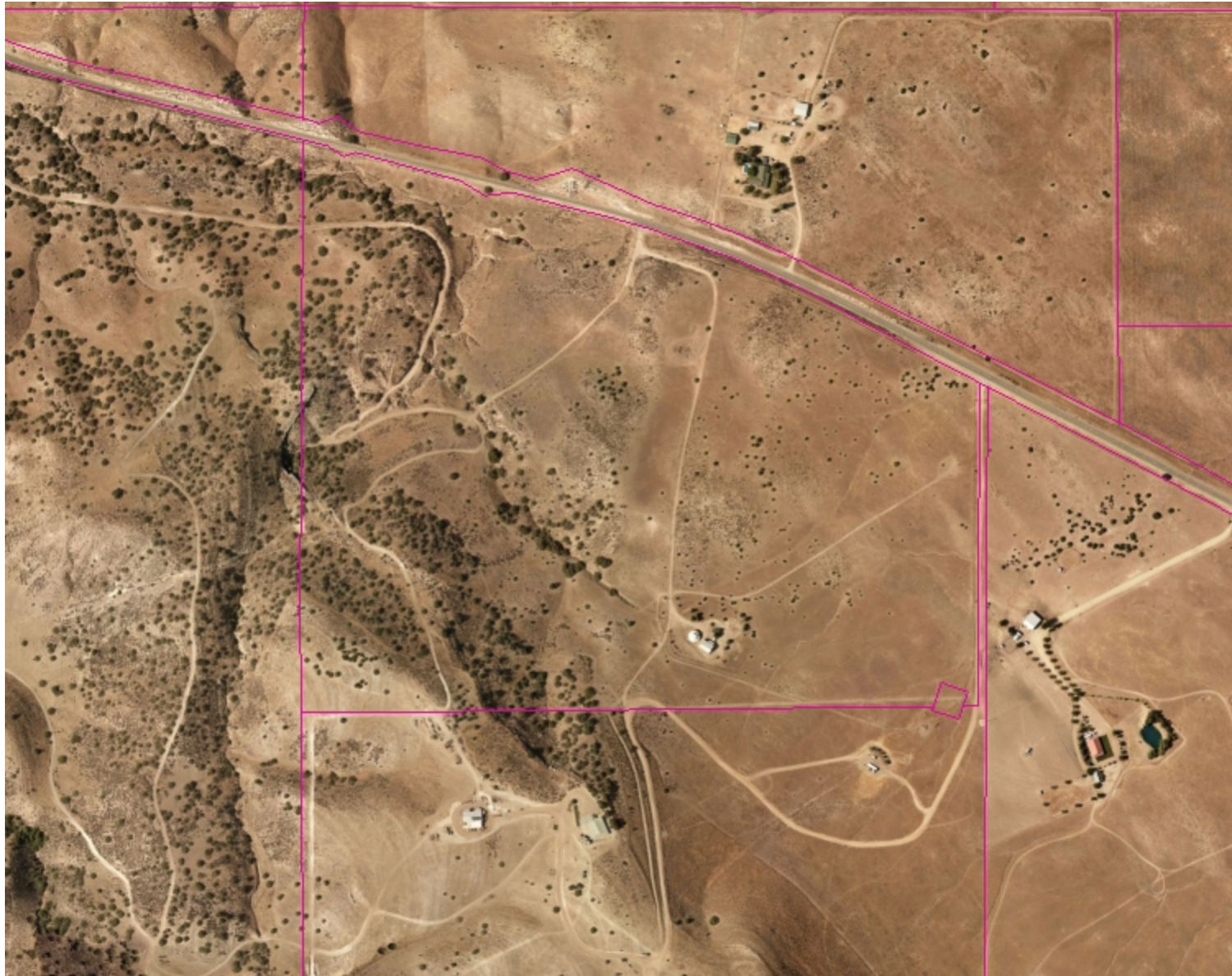
Parcel Summary Report

APN: 072-311-008



C6663	PMTR - Residential Permit	4/27/2001 12:00:00 AM
PMT2002-27723	Determination	2/15/2000 12:00:00 AM
E990312	Code Enforcement	1/27/2000 12:00:00 AM
D980097P	Land Use	9/17/1998 12:00:00 AM



