COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, *INTERIM DIRECTOR*

THIS IS A NEW PROJECT REFERRAL

DATE: 3/26/2018

TO: 5th District Legislative Assistant, Building Division, Cal Fire/County Fire, Public Works, CA Fish and Wildlife, RWQCB, U.S. Forest Service, U.S. Fish and Wildlife, Santa Margarita Area Advisory Council, AB 52

FROM: Brandi Cummings, bcummings@co.slo.ca.us or (805) 781-1006

PROJECT NUMBER & NAME: DRC2018-00029 Joseph
PROJECT DESCRIPTION: Proposed Minor Use Permit for 1 acre outdoor cannabis cultivation site at 5555 W. Pozo Rd. Santa Margarita, CA
APN(S): 070-251-005

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

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

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Miranda Joseph Daytime Phone 805.459.6549
Mailing Address 5555 Wt Pozo Rd, Santa Margarita, CA Zip Code 93453
Email Address: mjoseph11@hotmail.com

☑ Applicant Name Michael Joseph Daytime Phone 619-972-2250
Mailing Address 5555 Wt. Pozo Rd, Santa Margarita, CA Zip Code 93453
Email Address: ranchoecomar@gmail.com

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

PROPERTY INFORMATION

Total Size of Site: 139.1 Acres Assessor Parcel Number(s): 070-251-005
Legal Description: T30S, R13E, Section 9
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.: see Page 2 of Checklist "Legal Easement Directions"
Describe current uses, existing structures, and other improvements and vegetation on the property:
see "Operation Plan" on page 6 of Checklist, also "Background" on page 1

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): see "Operations Plan" on page 6 of checklist

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 3/16/18

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): none

Describe existing and future access to the proposed project site: see "Legal Access" on page 2 of Checklist

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: Agriculture South: Grazing
East: Agriculture West: Grazing

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 3,360 sq. feet 0.05 % Landscaping: _____ sq. feet _____%
Paving: 0 sq. feet 0.0 % Other (specify) preserved landscape
Total area of all paving and structures: 3,360 sq ft ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 0 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 0 Height of tallest structure: 10'
Number of trees to be removed: 0 Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____
↳ see page 11 of Checklist
Proposed water source: ☑ On-site well ☐ Shared well ☑ Other Riparian & Historical Surface Right
☐ 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: CAL FIRE

For commercial/industrial projects answer the following:
Total outdoor use area: 1.1 ☐ sq. feet ☑ acres
Total floor area of all structures including upper stories: 3,360 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:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. 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.
d. 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.

↳ Please see attached Environmental Description Form Answer Sheet for more detailed answers.

Physical Site Characteristic Information

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

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 1.1 acres
   Moderate slopes - 10-20%: 0.0 acres
   20-30%: 0.0 acres
   Steep slopes over 30%: 0.0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☑ Yes ☐ No
   If yes, please describe: Trout Creek and Still Creek, both flow intermittently
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☑ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☑ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☑ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☑ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☑ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☑ No
9. 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(s) ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
   ☐ Residential ☑ Agricultural - Explain Non-Cannabis Ag, Livestock, Cannabis Cultivation
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 500 gal/day
4. How many service connections will be required? none
5. Do operable water facilities exist on the site?
   ☑ Yes ☐ No If yes, please describe: wells
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 (In Progress)

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 _____Hours /_____ GPM
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☑ Other well completion reports

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: none used (n/a)

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: not used (n/a)

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: Atascadero Municipal Dump
3. Where is the waste disposal storage in relation to buildings? see Waste Management Site 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
2. Location of nearest police station: San Luis Obispo Police Dept. 1042 Walnut St. San Luis Obispo, CA 93401
3. Location of nearest fire station: CAL FIRE Parkhill Station 40, 6140 Parkhill Rd, Santa Margarita, CA 93453
4. Location of nearest public transit stop: RTA Bus Stop, Santa Margarita, CA 93453
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: Ag and Cattle
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: uncertain of nature
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. (In progress, see Appendix G

Commercial/Industrial Project Information

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

1. Days of Operation: 6-7 days /week Hours of Operation: Fluctuates due to Farming
2. How many people will this project employ? 5
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: see Odor Control Plan (OCP) in Appendix E
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: none
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. see page 13 of checklist
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. 1 Between 4:00 to 6:00 p.m. 2

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: carpool schedule
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? n/a ☐ 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: none

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): none included at this time
2. Will the development occur in phases? ☑ Yes ☐ No
   If yes describe: Phase 2 development dependent on economic viability
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: Construction of up to 22,000 of Greenhouse, dependent on economic viability of current cultivation operation
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 *: operation is off-grid

   *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: see attached Cannabis Waste Management Plan, Along with RCD Stewardship Survey in Appendix H
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): State Medium Outdoor Medical Cultivation License, SLO County Business License

   (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

Environmental Description Form

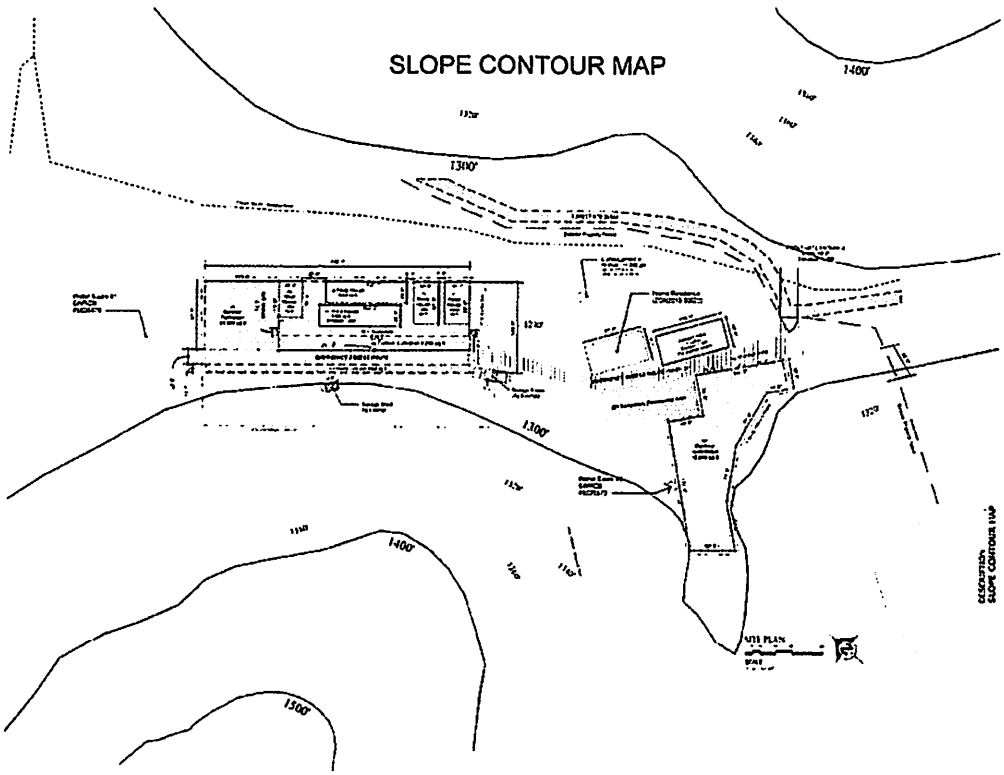
Applicant: Rancho Ecomar

Physical Site Characteristic Information

1. Estimated Topography of the site:

   The parcel is approximately a quarter section that includes the confluence of Water Canyon and Trout Creek, extending NW up the former drainage. Water Canyon and Trout Creek lie in the NW-SE axis of ridges of hard Tertiary shales dipping SW at angles approaching 60 degrees, forming the spine of the Santa Lucia Range SE from Cuesta Pass. See topographic map

Level to gently rolling, 0-10% slopes:	**1.1 acres**
Moderate slopes – 10-20%:	0.0 acres
Moderate slopes – 20-30%:	0.0 acres
Steep slopes over 30%	0.0 acres



2. Yes, Trout Creek and Still Creek are both intermittent streams that are at least 50 feet away from the site.
3. No flooding problems
4. No
5. No
6. No
7. No
8. No

9. No

WATER SUPPLY INFORMATION

1. Individual Wells
2. The proposed use of the water use is for: Non-Cannabis Agricultural and Livestock, Cannabis Cultivation
3. Please see the anticipated water demand schedule by month.

Monthly Water Usage (gallons)	2017 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
1 acre Cannabis	5,000	5,000	5,000	5,000	20,000	18,000	35,000	32,000	30,000	18,000	5,000	5,000	183,000

The daily average anticipated for the year: **500 gallons per day**

4. No service connections required
5. Operable Water Facilities Exist on site – wells, riparian & historical surface rights
6. No test performed yet.
7. Water analysis report with updated standards in progress.
8. See attached: Well Completion Reports
   Water Management Plan (below)

Proposed Water Supply

The two water sources registered with the state water board for Ag diversion of water are approved for 20 acre-feet per year. Statements of Diversion and Use for both sources were filed on June 30, 2017. A letter providing updates to these statements was sent on October 30, 2017. Special Use filings for cannabis cultivation were included with both. All of these filings are included in **Appendix C**.

The applicant has enrolled under the Cannabis General Order and Small Irrigation Use Registration Portal.

WDID# S026870

Proposed Water Usage

The applicant has tracked water usage for the past 2 years and proposes the following anticipated use to cultivate cannabis under the land use permit. Water usage for full season cannabis cultivation is seasonal. While the applicant registered a diversion amount of 2.0 acre-feet per year for Cannabis Cultivation under the Special Use filing, actual use for cannabis cultivation will fall below that amount. The below table outlines expected water use for the permitted 1 acre of outdoor cultivation. A monthly water usage comparison for wine grapes is also provided.

Monthly Water Usage (gallons)	2017 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
1 acre Cannabis	5,000	5,000	5,000	5,000	20,000	40,000	40,000	40,000	40,000	18,000	5,000	5,000	**228,000**
1 acre Wine Grapes*	n/a	n/a	n/a	n/a	29,150	57,200	103,950	98,725	68,580	n/a	n/a	n/a	**357,605**

***Data only available from May - September*

https://www.practicalwinery.com/novdec01p42.htm

Water Conservation Measures

The applicant has already employed the following water conservation measures:

1) Efficient Irrigation Techniques and Scheduling
2) Soil Moisture Enhancement Techniques
3) "Spot" hand watering
4) Monitored hand/drip system for outdoor cultivation
5) Hoop Structures are hand watered at all times.

Well Logs

The applicant has well logs for usage for the past 2 years.

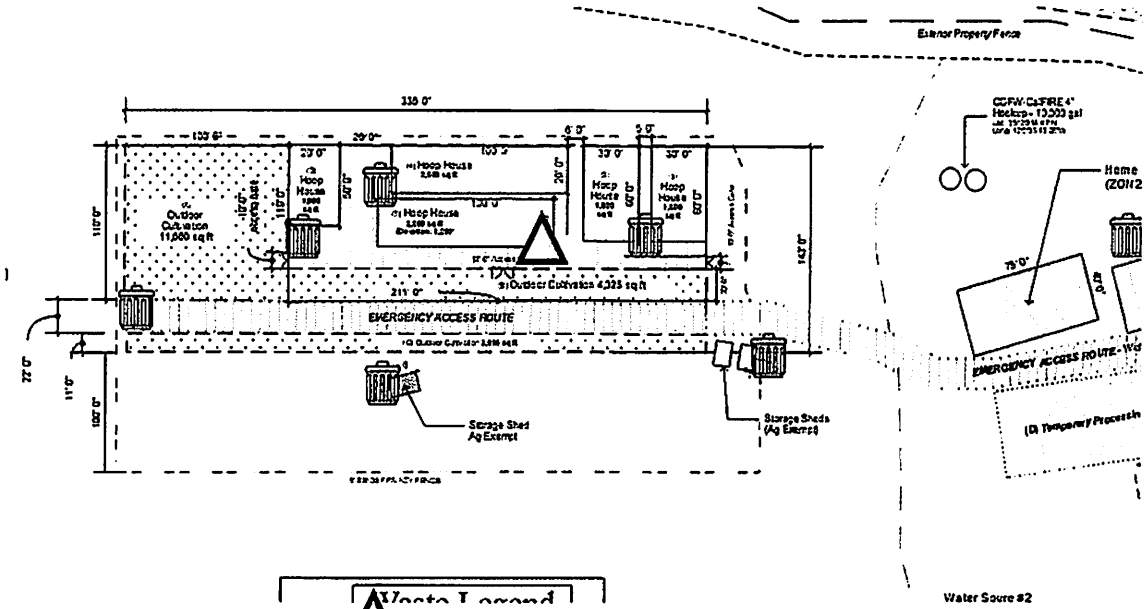
SEWAGE DISPOSAL INFORMATION

No on-site subsurface sewage disposal system will be used.

There is no planned use of a community sewage disposal system due to proximity.

SOLID WASTE INFORMATION

1. Agricultural
2. Atascadero Municipal Dump
3. See below Waste Disposal Site Plan



4. See above Site Plan for Waste Legend

COMMUNITY SERVICE INFORMATION

1. Atascadero Unified
2. San Luis Obispo Police Department, 1042 Walnut St, San Luis Obispo, CA 93401
3. CAL FIRE Parkhill Station 40, 6140 Parkhill Rd, Santa Margarita, CA 93453
4. Regional Transit Authority Bus Stop, Santa Margarita, CA 93453
5. No

HISTORIC AND ARCHEOLOGICAL INFORMATION

1. Ag and Cattle
2. Yes, uncertain of nature
3. Yes, in process. See Appendix G.

COMMERCIAL/INDUSTRIAL PROJECT INFORMATION

1. 6 – 7 days of operation a week, depending on season.
   Hours of Operation: Fluctuates due to the nature of farming
2. 5
3. No
4. Yes, Medical Cannabis emits odor when flowering. The proximity of the site is the first defense in odor control. RE has prepared the attached Odor Control Plan (OCP) found in **Appendix E**
5. No
6. None
7. No
8. Yes

Traffic Analysis

Commercial Operations call for 2 round trips per day for a commuter truck. 4 Commercial Deliveries per year (soil, and farm supplies). This is within standards for the access road. Please see the following traffic study conducted in 2017.