Interactive Data Viewer



Legend

-  SLO County Parcels
-  SLO County Boundary

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

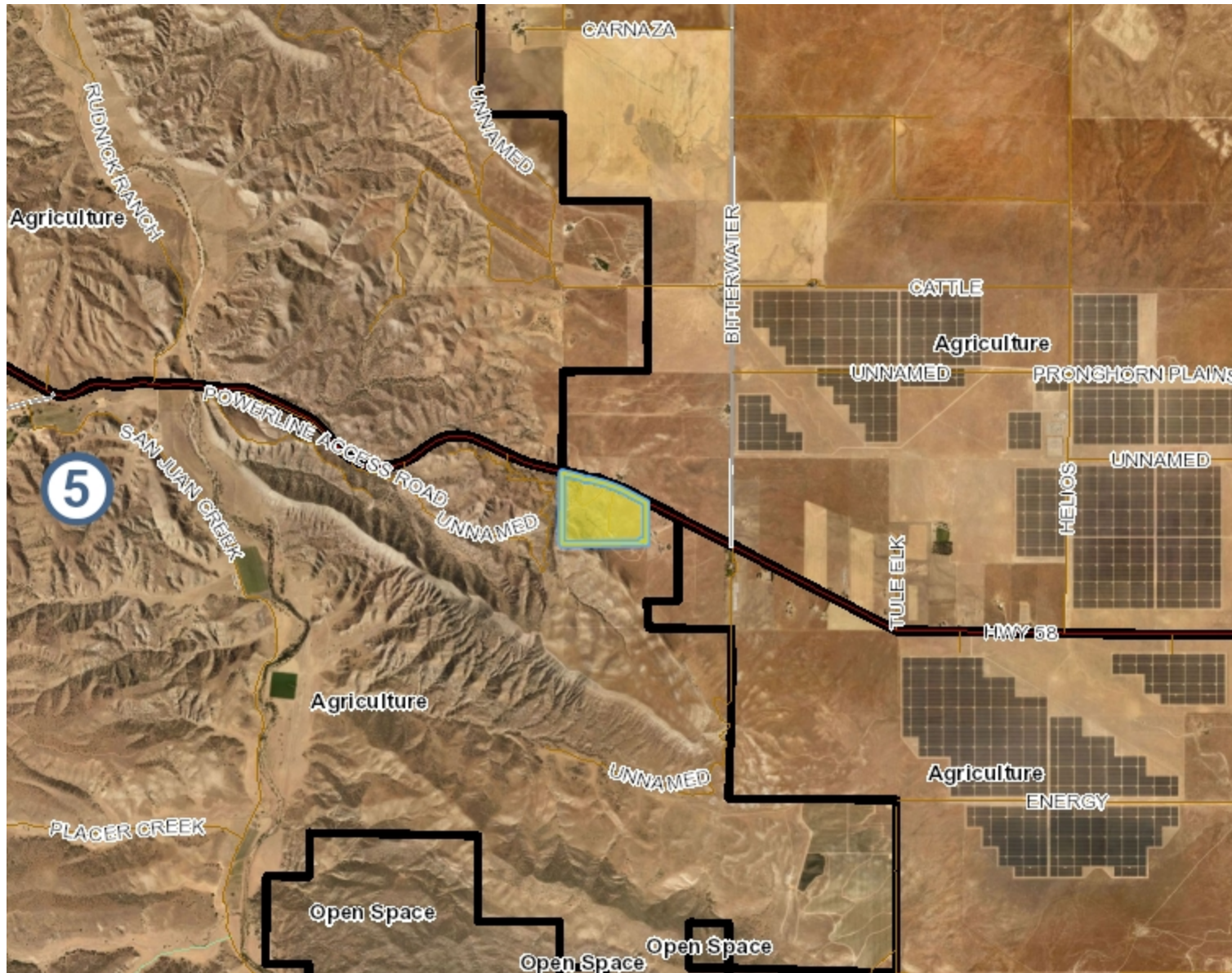


The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Interactive Data Viewer



Legend

Roads

- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance

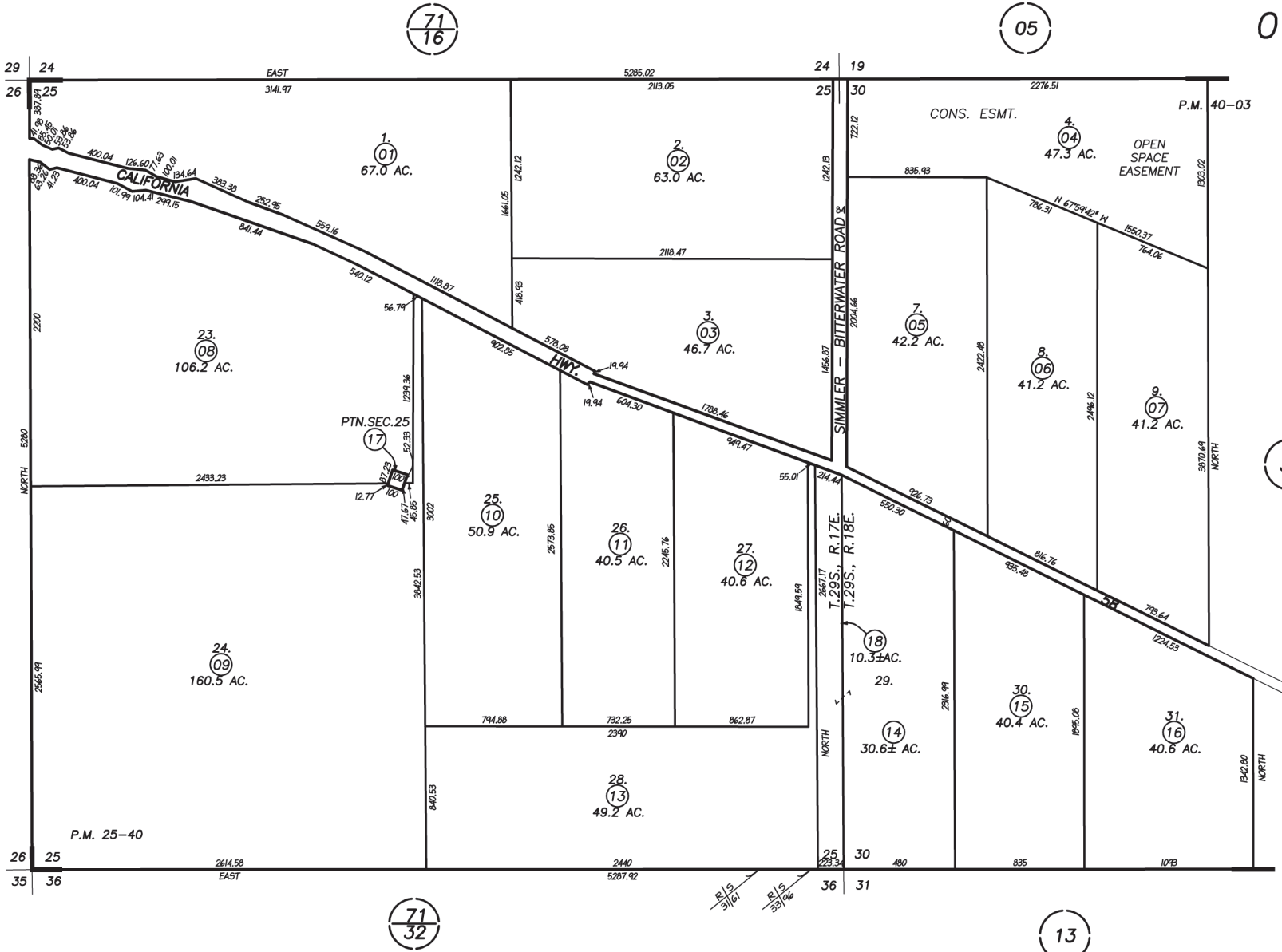
Community Advisory Groups

- Community Advisory Group Boundary
- Cayucos Citizens Advisory Council Subarea
- Creston Advisory Body Sub Areas

- Supervisor Districts
- Land Use Outlines

-12,037.30 0 6,018.65 12,037.30 Feet 1: 72,224





REVISIONS	
I.S.	DATE
NA	08-15-12
NA	12-04-12
NA	06-01-16
NA	11-09-18

330' 0 660' 1320'