Figure 3 - Traffic Analysis – Trip Generation

Time of Year	Headcount	Daily Trips*	Peak Hour Trips					
			Weekday AM			Weekday PM		
Typical Operations			In	Out	Total	In	Out	Total
Regular	2	4	1	1	2	1	1	2
Harvest**	10	12	3	3	6	3	3	6
	TOTAL:	16	4	4	8	4	4	8

** round trips from Santa Margarita, CA*
*** Harvest operations occur for 30 days in the Fall, dependent on crop*

The amount of dust generated from the above traffic analysis is expected to be minimal. Dust mitigation plans are currently in place to further reduce the potential for dust pollution.

9. Between 7:00 – 9:00 a.m. 1 Between 4:00 to 6:00 p.m. 2
10. Yes, Carpooling schedule already established
11. No

AGRICULTURAL INFORMATION

1. No

2. n/a
3. None

SPECIAL PROJECT INFORMATION

1. None included at this time
2. Yes, phase 2 development dependent on economic viability of cultivation operation
3. Yes, Phase 2 Site Plan shows a construction of up to 22,000 sq ft of greenhouse, but this is dependent on economic viability of current cultivation operation
4. No

ENERGY CONSERVATION INFORMATION

1. Operation is off-grid

ENVIRONMENTAL INFORMATION

1. The following waste management plan lists the potential impacts from the project as well as mitigation measures already in place:

Cannabis Waste Management

Cannabis waste management – state requirements are still being developed. The applicant is waiting for final regulations to be release later in the spring before developing the permanent cannabis waste management plan.

Current

Cannabis stalks and unused plant material are collected and run through a decorticator for material uses. This aids RE in collaborating with Cal-Poly on a Hemp Stock Material Project with graduate students.

The applicant has proactively engaged Upper Salinas Las Tablas Resource Conservation District (RCD) to act as a pilot facility for the good stewardship program RCD is developing. The initial stewardship scorecard is included in **Appendix H**.

2. No
3. No

OTHER RELATED PERMITS

The Applicant is applying for a state Medium Outdoor Medical Cultivation License. The applicant will process, dry, cure and trim product on site within existing site map footprint. The applicant plans to work with distribution and mobile delivery partners in San Luis Obispo County in servicing over 2,000 patients. Additional fresh product will be picked up by licensed distributors and taken for processing into medical cannabis extracts. The applicant will apply for a business license with the county.

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

- [x] Cultivation
- [ ] Testing Facility
- [ ] Nursery
- [ ] Dispensary
- [ ] Manufacturing Facility
- [ ] 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- 00027 .

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: Michael Joseph

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

- [x] Yes
- [ ] No

What type of State cultivation license are you seeking?

- [ ] Type 1
- [ ] Type 5
- [ ] Mixed-light
- [ ] Type 2
- [ ] Microbusiness
- [x] Type 3
- [ ] Indoor
- [ ] Type 4
- [x] Outdoor

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.

43,211 sq

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
Diesel Generator	500 kwh x 40 hours = 20,000 kwh /Annually
Solar Panels	Bulldozed during Fire. Phase 2 rebuild
Total Annual kWh:	20,000 kWh/Annually

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 #1, Surface	Well #1, Surface	
Month and Year		2018 gal/day	2017	
1	JAN	5,000 gal/day	5,000 gal/day	
2	FEB	5,000	5,000	
3	MAR	5,000	5,000	
4	APR	5,000	5,000	
5	MAY	20,000	20,000	
6	JUN	40,000	40,000	
7	JUL	40,000	40,000	
8	AUG	40,000	40,000	
9	SEP	40,000	40,000	
10	OCT	18,000	18,000	
11	NOV	5,000	5,000	
12	DEC	5,000	5,000	
Totals		228,000 *	228,000	

* See Watermanagment Plan on Page 5 of Checklist

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☑ Yes ☐ No

List of pesticides anticipated to be used: Plant Therapy (Organic), Organic Raw Sulphur, Garlic Oil, Peppermint Oil

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

RANCHO ECOMAR MUP

Application Checklist

1. PROJECT DESCRIPTION

The applicant is seeking a Minor Use Permit for an existing commercial cannabis cultivation operation located in Water Canyon near Santa Margarita. The project includes two separate outdoor cultivation areas totaling less than 1 acre of canopy square footage. There are several existing structures in the area that are ag exempt and not used by the commercial operation. The project site is located in the Rural Lands land use category and is located at 5555 We Pozo Rd in Water Canyon just off Forest Rte 29S04 (Figure 1: Site Plan)

2. BACKGROUND

The ranch in Water Canyon has functioned off & on as a residence and ranch since 1962. The residential structure was originally built in 1952. This structure is not used for cannabis cultivation. The applicant has operated a medical cannabis collective cultivation operation on the site since 2006. In 2016, the applicant was granted an emergency ordinance permit (CCM2016-00027).

Rancho Ecomar (RE) has provided free medicine for various small trials for Angelmans Syndrome, Dravet Syndrome, Autism and Parkinsons/Alzheimers. RE also collaborates with RAND Corporation, serving as a data collection center for District 5 in San Luis Obispo County. RE collaborates with research groups from UC-Davis and California Polytechnic State University on several cannabis and wildlife studies.

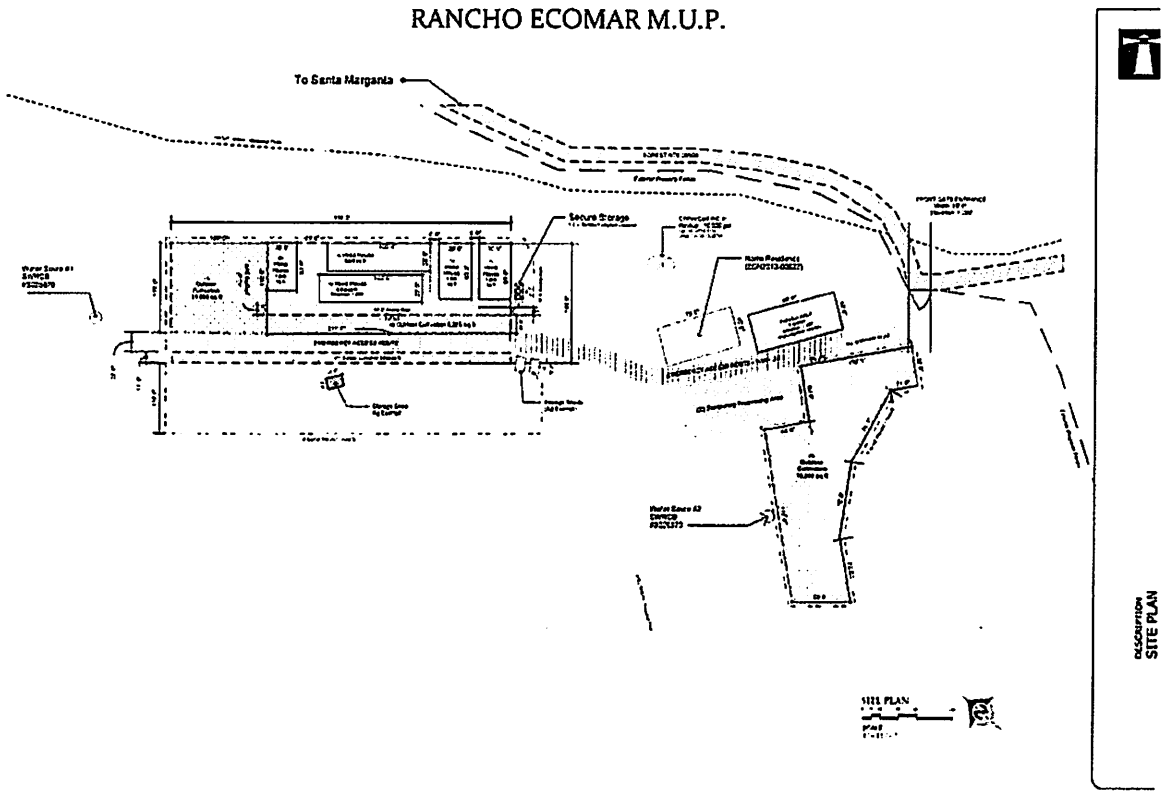


FIGURE 1 – Rancho Ecomar Site Plan

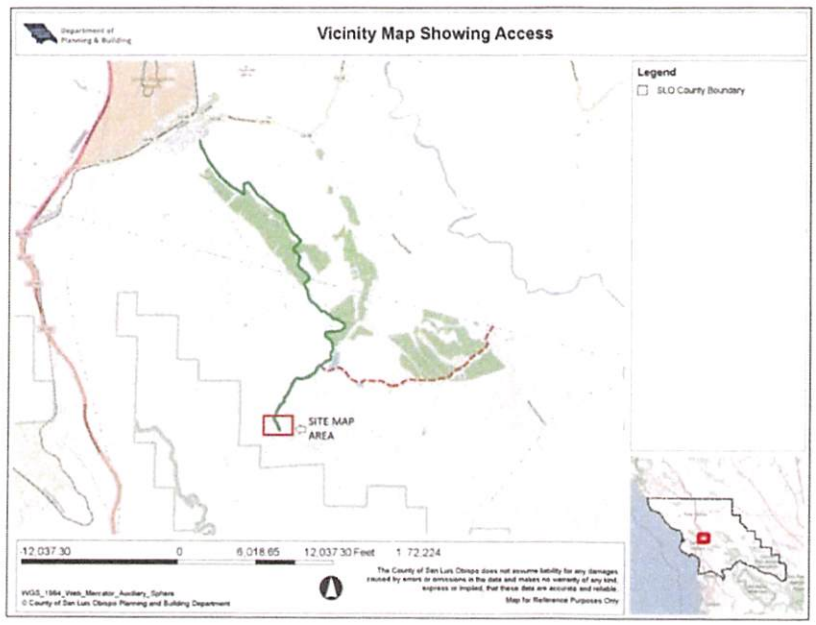
3. Legal Lot Verification

Township 30S, Range 13E, Section 9, in the County of San Luis Obispo

4. Legal Grant Deed Verification:

Please see Grant Deed in **Appendix A**

5. Proof of Legal Access



Right of Easement is included in **Appendix B**

6. Legal Easement Directions

From Santa Margarita, CA – proceed through Encina Ave gate southeast through vineyards for 3 miles. Take Forest Route 29S04 south west for 1 mile into Water Canyon.

7. Emergency Easement Directions

Access via W. Pozo Road via 1 mile and 5 mile, west to Water Canyon.

8. Vicinity Map

The site is located over 4 miles away from all the listed sensitive uses in the ordinance. The below vicinity map charts the 1,000 feet surround area of the site, indicating there are no sensitive uses conducted within 1,000 feet.

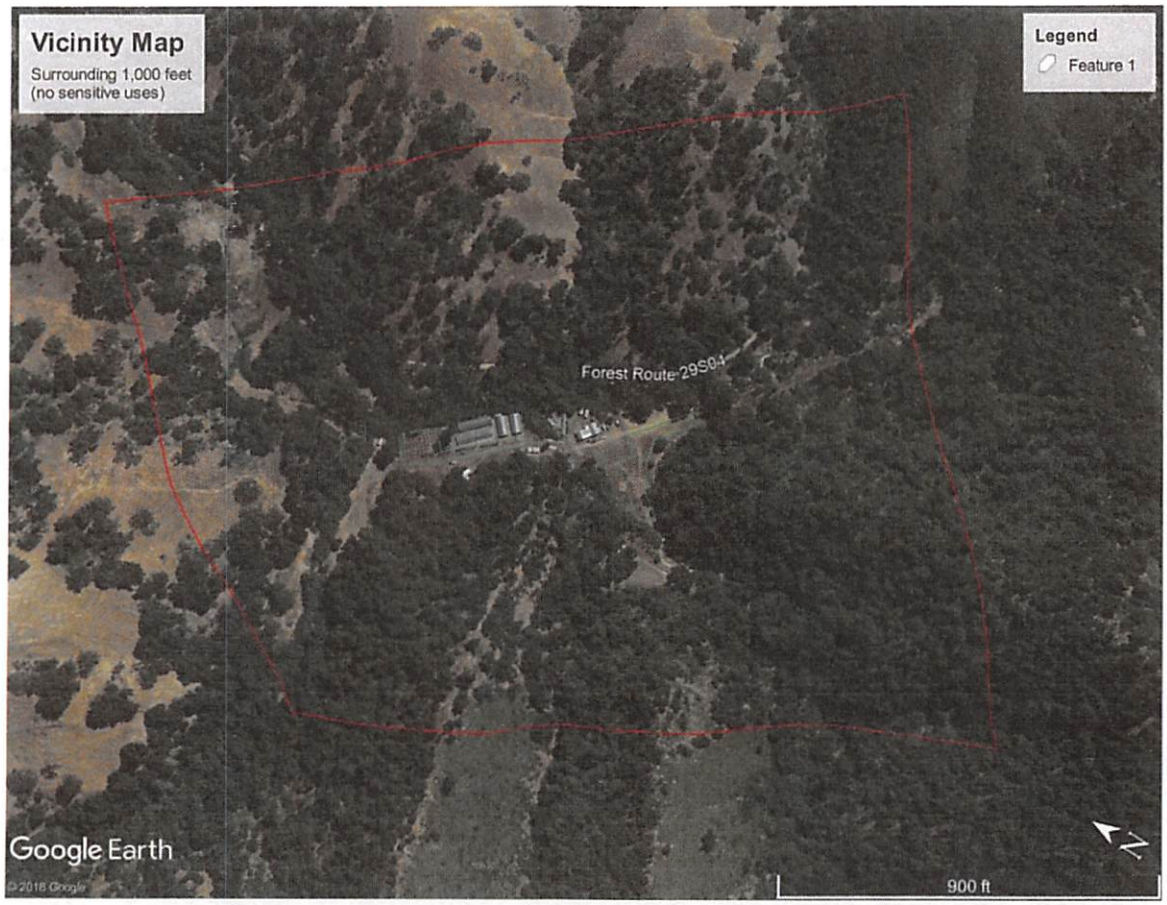


Figure 2: Vicinity Map

9. Storm Water Control Plan (SWCP)

The site is NOT in a MS4 area and does NOT require a Storm Water Control Plan. R.C.D. inspected.

10. Storm Water Pollution Prevention Plan

Site disturbance for this land use permit is expected to be less than one acre and therefore a SWPPP is not required. If Staff feels a SWPPP is required for this site, the applicant will enlist a third-party to prepare a SWPPP and register for a WDID number. R.C.D. inspected.

11. Water Management Plan

Proposed Water Supply

The two water sources registered with the state water board for Ag diversion of water are approved for 20 acre-feet per year. Statements of Diversion and Use for both sources were filed on June 30, 2017. A letter providing updates to these statements was sent on October 30, 2017. Special Use filings for cannabis cultivation were included with both. All of these filings are included in **Appendix C.**

The applicant has enrolled under the Cannabis General Order and Small Irrigation Use Registration Portal.

WDID# S026870

Proposed Water Usage

The applicant has tracked water usage for the past 2 years and proposes the following anticipated use to cultivate cannabis under the land use permit. Water usage for full season cannabis cultivation is seasonal. While the applicant registered a diversion amount of 2.0 acre-feet per year for Cannabis Cultivation under the Special Use filing, actual use for cannabis cultivation will fall below that amount. The below table outlines expected water use for the permitted 1 acre of outdoor cultivation. A monthly water usage comparison for wine grapes is also provided.

Monthly Water Usage (gallons)	2017												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
1 acre Cannabis	5,000	5,000	5,000	5,000	20,000	40,000	40,000	40,000	40,000	18,000	5,000	5,000	228,000
1 acre Wine Grapes*	n/a	n/a	n/a	n/a	29,150	57,200	103,950	98,725	68,580	n/a	n/a	n/a	357,605

**Data only available from May - September*

https://www.practicalwinery.com/novdec01p42.htm

Water Conservation Measures

The applicant has already employed the following water conservation measures:

1) Efficient Irrigation Techniques and Scheduling
2) Soil Moisture Enhancement Techniques
3) "Spot" hand watering
4) Monitored hand/drip system for outdoor cultivation
5) Hoop Structures are hand watered at all times.

Well Logs

The applicant has well logs for usage for the past 2 years.

12. OPERATION PLAN

This Type 3-M Medical Cannabis Outdoor cultivation operation has been in steady operation since 2006, servicing San Luis Obispo County patients under several collectives: Rancho Ecomar, Sungrown Wellness and the Write Collective. The applicant wishes to continue operation under the new county ordinance and register as a medium outdoor cultivation, under the "Medical" designation. The Rancho Ecomar Family carries on a proud tradition first forged when the family cabin was built on the property back in 1952. The land has served the family well ever since, and will continue to serve the people of San Luis Obispo.

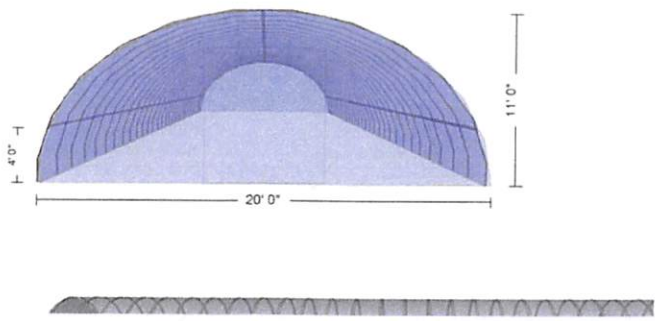
The applicant has registered Rancho Ecomar LLC to be the license holder for state licensing (Temp Application #). The applicant also intends for this entity to hold the Minor Use Permit. The applicant has registered for a business license in San Luis Obispo County and is current with the BOE (BOE Quarterly Sales and Use Account Number.)

The current operation consists of four outdoor cultivation areas and five hoop houses. The square footage of the canopy area is shown in the table below:

Cultivation Canopy Area	Dimensions (W x D)	Square Footage	Location on Site Map	Water Source S026870
Hoop Structure #1	30' x 60'	1,800	(1)	1
Hoop Structure #2	30' x 60'	1,800	(2)	1
Hoop Structure #3	20' x 100'	2,000	(3)	1
Hoop Structure #4	20' x 100'	2,000	(4)	1
Hoop Structure #5	20' x 50	1,000	(5)	1
Outdoor Area A	100' x 110'	11,000	(A)	1
Outdoor Area B	20' 6" x 211'	4,325	(B)	1
Outdoor Area C	11' x 336'	3,696	(C)	1
Outdoor Area D	Polygonal	15,590	(D)	2
	TOTAL:	**43,211**		

13. Hoop Structures

The applicant has installed the above Hoop Structures to comply with county policy. As such, the hoop structures currently existing on site comply with Section 19.02/020(f):1.11 of the county building code. They are temporary in nature and fall under the maximum dimension requirements. The plastic cover is 6mil thick and the structure does not include any permanent plumbing, electrical or mechanical systems.



Hoop House Dimensions

14. State Licenses

The Applicant is applying for a state Medium Outdoor Medical Cultivation License. The applicant will process, dry, cure and trim product on site within existing site map footprint. The applicant plans to work with distribution and mobile delivery partners in San Luis Obispo County in servicing over 2,000 patients. Additional fresh product will be picked up by licensed distributors and taken for processing into medical cannabis extracts.

15. Security Plan

The security plan for the operation is included in **Appendix D.**

16. Odor Control Plan

See Odor Control Plan (OCB) in the **Appendix E**

All cannabis cultivation shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite. All structures utilized for indoor cannabis cultivation shall be equipped and/or maintained with sufficient ventilation controls (e.g. carbon scrubbers) to eliminate nuisance odor emissions from being detected offsite.

17. Sign Information

Signage for entrance and fenced areas:

Cannabis Cultivation Sign

Warning Sign

18. Employee Safety and Training Plan

Employee Safety and Training Manual attached in **Appendix F**

19. Statement of Neighborhood Compatibility

The applicant sees no conflict in neighborhood compatibility for this minor use permit.

20. Waste Management Plans (Solid & Liquid Waste)

Solid Waste: Trash cans are located throughout the site and identified on the solid waste receptacle map below.

Liquid Waste: 3 layered (Metal, Plastic, Metal) drum located at front gate for pickup.

Cannabis Waste Management

Cannabis waste management – state requirements are still being developed. The applicant is waiting for final regulations to be release later in the spring before developing the permanent cannabis waste management plan.

Current

Cannabis stalks and unused plant material are collected and run through a decorticator for material uses. This aids RE in collaborating with Cal-Poly on a Hemp Stock Material Project with graduate students.

23. Planning Area Requirements

General Development Standards

Topic	Standard	Proposed	Complies?
Allowable Land Uses, Permit Requirement			
	"Cannabis Cultivation" is an allowed use in the Rural Lands land use category. A Minor Use Permit is required.	MUP, Tier 3 Application has been submitted	Yes
General Property Development Standards			
Location	No cultivation within 1,000 ft of sensitive areas	Cultivation is 4 miles from sensitive areas	Yes
	No cultivation within 50 feet of creeks	Cultivation area is at least 50 feet from the upper edge of the riparian vegetation.	Yes
Minimum Site Area	Outdoor cultivation in Rural Land (RL) is limited to site areas larger than 50 acres	APN: 070-251-005 is 160 acres	Yes
Setbacks	Outdoor cannabis cultivation shall be setback a minimum of 300 feet from the property lines of the site or public right-of-way	Cultivation area is at least 300 feet from property line	Yes
Air Quality	Cannabis cultivation sites located on an unpaved road shall provide, at a minimum, in order to mitigate the air pollution (i.e. dust) effects created by the use.	Applicant plans: 1. Full Mitigation Plan 2. Road Maintenance 3. Dust Agreement	Yes
Water	Cannabis cultivation sites that require a land use permit and are in a groundwater basin at Level of Severity III pursuant to the last Biennial Resource Management System report shall provide an estimate of water demand prepared by a licensed professional engineer or other expert on water demand, as approved by the Director of Planning and Building, and a detailed description of how the new water demand will be offset. All water demand within a groundwater basin at Level of Severity III shall offset at a minimum 1:1 ratio, unless a greater offset is required through land use permit approval. All water demand within an identified Area of Severe Decline shall offset at a minimum 2:1 ratio, unless a greater offset is required through land use permit approval. Offset clearance shall be obtained through a County-approved water conservation program for the respective groundwater basin, prior to the establishment of the use or receipt of Business License Clearance pursuant to Section 22.62.020.	Applicant has filed all required forms with state and regional water boards.	Yes
Screening & Fencing	Cannabis plants shall not be easily visible from offsite. All cannabis cultivation activities shall occur within a secure fence at least six (6) feet in height that fully encloses the cultivation area and prevents easy access to the site. The fence must include a lockable gate(s) that is locked at all times, except for during times of active ingress/egress. Said fence shall not violate any other ordinance, code Section, or provision of law regarding the height, location, materials, or other fencing restrictions, and shall be both solid and durable. All screening and fencing shall conform to the requirements of applicable area, community, specific and design plans.	Applicant plans: 1. Fully Enclosed 6' Beige Fencing 2. KNOX Locks on Gates 3. Discreet Landscaping	Yes
Renewable Energy	All sites engaging in artificial light or mixed-light indoor cannabis cultivation shall comply with State regulations regarding energy requirements.	Operation is completely natural light – full season	
Nuisance Odors	All cannabis cultivation shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite. All structures utilized for indoor cannabis cultivation shall be equipped and/or maintained with sufficient ventilation controls (e.g. carbon scrubbers) to eliminate nuisance odor emissions from being detected offsite	Odor Mitigation Plan attached	Yes
Pesticides	Pesticides and fertilizers shall be properly labeled, stored, and applied to avoid and prevent contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife.	Applicant has provided materials list	Yes
Use of a residence	Except for those activities considered exempt pursuant to Section 22.40.030, no structure originally constructed for residential purposes or that served as a residence as of August 23, 2016, shall be used for the cultivation of cannabis.	Existing home structure is not used for commercial operations	Yes
Monitoring Program	Monitoring Program	Applicant will apply to county monitoring programs as they are developed	Yes

24. Community Plan/Specific Plan/Design Plan

None required

25. Archeological Report

The applicant has already engaged with a licensed Archaeologist to perform a Phase 1 archaeological report. The engagement letter for work to be scheduled is included in **Appendix G.**

26. Botanical/Biological Report

The applicant has proactively engaged Upper Salinas Las Tablas Resource Conservation District (RCD) to act as a pilot facility for the good stewardship program RCD is developing. The initial stewardship scorecard is included in **Appendix H.**

An additional evaluation from the UC Santa Barbara of the applicant's stewardship of the Water Canyon property is included in **Appendix I.**

27. Geologic Report

The property is NOT in a Geologic Study Area (GSA)

28. Noise Study

This property is at least 4 miles away from the nearest neighbor. Mechanical noise during operations is not expected to exceed County standards or adversely impact surrounding noise sensitive uses

29. Traffic Analysis

Commercial Operations call for 2 round trips per day for a commuter truck. 4 Commercial Deliveries per year (soil, and farm supplies). This is within standards for the access road. Please see the following traffic study conducted in 2017.

Figure 3 - Traffic Analysis – Trip Generation

Time of Year	Headcount	Daily Trips*	Peak Hour Trips					
			Weekday AM			Weekday PM		
Typical Operations			In	Out	Total	In	Out	Total
Regular	2	4	1	1	2	1	1	2
Harvest**	10	12	3	3	6	3	3	6
	TOTAL:	16	4	4	8	4	4	8

** round trips from Santa Margarita, CA*
*** Harvest operations occur for 30 days in the Fall, dependent on crop*

The amount of dust generated from the above traffic analysis is expected to be minimal. Dust mitigation plans are currently in place to further reduce the potential for dust pollution.

30. Parking Plan

While this is an agricultural operation and therefore improved off-street parking is not required, there is an unimproved parking area that currently provides the parking needs of all employees, visitors and loading activities entirely on the site of use, per Section 22.10.050.

31. Visual Analysis

This property is over several miles away from significant visual corridors, as identified in the Open Space Element or the Land Use Element.

32. Energy Conservation Information

Applicant has plans in Phase 2 to install solar installations to replace the old installations bulldozed in the Water Canyon fire in 2012 by independent contractor-operator.

33. SUPPLEMENTAL DEVELOPMENT STATEMENT

Project Staging Schedule as follows:

Phase 1 - 2018

- 1 acre Medium Outdoor Cultivation in 2018

Phase 2 – 2019 or later (if economically viable)

- Second cultivation permit
  - Up to 22,000 sq ft greenhouse installed near Cultivation Area #2 (see Phase 2 site map)
- Solar Installation for well pumps

The applicant would also like to submit the following letters that evidence good stewardship efforts and transparency. The commercial cultivation has provided microeconomic data that has been shared with RAND Corporation's Drug Policy Research Center. The applicant feels that good data will allow for good policy. The data collected from these efforts has already informed policy in Monterey County. Please see attached research letter in **Appendix J.**

Appendix C

Statements of Diversion and Use, Special Filings and Amendments Letter

SAN LUIS OBISPO COUNTY HEALTH AGENCY

PUBLIC HEALTH DEPARTMENT

Environmental Health Services Division

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
805-781-5544 • FAX 805-781-4211

Jeff Hamm
Health Agency Director

Gregory W. Thomas, M.D., M.P.H.
Health Officer/Public Health Administrator

Curtis A. Batson, R.E.H.S.
Director of Environmental Health

August 22, 2007

Michael Joseph
PO Box 1038
Santa Margarita, CA 93453

RE: Well Site Approval for Permit #2007-282
APN# 070-251-005

This correspondence is to inform you that an inspection was made of your well site located in **Township 30S, Range 13E, Section 9,** in the County of San Luis Obispo. The site is approved with the condition that no concentrated sources of pollution, such as a sewage disposal system, animal enclosure, chemical storage area, fuel storage tanks etc., will be located within a minimum of 100 feet laterally of the well. For public water supply wells, a minimum 200 foot lateral separation shall be maintained from concentrated sources of pollution. As these are minimum distancing requirements, well owners are encouraged to maintain as much distance as is practical between their well and potential sources of pollution.