SW 08-15-12 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

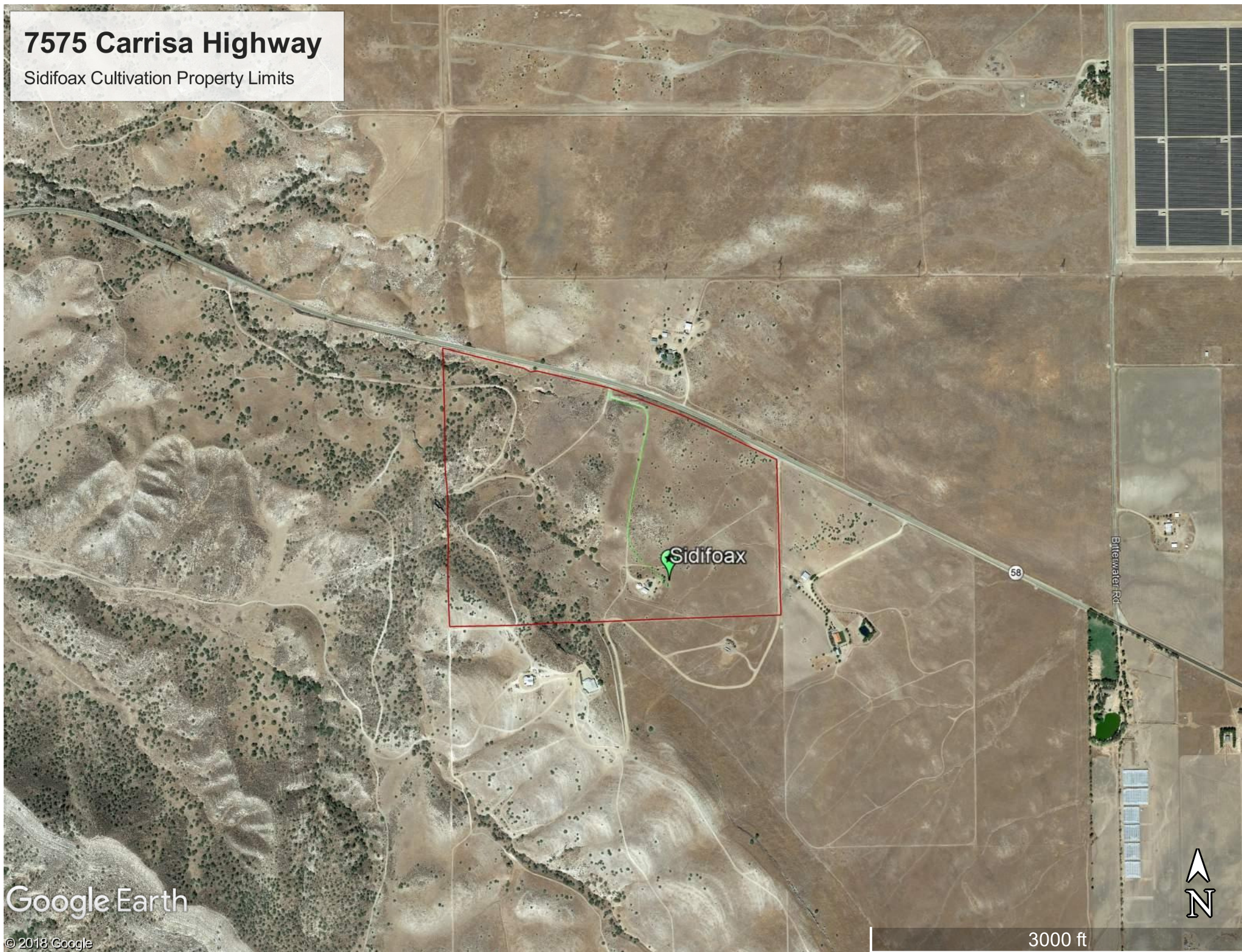
AMENDED PARCEL MAP; P.M. Bk. 25 Pg. 40.
 PARCEL MAP; P.M. Bk. 23 Pg. 87.
 T. 29S.; R. 17E.; SECTION 25. M.D.B.&E.
 T. 29S.; R. 18E.; SECTION 30. M.D.B.&M.

ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 072 PAGE 311



7575 Carrisa Highway

Sidifoax Cultivation Property Limits



Google Earth

© 2018 Google

3000 ft





Photograph 3. Sidifoax Cultivation Survey – Central Study Area, View Looking East.



Photograph 4. Sidifoax Cultivation Survey – Southeast Study Area, View Looking South.



Photograph 1. Sidifoax Cultivation Survey – Northwest Study Area, View Looking West.



Photograph 2. Sidifoax Cultivation Survey – Southern Study Area, View Looking Northeast.