Also, be advised that the space between the well casing and the wall of the drilled hole, referred to as the annular space, shall be effectively sealed to protect against contamination or pollution by surface and/or shallow subsurface waters. It is to your benefit to be certain that your well contractor provides the annular seal as required by law. The depth of the annular seal is dependent upon several factors and may extend to a depth greater than fifty feet below ground surface. The sealing material shall consist of neat-cement grout, sand-cement grout, concrete or bentonite clay.

Whenever test holes are drilled, all undeveloped holes are required to be destroyed pursuant to the State of California Water Well Standards Bulletins 74-81 and 74-90. In most cases this includes filling the upper twenty feet (minimum) of the dry hole with suitable sealing material. The lawful destruction of test holes is necessary in order to prevent a safety hazard and the pollution of groundwater. Well owners are encouraged to work with their well drilling contractor to ensure that test holes are properly destroyed.

A final approval letter will be forthcoming from this office after we receive the Well Completion Report from **Miller Drilling.**

R. Lichtenfels

RICHARD J. LICHTENFELS, R.E.H.S., M.P.H.
Supervising Environmental Health Specialist

SAN LUIS OBISPO COUNTY HEALTH AGENCY

PUBLIC HEALTH DEPARTMENT
Environmental Health Services Division
2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
805-781-5544 • FAX 805-781-4211

Jeff Hamm
Health Agency Director

Gregory W. Thomas, M.D., M.P.H.
Health Officer/Public Health Administrator

Curtis A. Batson, R.E.H.S.
Director of Environmental Health

August 22, 2007

Michael Joseph
PO Box 1038
Santa Margarita, CA 93453

RE: Well Site Approval for Permit #2007-283
APN# 070-251-005

This correspondence is to inform you that an inspection was made of your well site located in **Township 30S, Range 13E, Section 9,** in the County of San Luis Obispo. The site is approved with the condition that no concentrated sources of pollution, such as a sewage disposal system, animal enclosure, chemical storage area, fuel storage tanks etc., will be located within a minimum of 100 feet laterally of the well. For public water supply wells, a minimum 200 foot lateral separation shall be maintained from concentrated sources of pollution. As these are minimum distancing requirements, well owners are encouraged to maintain as much distance as is practical between their well and potential sources of pollution.

Also, be advised that the space between the well casing and the wall of the drilled hole, referred to as the annular space, shall be effectively sealed to protect against contamination or pollution by surface and/or shallow subsurface waters. It is to your benefit to be certain that your well contractor provides the annular seal as required by law. The depth of the annular seal is dependent upon several factors and may extend to a depth greater than fifty feet below ground surface. The sealing material shall consist of neat-cement grout, sand-cement grout, concrete or bentonite clay.

Whenever test holes are drilled, all undeveloped holes are required to be destroyed pursuant to the State of California Water Well Standards Bulletins 74-81 and 74-90. In most cases this includes filling the upper twenty feet (minimum) of the dry hole with suitable sealing material. The lawful destruction of test holes is necessary in order to prevent a safety hazard and the pollution of groundwater. Well owners are encouraged to work with their well drilling contractor to ensure that test holes are properly destroyed.

A final approval letter will be forthcoming from this office after we receive the Well Completion Report from **Miller Drilling.**

R. Lichtenfels

RICHARD J. LICHTENFELS, R.E.H.S., M.P.H.
Supervising Environmental Health Specialist

*The free Adobe Reader may be used to view and complete this form. However, software must be purchased to complete, save, and reuse a saved form.

File Original with DWR

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. e062192

Page 1 of 1

Owner's Well Number #2

Date Work Began 09/27/2007 Date Work Ended 10/1/2007

Local Permit Agency SAN LUIS OBISPO COUNTY HEALTH DEPT

Permit Number 2007-283 Permit Date 8/21/07

DWR Use Only – Do Not Fill In

State Well Number/Site Number

N Latitude W Longitude

APN/TRS/Other

Geologic Log

Orientation ⦿ Vertical ○ Horizontal ○ Angle Specify

Drilling Method ROTARY Drilling Fluid BENTONITE

Depth from Surface Feet	to Feet	Description — Describe material, grain size, color, etc
0	5	YELLOW SHALE
5	37	SHALE GRAVEL
37	60	BLUE CLAY SANDSTONE WITH SANDSTONE
		FRACTUED STRINGERS
		NOTE: ANY PERSON REMOVING THE CAP
		FROM THIS WELL OTHER THAN MILLER
		DRILLING CO OR AUTHORIZED CONTRACTOR
		APPROVED BY US WILL VOID ALL
		STRUCTURAL WARRANTIES.
		BLOW TEST: 60+ GPM @ 55 FT.

Total Depth of Boring 60 Feet

Total Depth of Completed Well 55 Feet

Well Owner

Name MICHAEL JOSEPH & MIRANDA YOUNG JOSEPH

Mailing Address P O BOX 1038

City SANTA MARGARITA State CA Zip 93453

Well Location

Address POZO ROAD SITE #2

City SANTA MARGARITA County San Luis Obispo

Latitude 35 Deg. 20 Min. 13 Sec. N Longitude 120 Deg. 35 Min. 14 Sec. W

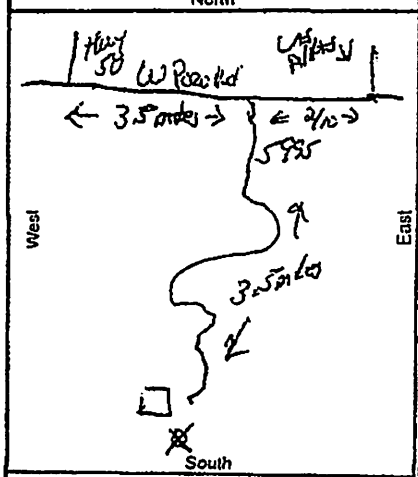
Datum Decimal Lat. Decimal Long.

APN Book 070 Page 251 Parcel 005

Township 30S Range 13E Section 9

Location Sketch

(Sketch must be drawn by hand after form is printed.)



Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.

Activity

⦿ New Well
○ Modification/Repair
○ Deepen
○ Other
○ Destroy
Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

⦿ Water Supply
☑ Domestic ☐ Public
☐ Irrigation ☐ Industrial
○ Cathodic Protection
○ Dewatering
○ Heat Exchange
○ Injection
○ Monitoring
○ Remediation
○ Sparging
○ Test Well
○ Vapor Extraction
○ Other

Water Level and Yield of Completed Well

Depth to first water 17 (Feet below surface)

Depth to Static Water Level 17 (Feet) Date Measured 10/01/2007

Estimated Yield * (GPM) Test Type

Test Length (Hours) Total Drawdown (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet	to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size If Any (Inches)
0	15	9 7/8	BLANK	F480 PVC	.265	5		
15	55	9 7/8	PERF	F480 PVC	.265	5	Milled Slots	0.040

Annular Material

Depth from Surface Feet	to Feet	Fill	Description
0	15	CEMENT	10
15	55	GRAVEL PACK	BIRDSEYE

Attachments

☐ Geologic Log
☐ Well Construction Diagram
☐ Geophysical Log(s)
☐ Soil/Water Chemical Analyses
☐ Other

Attach additional information, if it exists.

Certification Statement

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

Name MILLER DRILLING COMPANY
Person, Firm or Corporation

301 NORTH MAIN STREET TEMPLETON CA 93465
Address City State Zip

Signed Kurt Rollinger 10/02/2007 324634 BB
C-57 Licensed Water Well Contractor Date Signed C-57 License Number

DWR 188 REV. 1/2006

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

e Adobe Reader may be used to view and complete this form. However, software must be purchased to complete, save, and reuse a saved form.
iginal with DWR

1 of 1

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. e062190

's Well Number #1

Work Began 09/26/2007 Date Work Ended 9/27/2007

Permit Agency SAN LUIS OBISPO COUNTY HEALTH DEPT

t Number 2007-282 Permit Date 8/21/07

DWR Use Only – Do Not Fill In

State Well Number/Site Number

Latitude N Longitude W

APN/TRS/Other

Geologic Log

Orientation ⦿ Vertical ○ Horizontal ○ Angle Specify

ling Method ROTARY Drilling Fluid BENTONITE

Depth from Surface Feet	to Feet	Description (Describe material, grain size, color, etc)
	5	YELLOW SHALE - LOOSE
	32	SHALE GRAVEL
	35	SANDY DARK BLUE CLAY
	45	SANDSTONE & BLUE CLAY
		NOTE: ANY PERSON REMOVING THE CAP
		FROM THIS WELL OTHER THAN MILLER
		DRILLING CO OR AUTHORIZED CONTRACTOR
		APPROVED BY US WILL VOID ALL
		STRUCTURAL WARRANTIES.
		BLOW TEST: 80+ GPM @ 40 FT.

Total Depth of Boring 45 Feet

Total Depth of Completed Well 40 Feet

Well Owner

Name MICHAEL JOSEPH & MIRANDA YOUNG JOSEPH

Mailing Address P O BOX 1038

City SANTA MARGARITA State CA Zip 93453

Well Location

Address POZO ROAD SITE #1

City SANTA MARGARITA County San Luis Obispo

Latitude 35 Deg. 20 Min. 19 Sec. N Longitude 120 Deg. 35 Min. 18 Sec. W

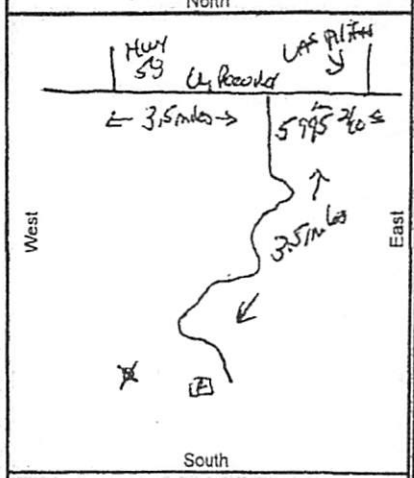
Datum Decimal Lat. Decimal Long.

APN Book 070 Page 251 Parcel 005

Township 30S Range 13E Section 9

Location Sketch

(Sketch must be drawn by hand after form is printed.)



Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.

Activity

⦿ New Well
○ Modification/Repair
○ Deepen
○ Other
○ Destroy
Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

⦿ Water Supply
☐ Domestic ☐ Public
☑ Irrigation ☐ Industrial
○ Cathodic Protection
○ Dewatering
○ Heat Exchange
○ Injection
○ Monitoring
○ Remediation
○ Sparging
○ Test Well
○ Vapor Extraction
○ Other

Water Level and Yield of Completed Well

Depth to first water 10 (Feet below surface)

Depth to Static Water Level 9 (Feet) Date Measured 09/27/2007

Estimated Yield * (GPM) Test Type

Test Length (Hours) Total Drawdown (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet	to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size If Any (Inches)
0	10	14 3/4	BLANK	F480 PVC	.410	8		
10	40	14 3/4	PERF	F480 PVC	.410	8	Milled Slots	0.040

Annular Material

Depth from Surface Feet	to Feet	Fill	Description
0	10	CEMENT	10
10	40	GRAVEL PACK	BIRDSEYE

Attachments

☐ Geologic Log
☐ Well Construction Diagram
☐ Geophysical Log(s)
☐ Soil/Water Chemical Analyses
☐ Other

tach additional information, if it exists.

Certification Statement

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

Name MILLER DRILLING COMPANY
Person, Firm or Corporation

301 NORTH MAIN STREET (Address) TEMPLETON (City) CA (State) 93465 (Zip)

Signed Kurt Bollinger (C-57 Licensed Water Well Contractor) 10/02/2007 (Date Signed) 324634 (C-57 License Number) BB

VR 188 REV. 1/2006

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

State Water Resources Control Board

DIVISION OF WATER RIGHTS

INITIAL STATEMENT OF WATER DIVERSION AND USE

A STATEMENT SHALL NOT ESTABLISH OR CONSTITUTE EVIDENCE OF A WATER RIGHT

READ THE ATTACHED INFORMATION AND INSTRUCTION SHEET BEFORE COMPLETING THIS FORM

FURTHER INFORMATION CAN BE FOUND IN WATER CODE, SECTIONS 5100-5107

Diverter Information

Diverter Name(s) Michael Joseph / Miranda Joseph			
Mailing Address P.O. Box 1038	City Santa Margarita	State CA	Zip 93453
Phone Number (619) 972 - 2250, (805) 459 - 6549	Email Address (if available) mjoseph11@hotmail.com		

Person Filing Statement

(If different from diverter information above)

Person Filing Statement Name			
Mailing Address	City	State	Zip
Phone Number	Email Address (if available)		

Land Owner Name

Land Owner Name Michael Joseph / Miranda Joseph - Married, Joint Filing			
Mailing Address P.O. Box 1038	City Santa Margarita	State CA	Zip 93453
Phone Number (619) 972 - 2250, (805) 459 - 6549	Email Address (if available) mjoseph11@hotmail.com		

Mail Receiver:

(Select one only)

- (●) Diverter
- ( ) Person Filing Statement

Checklist for Submission of an Initial Statement of Water Diversion and Use

- ☑ Answer each question completely
- ☑ Attach map referenced in Section 4 with outline of Place of Use. Include Point of Diversion location if not identified in Section 3
- ☑ Sign and Date form

UPON COMPLETION OF THIS STATEMENT, ATTACH ALL SUPPORTING DOCUMENTATION AND MAPS AND MAIL TO:

State Water Resources Control Board
Division of Water Rights
PO Box 2000
Sacramento, CA 95812-2000

Or email to

DWR-statements@waterboards.ca.gov

Additional copies of this form, instructions on how to complete this form, and water right information can be obtained at http://www.waterboards.ca.gov/waterrights/water_issues/programs/diversion_use/.