PRELIMINARY PLANS

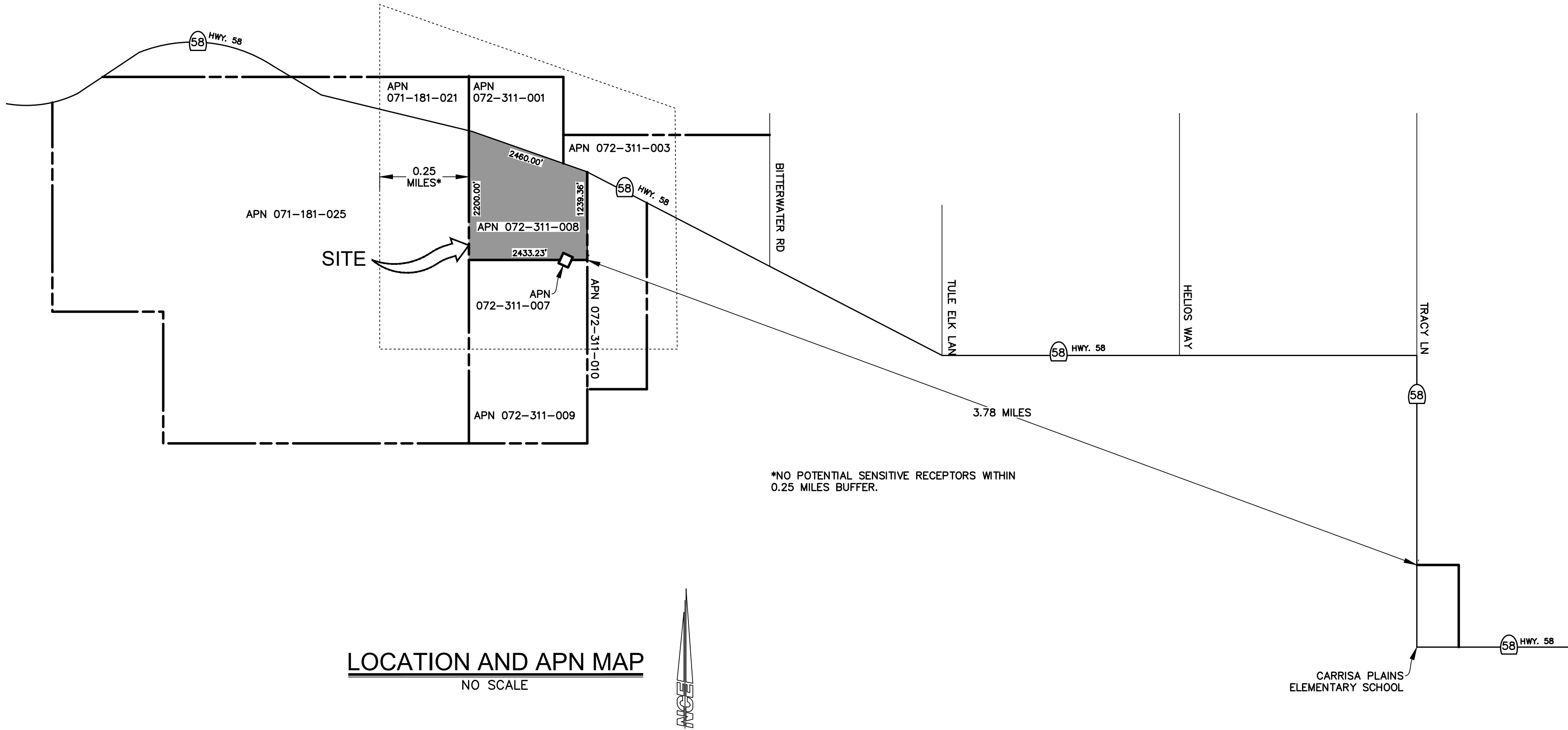
FOR

SIDIFOAX CULTIVATION

DRC2019-_____

COUNTY OF SAN LUIS OBISPO
CALIFORNIA

7575 CARRISA HIGHWAY
SANTA MARGARITA, CA



LOCATION AND APN MAP
NO SCALE

SHEET INDEX

- 1 TITLE SHEET
- 2 OVERALL SITE PLAN
- 3 OVERALL GRADING AND DRAINAGE
- 4 DETAILED GRADING AND DRAINAGE
- 5 DETAILS AND SITE SECTIONS

NCE
NORTH COAST
ENGINEERING

CIVIL ENGINEERING
LAND SURVEYING
PROJECT DEVELOPMENT

725 Creston Rd, Suite B
Paso Robles, CA 93446
(805) 239-3127
(805) 927-8651
northcoastengineering.com

CHRISTY A. GABLER

PRELIMINARY
PLACEHOLDER SET
04/30/2019

R.C.E. 64821

CHRISTY A. GABLER DATE
RCE 64821

APPROVED FOR COUNTY REQUIREMENTS

DEVELOPMENT SERVICES ENGINEER DATE

COUNTY PLAN CHECK

COUNTY W.O. NO.

DESIGNED BY
CLB

CHECKED BY

DRAWN BY
MCZ

SCALE
N/A

REVISIONS

NO.	DATE	DESCRIPTION

CALIFORNIA COORDINATES
N E

**SIDIFOAX
CULTIVATION**

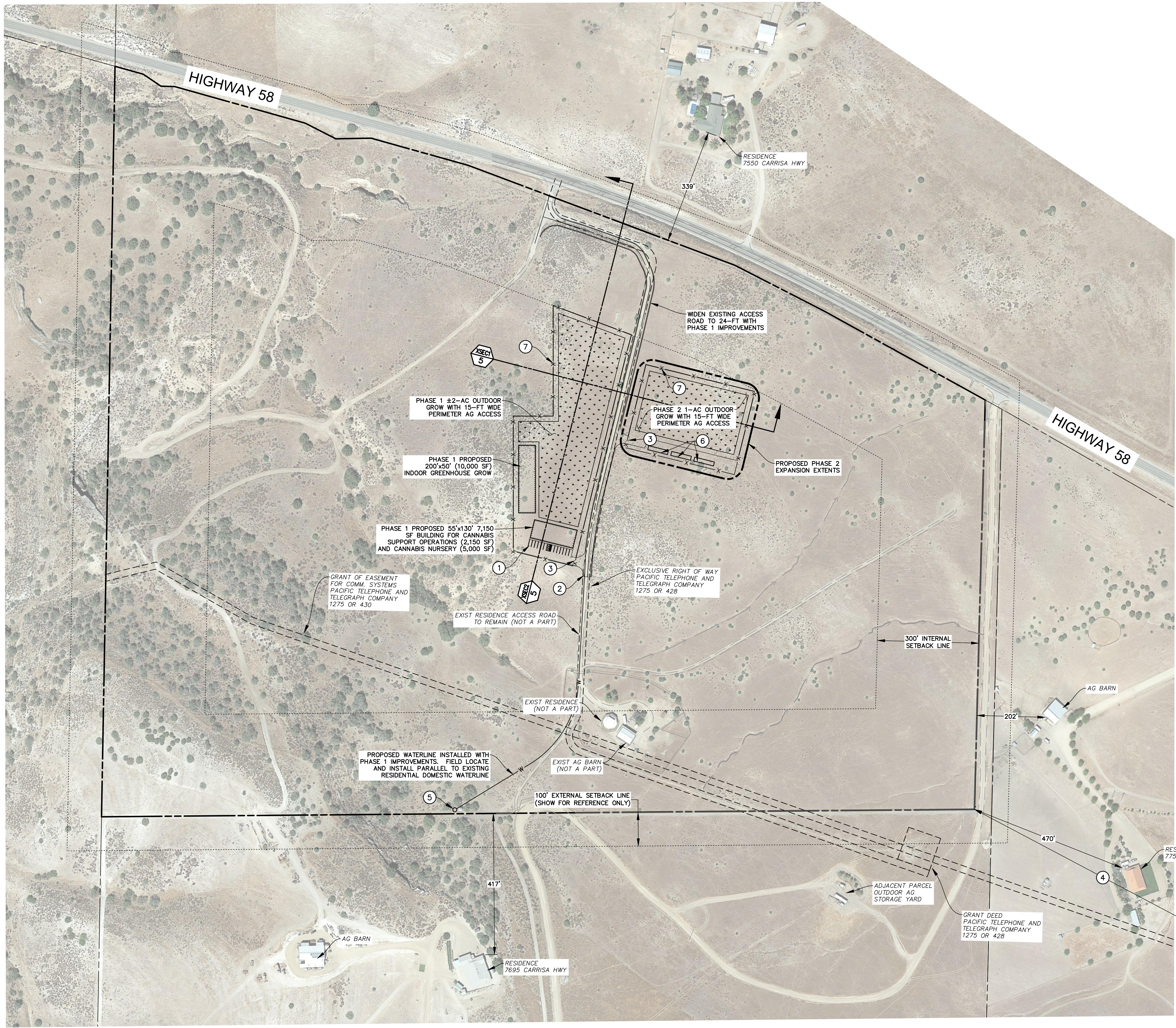
TITLE SHEET

JOB No. 19101

REV

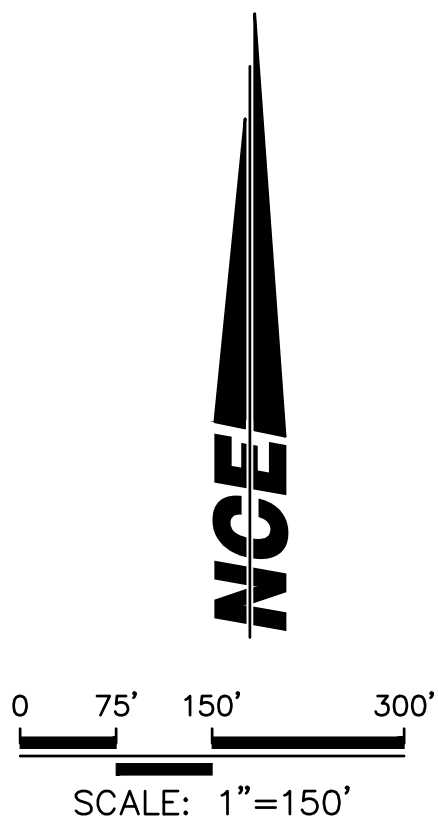
1

1 OF 5



NOTES

- ① PROPOSED PARKING LOT; THIRTEEN (13) DC STANDARD PARKING STALLS AND ONE (1) CONCRETE ADA-COMPLIANT PARKING STALL
- ② FIRE HAMMERHEAD PER COUNTY STANDARD DWG FP-14
- ③ PROPOSED 24' ESTATE SWING GATE (CONTROLLED ENTRANCES)
- ④ 3.8 MILES TO NEAREST KNOWN SENSITIVE RECEPTOR (CARRISA PLAINS ELEMENTARY SCHOOL) OUTSIDE THE 0.25 MILES BUFFER
- ⑤ PROPOSED 12-FT DIA, 12-FT TALL WATER TANK
- ⑥ THREE (3) OFFICE/OPERATIONS TRAILERS; APPROX 12-FT X 60-FT
- ⑦ PERIMETER SECURITY FENCE, 6-FT CHAIN LINK WITH SLATS.
- *NO POTENTIAL SENSITIVE RECEPTORS WITHIN 0.25 MILES BUFFER.



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DEVELOPMENT SERVICES ENGINEER DATE

COUNTY PLAN CHECK

COUNTY W.O. NO.

DESIGNED BY
CLB

CHECKED BY

DRAWN BY
MCZ

SCALE
1" = 150'

REVISIONS

NO.	DATE	DESCRIPTION

CALIFORNIA COORDINATES
N E

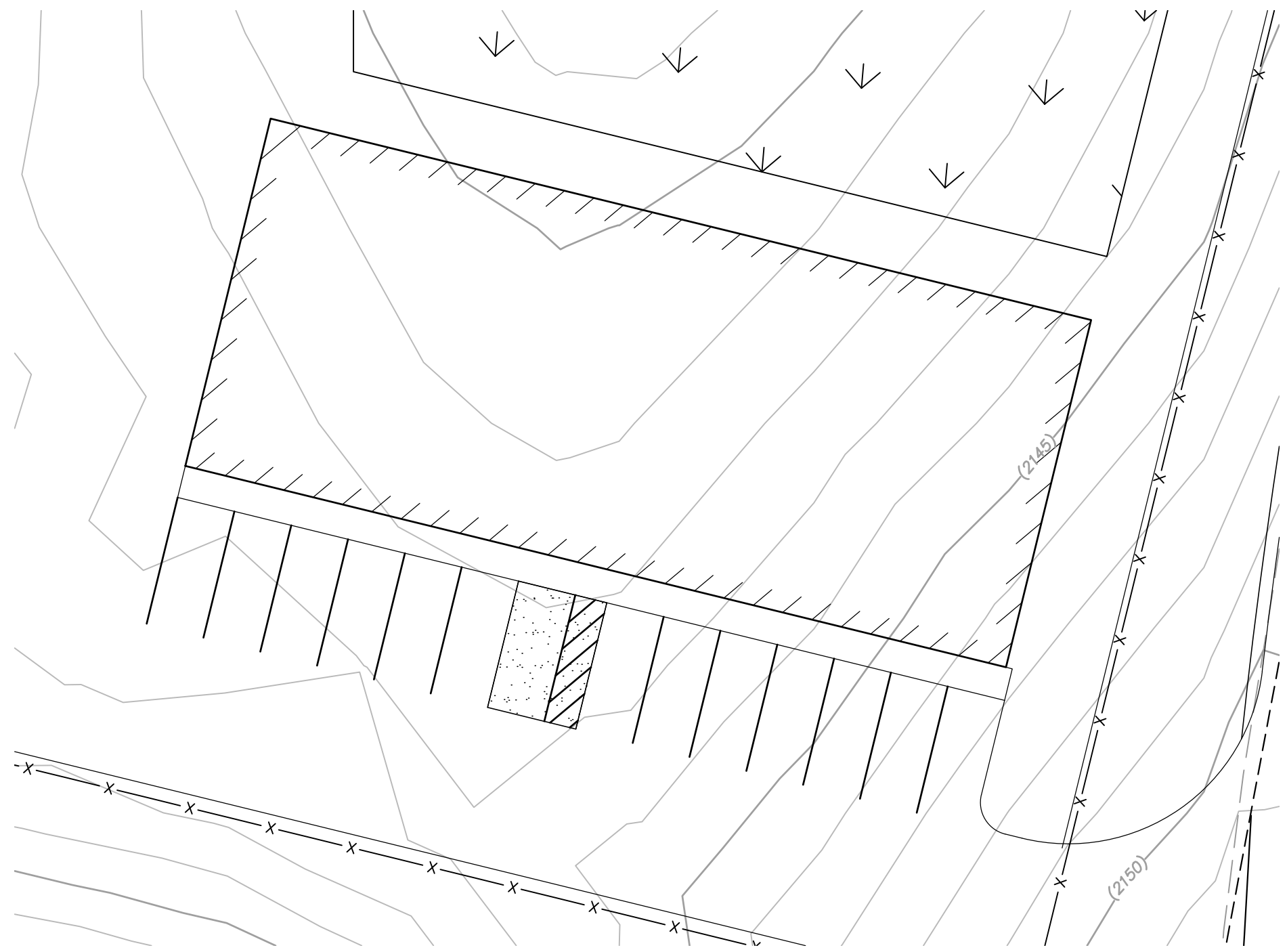
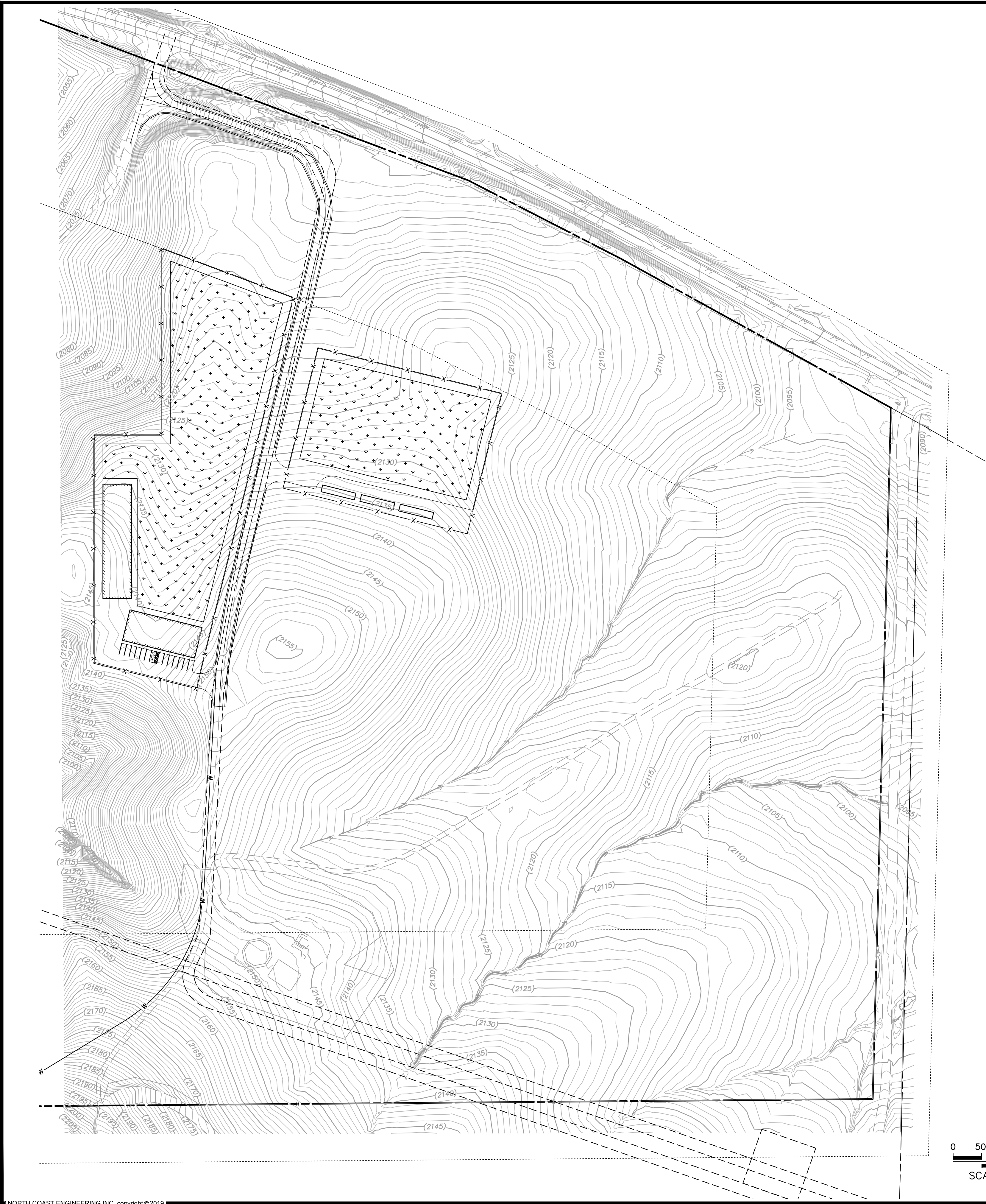
**SIDIFOAX
CULTIVATION**