Revised March 2017

S026870

Section 1: Type of Claim

(Select all that apply to the type of claim(s) under which you are diverting water)

☑ Riparian ☐ Pre-1914 ☐ Court Decree* ☐ Pending Appropriative Application* ☐ Pueblo ☐ Other*: _____

*If you checked Court Decree, Pending Appropriative Application, or Other, list the Decree Number, Application ID Number or Status or provide an explanation

List any related existing water rights, if applicable (e.g. Appropriative Water Right ID: A012345)

Section 2: Water Course Description

Water Course Name at the Point of Diversion (POD)	Water Course is tributary to
Trout Creek	Trout Creek

Section 3: Point of Diversion and Legal Land Description

Provide the location of the POD using one of the following methods (check one box and enter data if applicable)

☑ Latitude/Longitude Measurements: Latitude: 35.338362 Longitude: -120.588107

☐ California Coordinate System (NAD1983) North: _____ East: _____ Zone: _____

☑ USGS Topographic Map with Point of Diversion labeled on map (if checked, map must identify Point of Diversion)

Assessor's Parcel Number (APN) where Point of Diversion is located (if APN has been assigned)	County
070 - 251 - 005	San Luis Obispo

Provide Public Land Description to nearest 40 acres (if assigned)

_____ ¼ of the _____ ¼ of Section 9 Township 30S Range 13E B&M _____

Section 4: Place of Use Description

(Check boxes indicating each map to be provided)

Identify the location of the place of use on a specific United States Geological Survey (USGS) Topographic Map, or County Assessor's parcel map or any other maps with identifiable landmarks. If assigned, provide the public land description to the nearest 40-acre subdivision and the assessor's parcel number.

☑ USGS Topographic Map ☐ County Assessor's Parcel Map ☐ Map with identifiable landmarks

Provide a general description of the area in which the water was used (e.g. Domestic water supply for house, and irrigated crops, campground, etc.)

Irrigated Crops

Assessor's Parcel Number(s), where the water was used (if APNs have been assigned)

070 - 251 - 005

Section 5: Purpose of Use Description

(Select all that apply)

☑ Irrigation	☐ Domestic	☐ Stock watering	☐ Other
Number of acres: Approx 8 Acres	Maximum number of persons served:	Number and type of stock:	Explain:

S026870

Section 6: Special Use

(If you have selected Yes to the question below, please fill out **Special Use Attachment** at the end of this form)

During the previous calendar year, were you using any water diverted under this statement for the cultivation of cannabis? (●) Yes ( ) No

Section 7: Diversion Works Description

Name of Diversion Works, if you wish to name (e.g. Bob's Pump)	Year in which diversion began, to the best of your knowledge. (Specify single year)
Well #1	1969

Type of Diversion Facility.(Select one only)*
*A separate Initial Statement of Water Diversion and Use must be filed for EACH diversion

( ) Gravity ( ) Water Course Pump (●) Well Pump ( ) Other: _____

Direct Diversion Information

Do you directly divert water?
(Direct refers to water taken and used immediately)

(●) Yes ( ) No

If Yes, identify Direct Diversion Works flow rate and Unit

Rate: 80.00 ( ) Cubic Feet per Second (●) Gallons per Minute ( ) Gallons per Day

Storage Diversion Information

Do you divert to storage?
(If no, skip to Section 8)

( ) Yes (●) No

If Yes, identify type of Storage

☐ On-stream Storage (if on-stream, fill in Subsection A below)
☐ Off-stream Storage (if off-stream, fill in subsections A and B below)

(A) Capacity of Storage Tank(s) or Reservoir identified in Acre-Feet or Gallons

Quantity:_____ ( ) Gallons ( ) Acre-Feet

(B) Maximum Diversion Rate of Storage Diversion Works

Rate:_____ ( ) Cubic Feet per Second ( ) Gallons per Minute ( ) Gallons per Day

Section 8: Quantity of Water Diverted

ESTIMATES (Provide the quantity of water diverted each month of the prior calendar year for all purposes)

Data being provided for calendar year: 2016 Measurement provided in: ( ) Gallons (●) Acre-Feet

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0.200	0.450	0.750	1.300	2.000	2.500	2.500	2.500	2.250	0.750	0.450	0.350	16.000

Section 9: Maximum Rate of Diversion per month

(If data is available)

Data being provided for calendar year:_____ Measurement provided in: ( ) Cubic Feet per Second (●) Gallons per Minute ( ) Gallons per Day

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Section 10: Recent Water Use

Provide data of annual water use in recent years	Minimum: 10.000	( ) Gallons	(●) Acre-Feet
	Maximum: 20.000	( ) Gallons	(●) Acre-Feet

S026870

Section 11: Water Conservation Efforts/Conjunctive Use

(Answer only fields applicable to your diversion)

Are you currently employing any methods of water conservation?	(●) Yes ( ) No
If Yes, describe any water conservation efforts in use: Efficient Irrigation Techniques & Scheduling, Soil Moisture Enhancement Techniques	
Are you now or have you been using reclaimed water from a wastewater treatment facility, desalination facility or water polluted by waste to a degree that unreasonably affects such water for other beneficial uses?	( ) Yes (●) No
Are you using groundwater in lieu of surface water?	( ) Yes (●) No

Section 12: Water Diversion Measurement

As a diverter, you may be required to measure your diversion rate and use of water. Details on your obligation to measure diversions are located at http://www.waterboards.ca.gov/waterrights/water_issues/programs/diversion_use/water_use.shtml or in the instructions at the end of this form on page 5 of 5.

I have reviewed the measurement requirements; I certify that I understand and will comply with the measurement regulations. (Initial here to certify) MJJ

Based on the measurement regulations, check the appropriate box below:

(●) I am required to measure as of the date this form is submitted

( ) I am not required to measure as of the date this form is submitted

Additional information regarding measurement of diversions

- If you are required to measure your diversion, you will need to provide information about your measurement device, the accuracy of your device, method of installation and other questions on a supplemental statement of water diversion and use during the next calendar year. Samples of questions regarding measurement for supplemental statements are located at http://www.waterboards.ca.gov/waterrights/water_issues/programs/ewrims/docs/statement.pdf
- If you have or will be cultivating cannabis, measurement of your diversions and storage will be required in accordance with the Cannabis Cultivation Policy (Policy), which is currently under development. Updates on the Policy are located at http://www.waterboards.ca.gov/water_issues/programs/cannabis/cannabis_water_rights.shtml

Section 13: Signature

I declare that the information in this report is true to the best of my knowledge and belief.

THE STATE WATER RESOURCES CONTROL BOARD MAY RELY ON THE NAMES AND ADDRESSES ON THIS DOCUMENT FOR MAILING NOTICES REGARDING PROCEEDINGS BEFORE THE BOARD. (Wat. Code, §5106, subd. (b)(1).)

SUPPLEMENTAL STATEMENTS OF WATER DIVERSION AND USE SHALL BE FILED ANNUALLY, BEFORE JULY 1 OF EACH YEAR OR IF THERE IS A CHANGE IN THE NAME OF ADDRESS OF THE DIVERTER. (Wat. Code, §5104.)

THE MAKING OF A WILLFUL MISSTATEMENT ON A STATEMENT OF WATER DIVERSION AND USE IS A MISDEMEANOR PUNISHABLE BY A FINE NOT EXCEEDING $1,000 OR BY IMPRISONMENT IN THE COUNTY JAIL FOR UP TO SIX MONTHS, OR BOTH. THE BOARD MAY IMPOSE CIVIL LIABILITY UPON A PERSON WHO KNOWINGLY MAKES A MATERIAL MISSTATEMENT ON THIS FORM (Wat. Code §5107.)

Signature: [signature] Date: 6/30/17

Printed Name: Miranda Camington Joseph
(first name) (middle name) (last name)

Michael J. Joseph X [signature]

State Water Resources Control Board

DIVISION OF WATER RIGHTS

INITIAL STATEMENT OF WATER DIVERSION AND USE

SPECIAL USE ATTACHMENT

This attachment is for additional information related to the special use of diverted water for cannabis cultivation, and must be attached to the Statement of Water Diversion and Use form for the claimed right under which water was diverted.

Cannabis Cultivation Information

(This section should only be filled out if Yes was selected in **Section 6: Special Use** regarding the prior year usage of diverted water for cannabis cultivation)

Subsection 1: Special Use

Provide the calendar year associated with reporting under this water right: 2016

Provide the total amount of water used under this water right for cannabis cultivation during the calendar year — Quantity 2.00 ( ) Gallons (●) Acre-Feet

Subsection 2: Cultivation Size and Lighting Conditions

Provide the APN(s) for all parcel(s) where cannabis is cultivated with water used under this right:

070 - 251 - 005

Provide the amount of cannabis cultivated under this water right during the calendar year by lighting condition type.

	Indoor	Outdoor	Mixed Light	
Cultivated canopy size in square feet		28,000	2,000	Square Feet
Total number of plants harvested during the calendar year		250	400	Plants harvested
Number of Harvests		2	4	Harvests

Subsection 3: Watering Method

Check all irrigation methods that have been used to cultivate cannabis? (Check all that apply)

- [x] Hand water
- [x] Drip/micro-spray irrigation
- [ ] Flood Irrigation
- [ ] Row Irrigation
- [ ] Other: _____

Subsection 4: Commercial Use

Is your cultivation of cannabis a commercial cannabis activity? (●) Yes ( ) No

If you intend to apply for a license under California Department of Food and Agriculture's Medical Cannabis Cultivation Program, your response will help the State Water Board to efficiently coordinate with the California Department of Food and Agriculture to verify your water source as required under Business and Professions Code section 19332.2.

Subsection 5: Quantity of Water Diverted for the Purpose of Cannabis Cultivation

Provide monthly diversion data specific to the cultivation of cannabis. If this is the same data as identified in the Initial Statement of Water Diversion and Use: Section 8: Quantity of Water Diverted, check this box [ ] and leave the rest of this subsection blank.

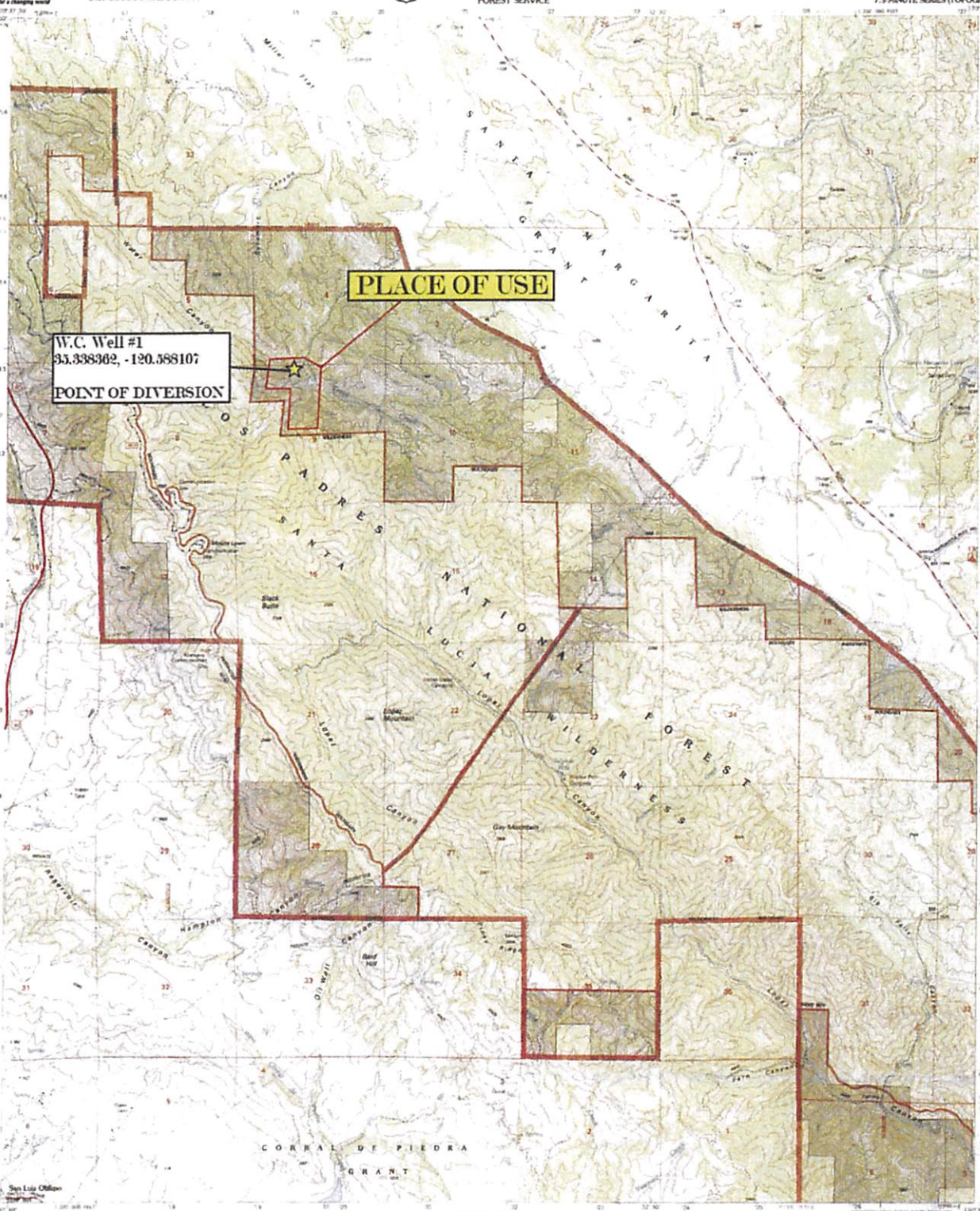
Data being provided for calendar year: 2016 Measurement provided in: ( ) Gallons (●) Acre-Feet

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0.05	0.05	0.05	0.07	0.125	0.3	0.4	0.5	0.3	0.055	0.05	0.05	2.00

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE

LOPEZ MOUNTAIN QUADRANGLE
CALIFORNIA-SAN LUIS OBISPO CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey 1993
Revision by USDA Forest Service 1995

Topography compiled 1965. Planimetry derived from imagery taken 1994 and other sources. Public Land Survey System and survey control current as of 1995.

North American Datum of 1927 (NAD 27). Projection and 10,000-foot ticks: California coordinate system, zone 5 (Lambert conformal conic). Blue 1000-meter Universal Transverse Mercator ticks, zone 10. North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey, NOAA/CN, software.

Non-National Forest System lands within the National Forest.

Inholdings may exist in other National or State ownerships.

This map is not a legal land line or ownership document. Public lands are subject to change and leasing, and may have access restrictions; check with local offices. Obtain permission before entering private lands.