**OVERALL SITE
PLAN**

JOB No. 19101

2
2 OF 5

REV



GRADING LEGEND

- 800.00 FF FINISH FLOOR ELEVATION
- 800.00 EXISTING FLOOR ELEVATION
- 800.00 FINISH GRADE, PER PLAN
- 700.00 EXISTING GRADE, PER PLAN
- 2.0% DRAINAGE DIRECTION, PER PLAN
- 2.0% EXISTING DRAINAGE DIRECTION, PER PLAN
- 700 FINISH GRADE CONTOUR
- 800 EXISTING GRADE CONTOUR
- 2:1 SLOPE, UON
- X"X" (TYPE) GRATE PER XX
- STORM DRAIN MANHOLE, PER CONST. LEGEND
- CO CLEAN OUT, PER CONST. LEGEND
- SD STORM DRAIN LINE, PER CONST. LEGEND
- CONCRETE
- HOT MIX ASPHALT
- DECOMPOSED GRANITE
- PROPOSED BUILDING
- *OTHER*
- 1 SPECIFIC ITEM
- 2 SPECIFIC ITEM



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04/30/2019
R.C.E. 64821

CHRISTY A. GABLER DATE
RCE 64821

APPROVED FOR COUNTY REQUIREMENTS

DEVELOPMENT SERVICES ENGINEER DATE

COUNTY PLAN CHECK

COUNTY W.O. NO.

DESIGNED BY
CLB

CHECKED BY

DRAWN BY
MCZ

SCALE
1" = 100'

REVISIONS

NO.	DATE	DESCRIPTION

CALIFORNIA COORDINATES
N E

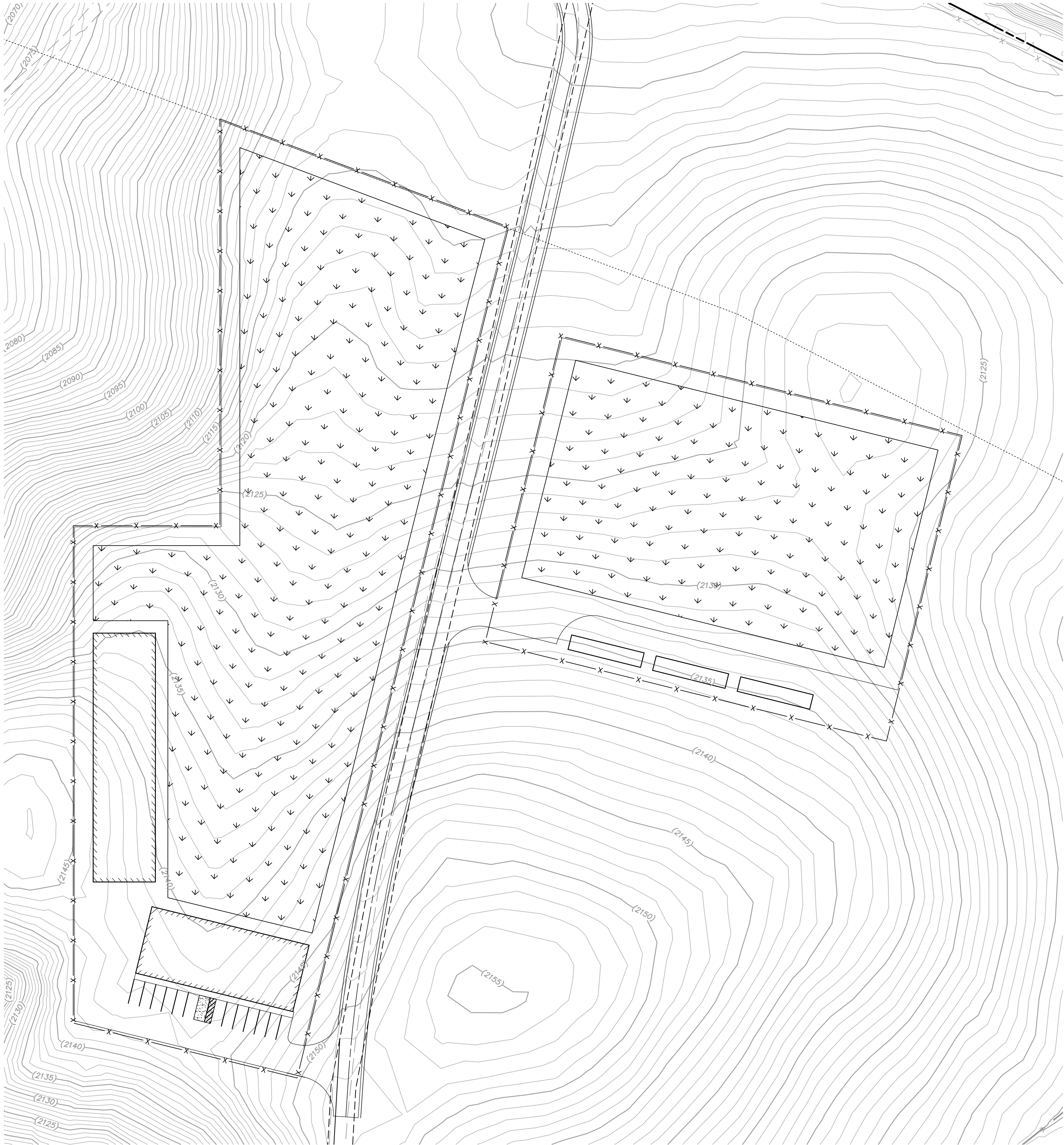
SIDIFOAX
CULTIVATION

OVERALL
GRADING AND
DRAINAGE

JOB No. 19101
3
3 OF 5

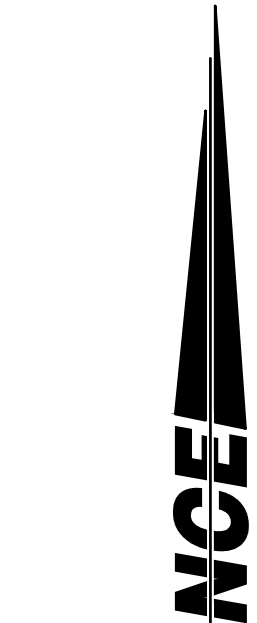
OVERALL GRADING AND DRAINAGE QUANTITIES

MAX DEPTH CUT	FT	
MAX DEPTH FILL	FT	
EARTHWORK QUANTITY:		
CUT	CU YD	
FILL	CU YD	



GRADING LEGEND

- (800.00 FF) FINISH FLOOR ELEVATION
- (800.00 FF) EXISTING FLOOR ELEVATION
- 800.00 FINISH GRADE, PER PLAN
- (700.0) EXISTING GRADE, PER PLAN
- 2.0% DRAINAGE DIRECTION, PER PLAN
- (2.0%) EXISTING DRAINAGE DIRECTION, PER PLAN
- 700 FINISH GRADE CONTOUR
- (800) EXISTING GRADE CONTOUR
- > 2:1 SLOPE, UON
- XX X"xX" (TYPE) GRATE PER CONST. LEGEND
- D STORM DRAIN MANHOLE, PER CONST. LEGEND
- CO CLEAN OUT, PER CONST. LEGEND
- SD STORM DRAIN LINE, PER CONST. LEGEND
- [Pattern] CONCRETE
- [Pattern] HOT MIX ASPHALT
- [Pattern] DECOMPOSED GRANITE
- [Pattern] PROPOSED BUILDING
- [Pattern] *OTHER*
- 1 SPECIFIC ITEM
- 2 SPECIFIC ITEM



0 25' 50' 100'
SCALE: 1"=50'



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DEVELOPMENT SERVICES ENGINEER DATE

COUNTY PLAN CHECK

COUNTY W.O. NO.

DESIGNED BY
CLB

CHECKED BY

DRAWN BY
MCZ

SCALE
1" = 50'