SCALE 1:24 000

CONTOUR INTERVAL 40 FEET
SUPPLEMENTARY CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

HIGHWAYS AND ROADS

Primary highway
Secondary highway
Light-duty road
Unimproved, 4 wheel drive
Trail
Foot path

LOPEZ MOUNTAIN, CA
1995

S026870

Department of Planning & Building

Interactive Data Viewer

Legend

- SLO County Parcels

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

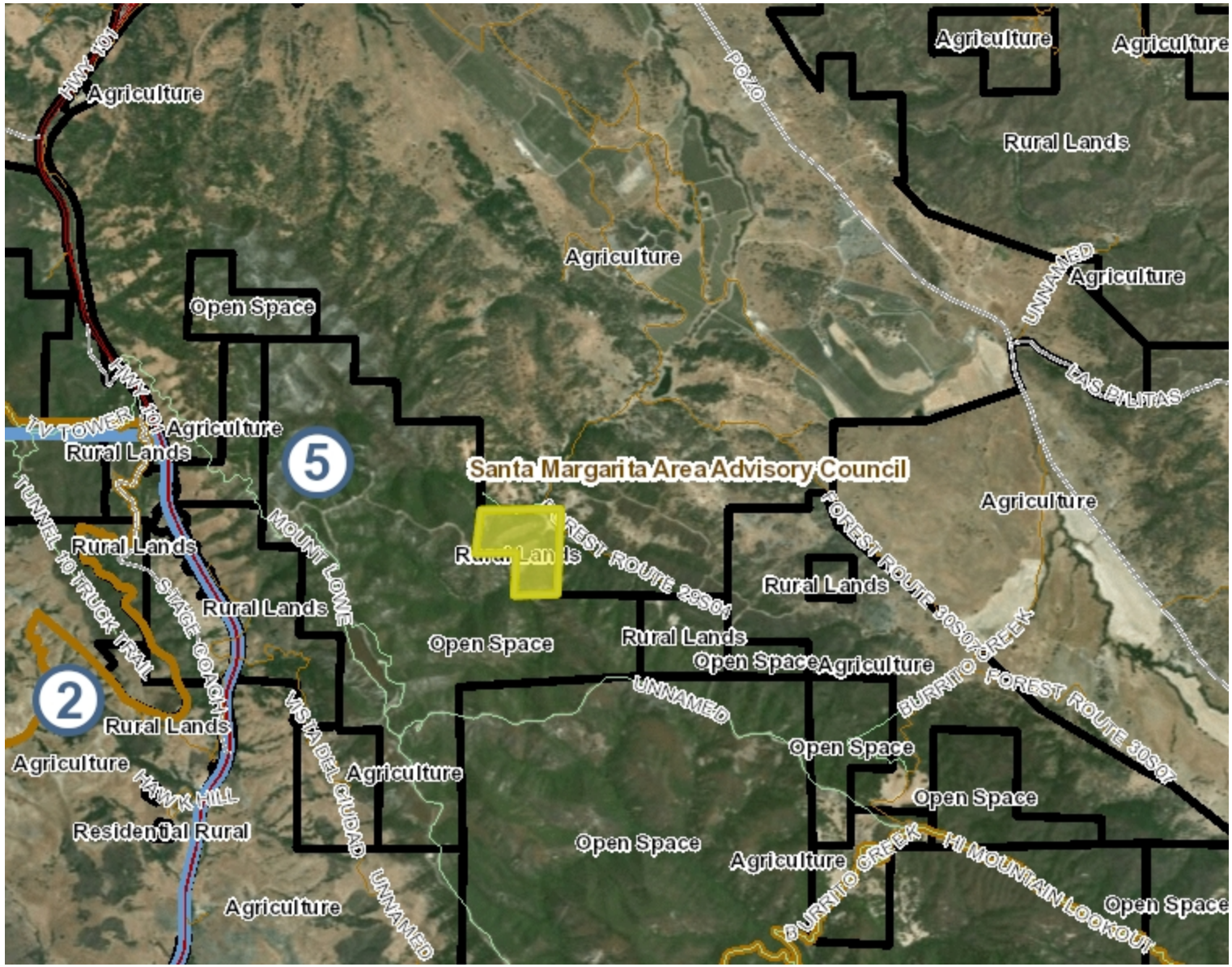
The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only

WGS_1984_Web_Mercator_Auxiliary_Sphere

Department of Planning & Building

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

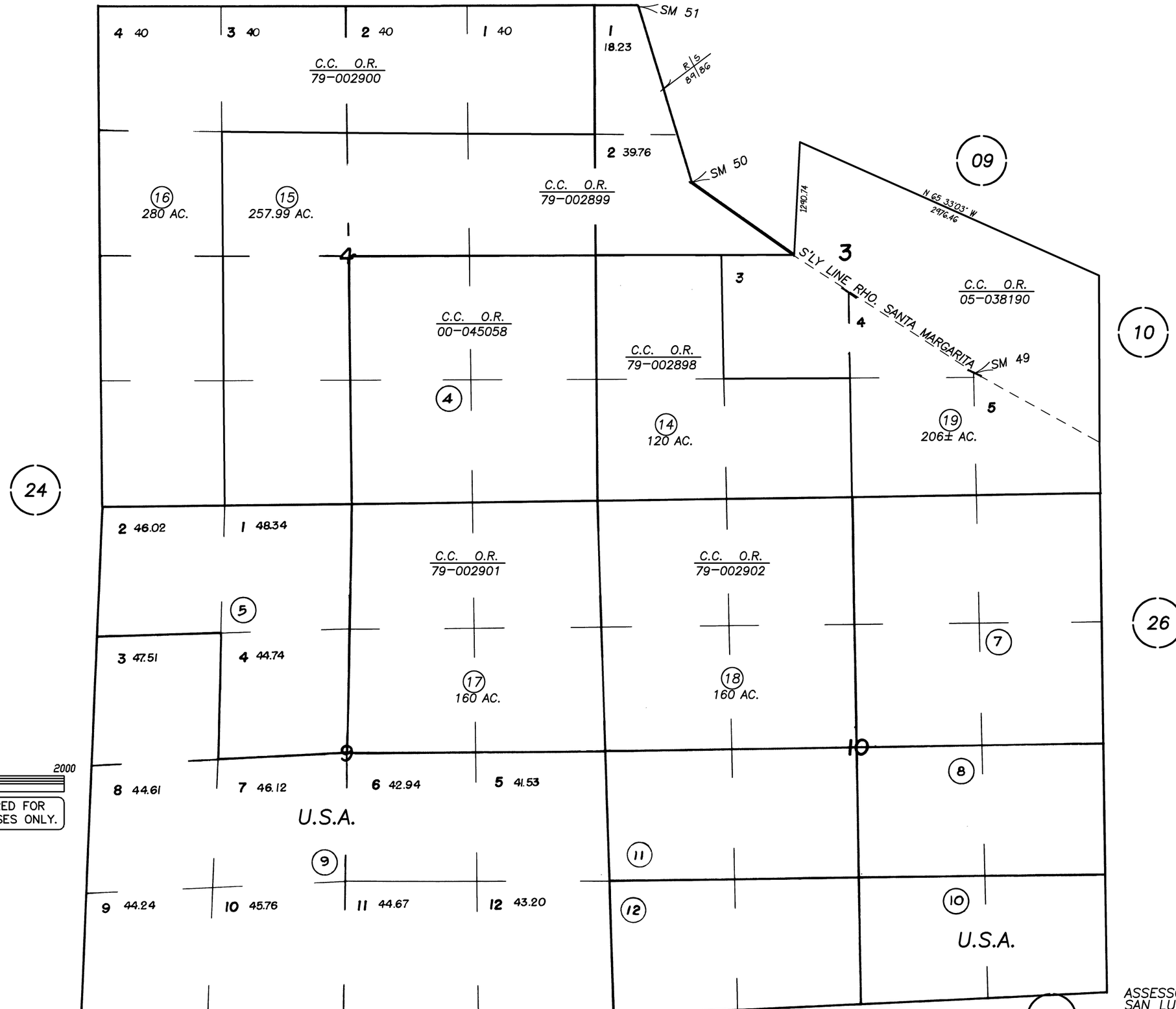
Land Use Outlines

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere



1"= 1000'

500 0 1000 2000

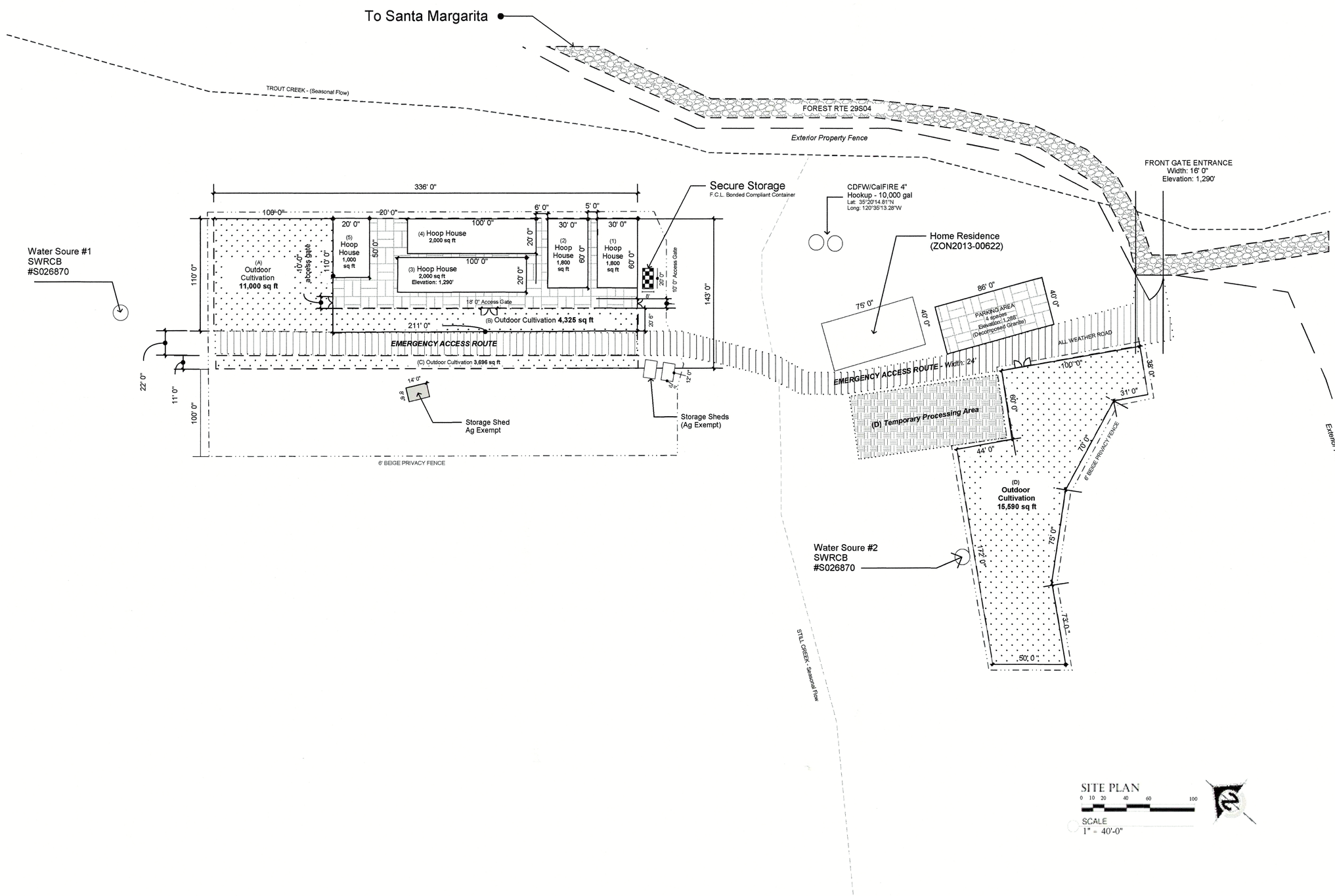
LZ 03-13-02	THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

REVISIONS	
I.S.	DATE
NA	12-15-04
07-005	06-08-06

T.30S. R.13E. SEC'S. 3,4,9,10 RANCHO SANTA MARGARITA, R.M. Bk. A , Pg. 42

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 070 PAGE 25

RANCHO ECOMAR M.U.P.



SITE PLAN

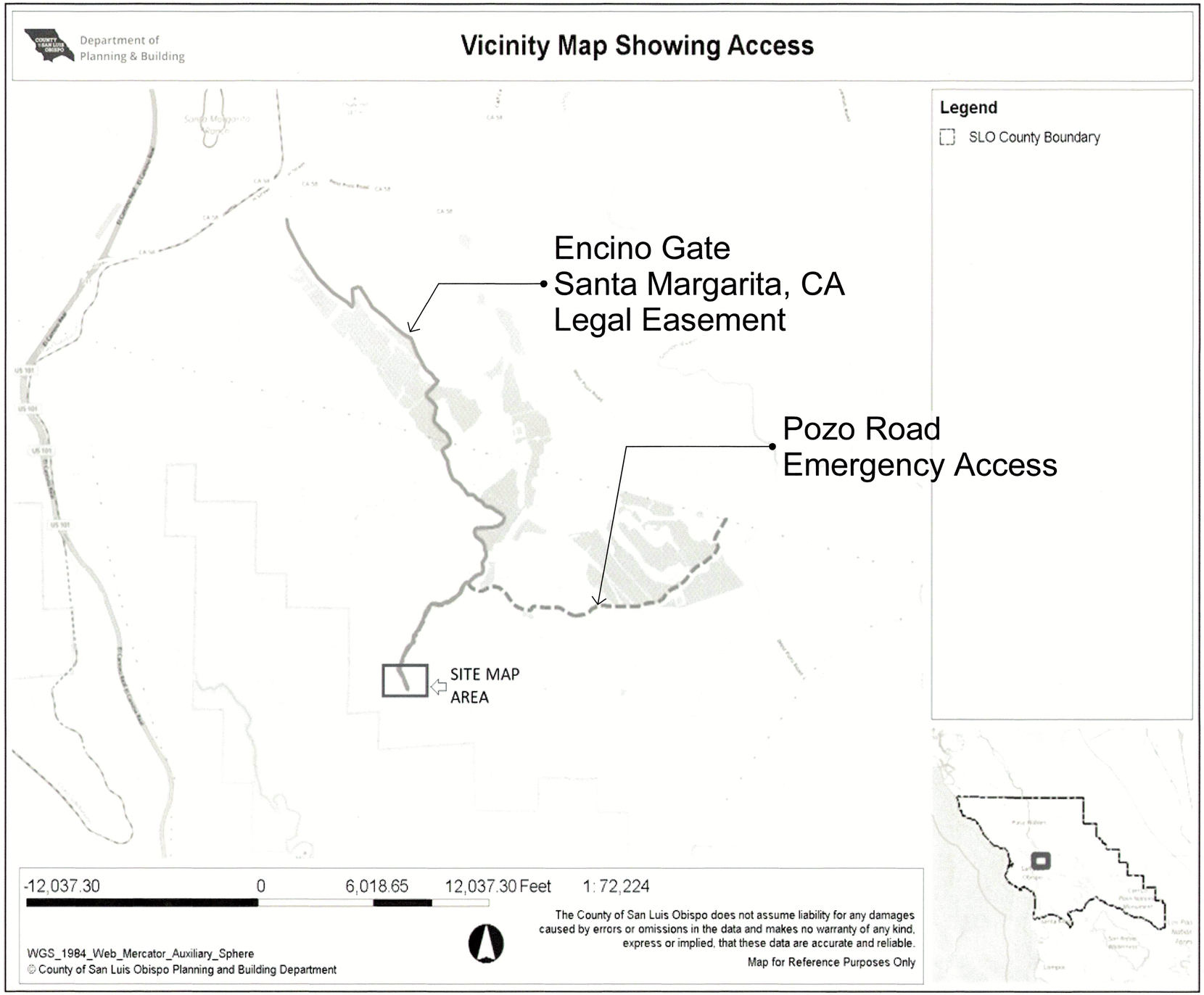
0 10 20 40 60 100

SCALE
1" = 40'-0"

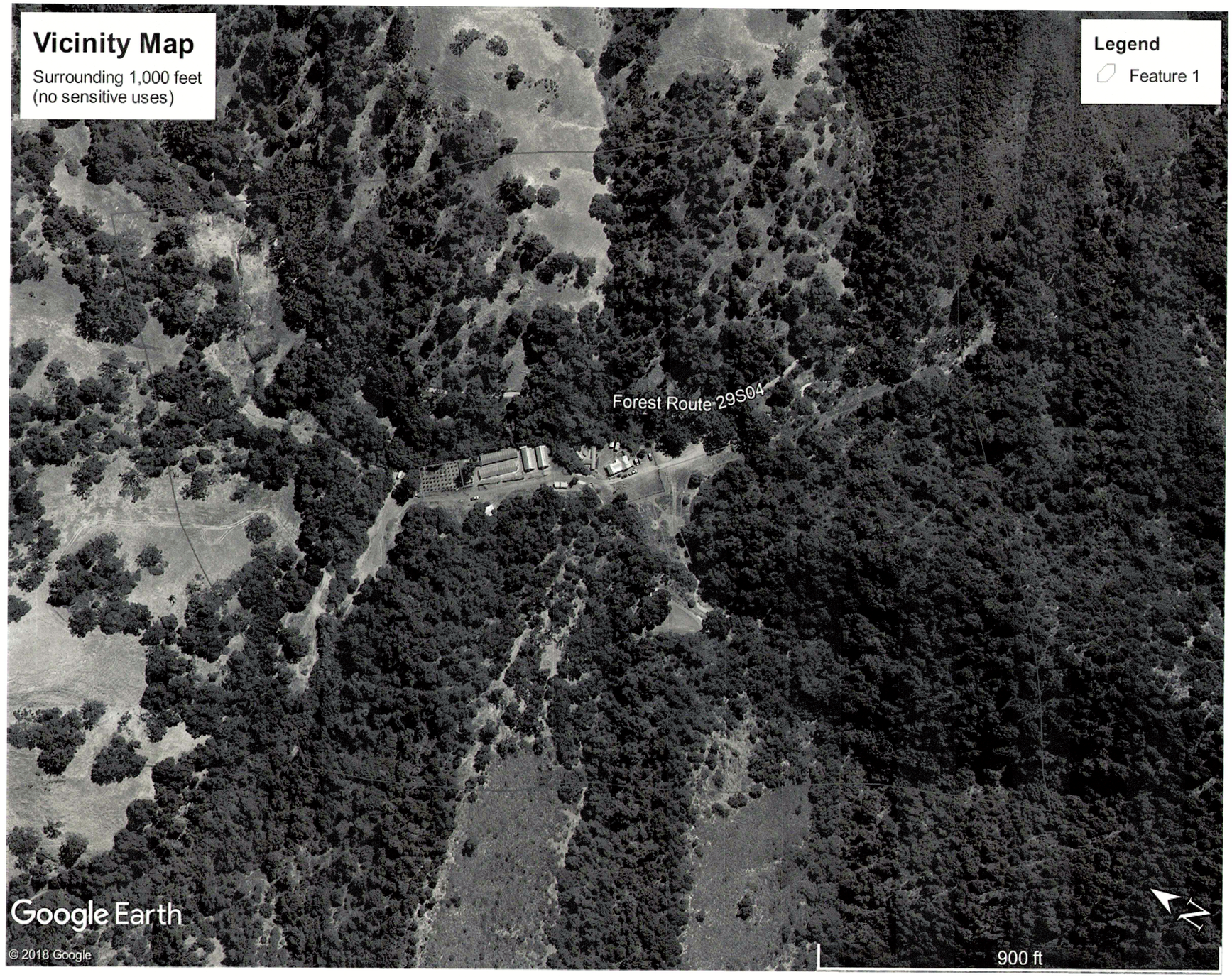
DESCRIPTION
SITE PLAN

Department of Planning & Building

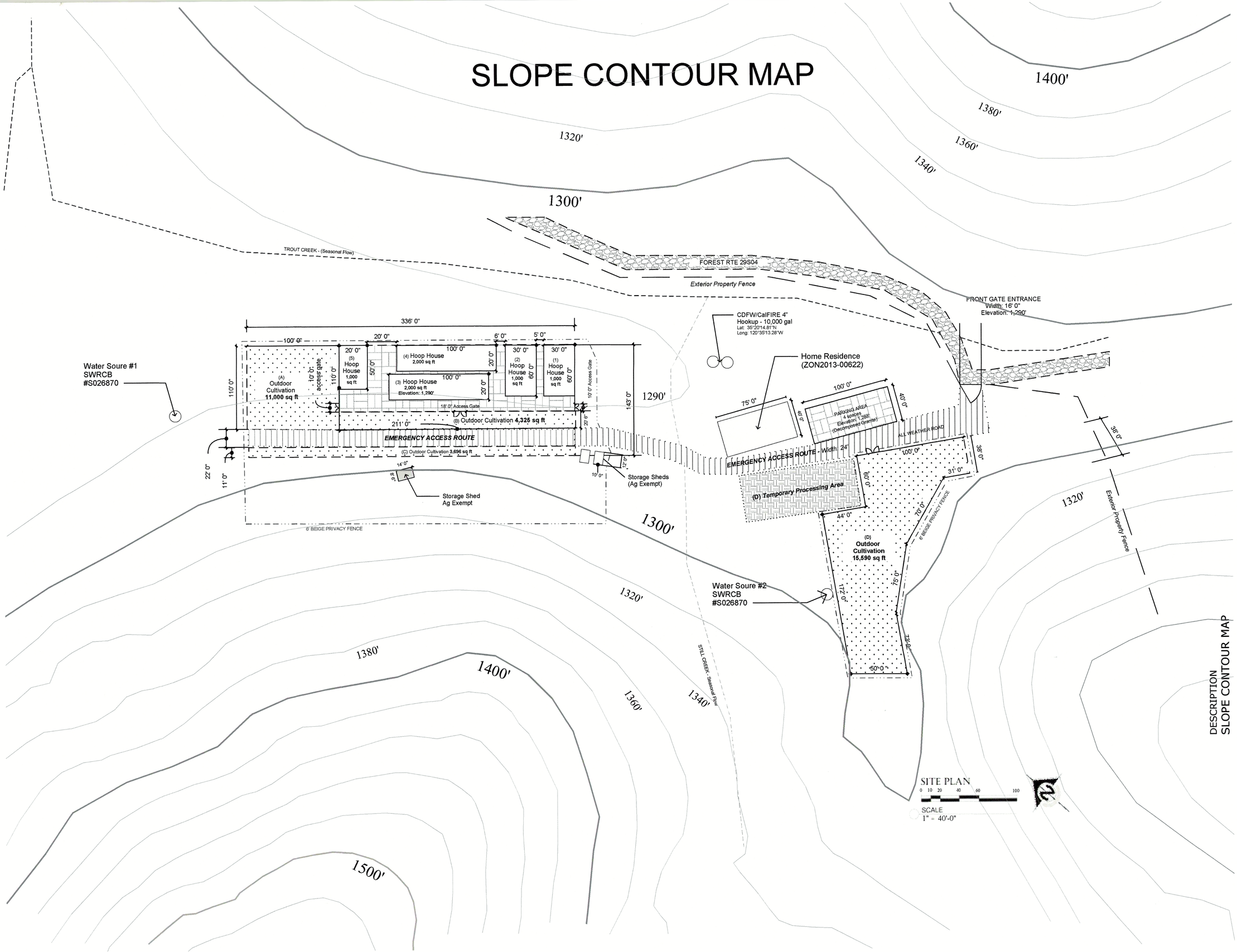
Vicinity Map Showing Access



Map for Reference Purposes Only

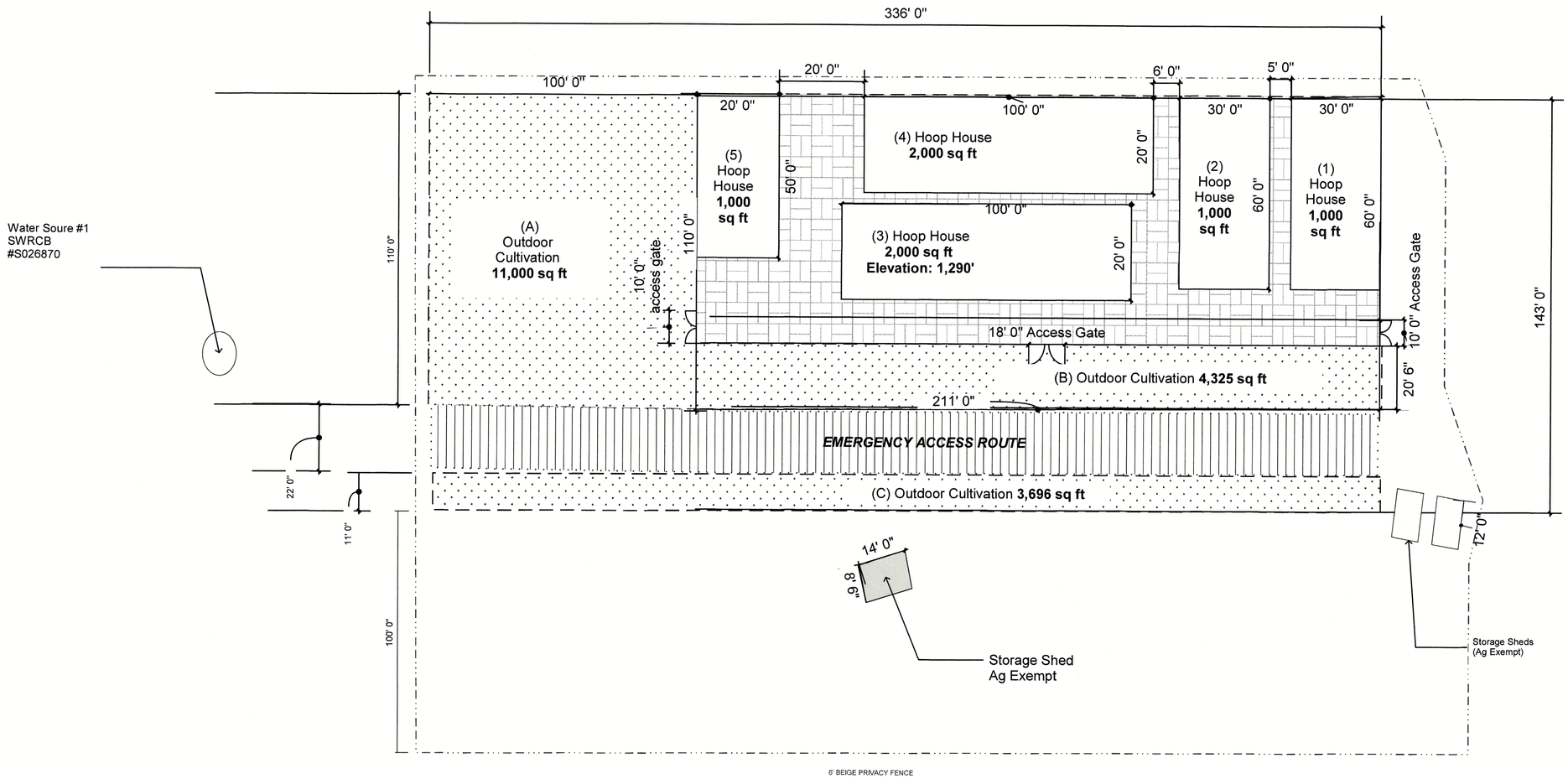

Vicinity Map
Surrounding 1,000 feet
(no sensitive uses)
Legend
Feature 1
Forest Route 29S04
Google Earth
© 2018 Google
900 ft
N