REVISIONS

NO.	DATE	DESCRIPTION

CALIFORNIA COORDINATES
N E

SIDIFOAX
CULTIVATION

DETAILED
GRADING AND
DRAINAGE

JOB No. 19101

REV

4

4 OF 5

NO.	DATE	DESCRIPTION

CALIFORNIA COORDINATES	
N	E

SIDIFOAX
CULTIVATION

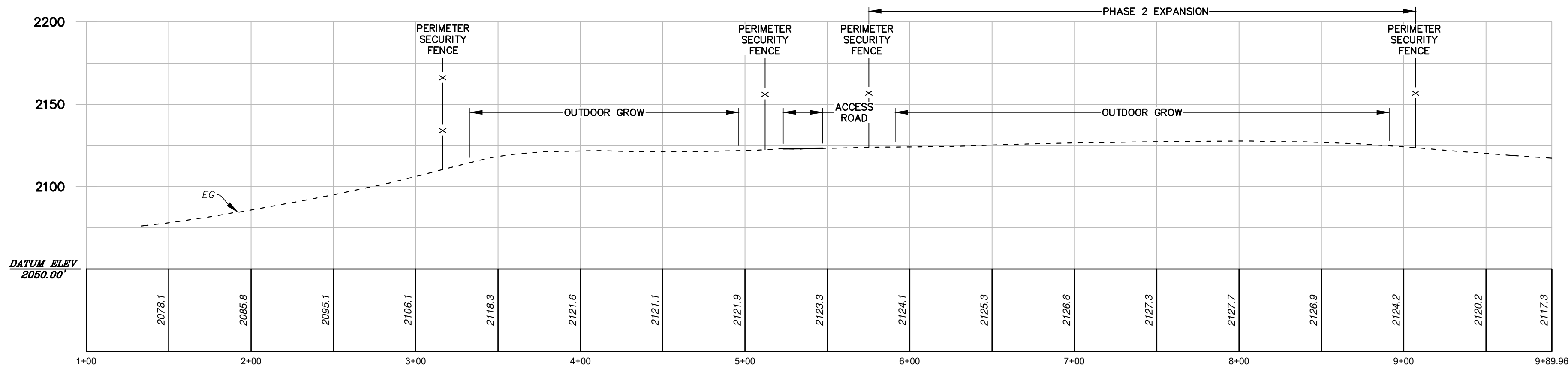
SITE SECTIONS

JOB No. 19101

5

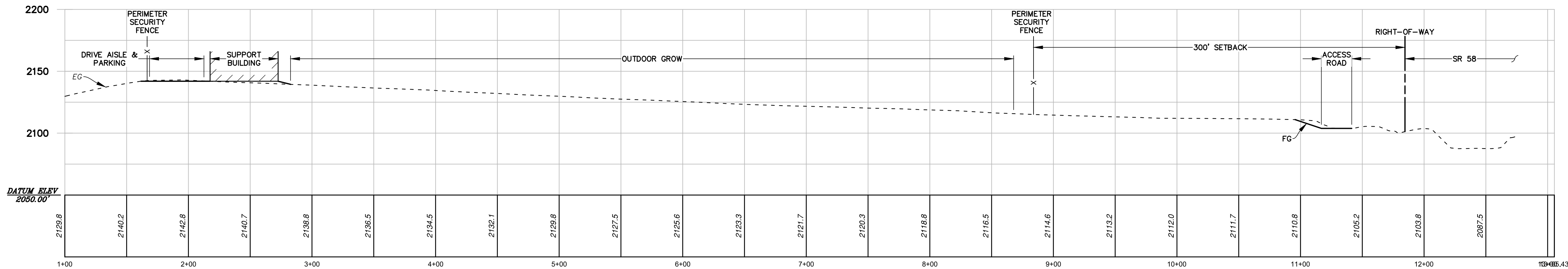
5 OF 5

REV



CROSS SECTION 1 (WEST-EAST)

VERTICAL: 1" = 50'
HORIZONTAL: 1" = 50'



CROSS SECTION 2 (SOUTH-NORTH)

VERTICAL: 1" = 50'
HORIZONTAL: 1" = 50'

200'

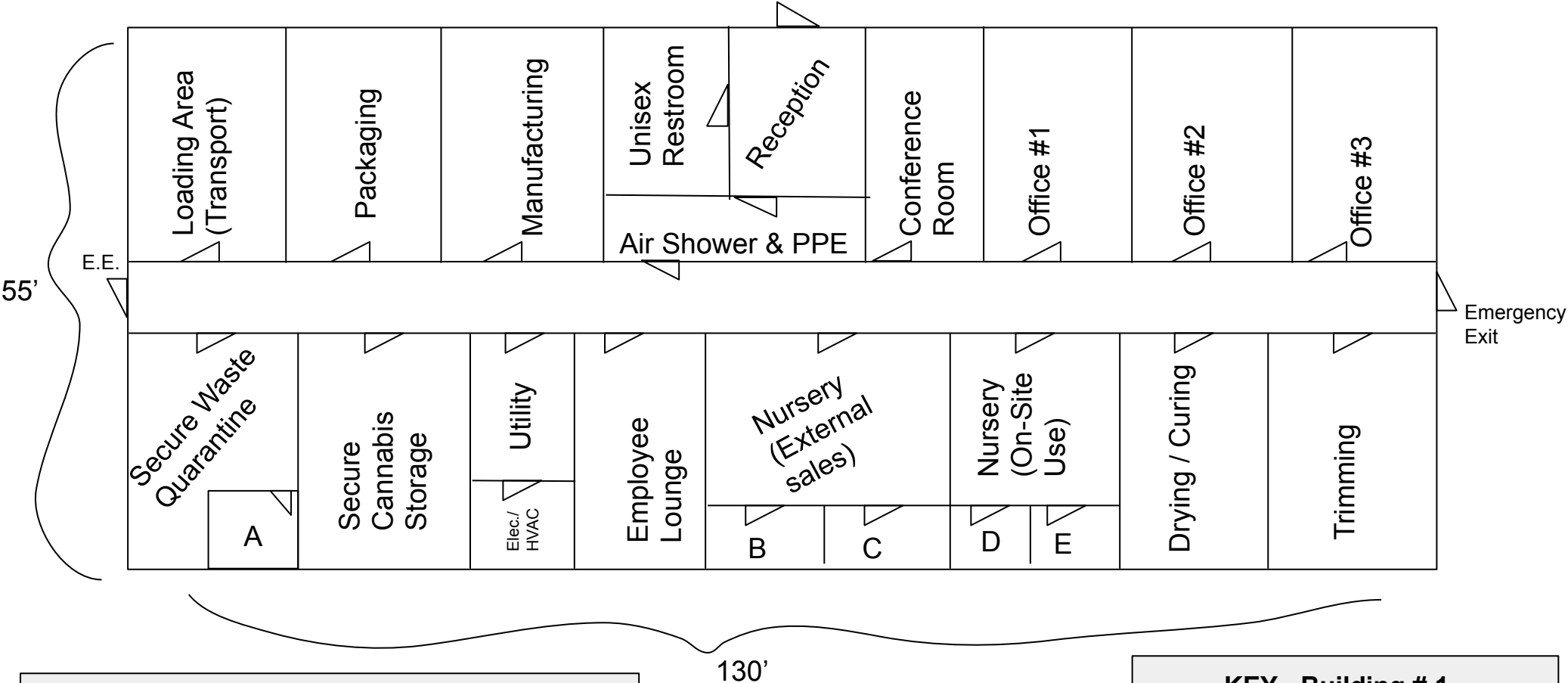
50'

Indoor (Greenhouse) Cultivation
10,000 sq. ft. maximum canopy

FLOOR PLAN - Building #2

7575 Carrisa Highway, Santa Margarita, CA
APN: 072-311-008

Parking Area (See Site Plan & Grading/Drainage Plan for more details)



FLOOR PLAN - Building #1

7575 Carrisa Highway, Santa Margarita, CA
APN: 072-311-008

KEY - Building # 1

- A - Compost Area
- B, D - Mother Rooms
- C, E - Research & Development