SLOPE CONTOUR MAP



DESCRIPTION
SLOPE CONTOUR MAP

CULTIVATION AREA #1

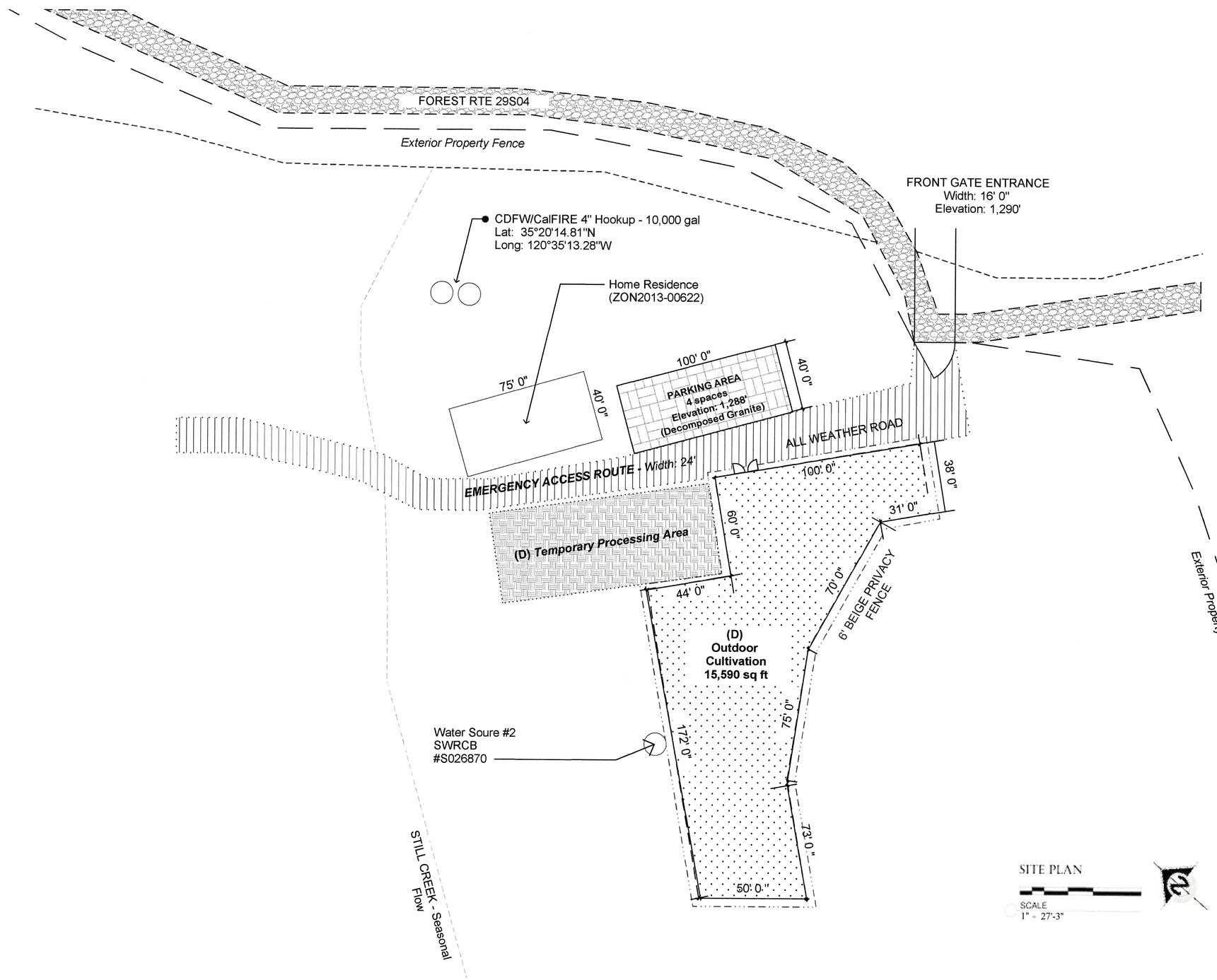


SITE PLAN

SCALE
1" = 21'-8"

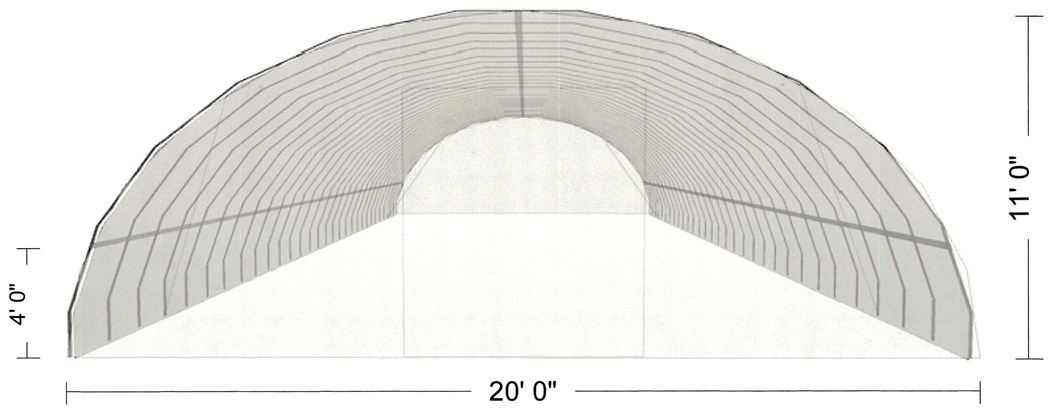
DESCRIPTION
CULTIVATION AREA #1

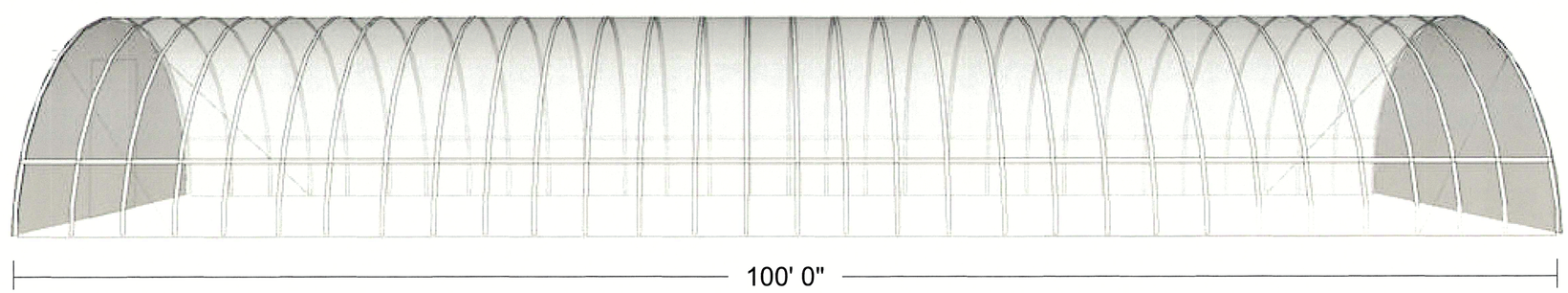
CULTIVATION AREA #2



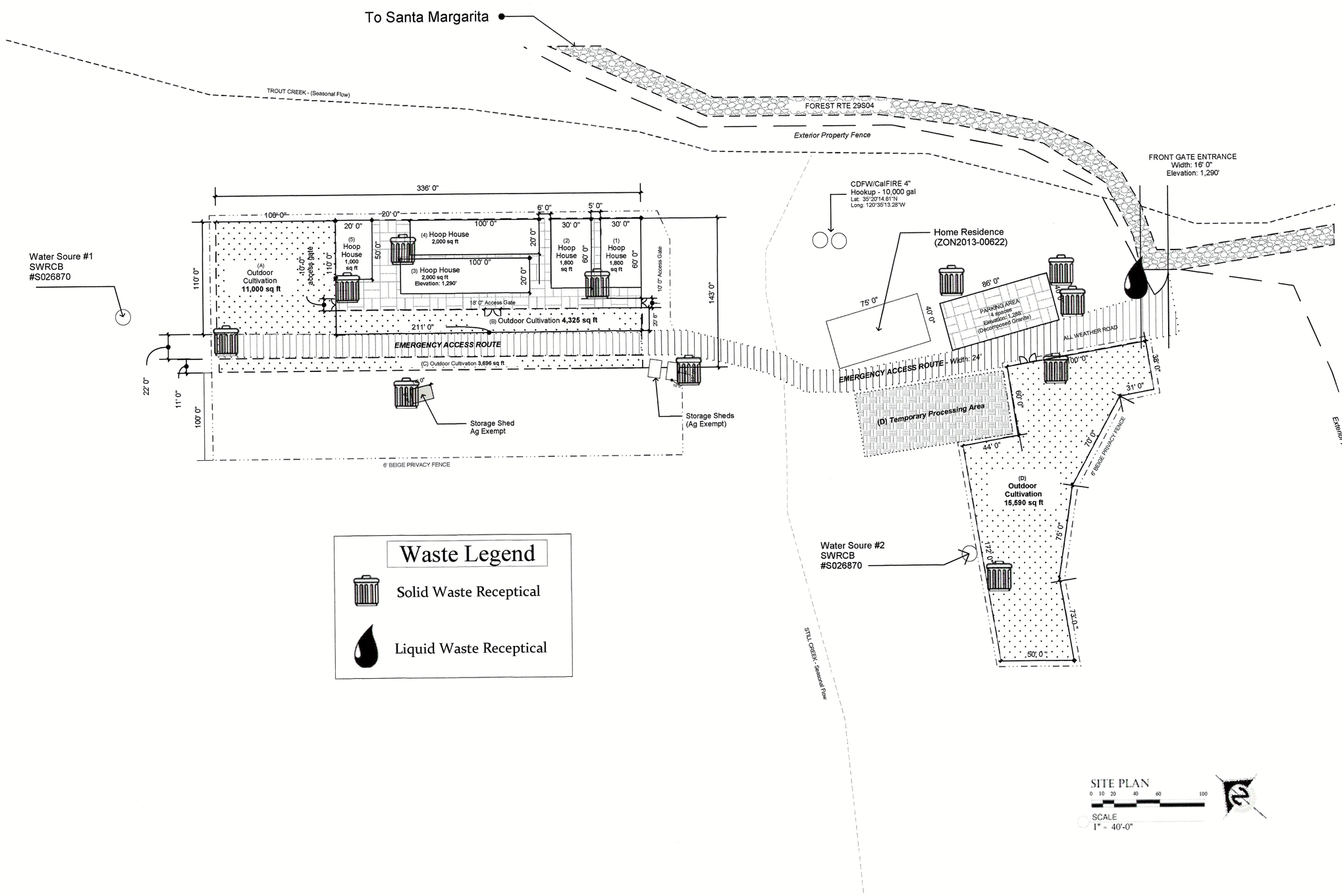
DESCRIPTION
CULTIVATION AREA #2

HOOP HOUSE DIMENSIONS



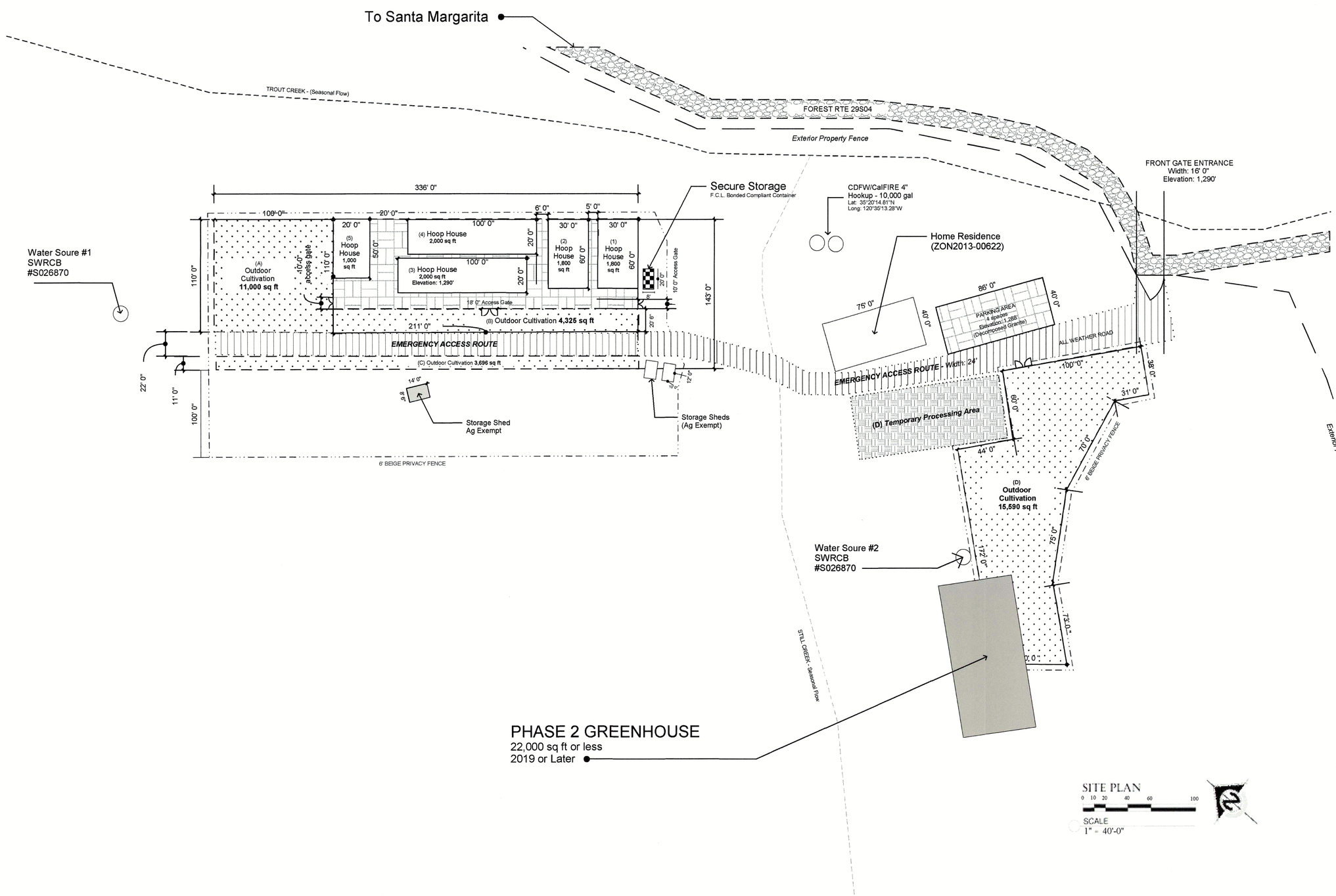


Waste Management Site Plan



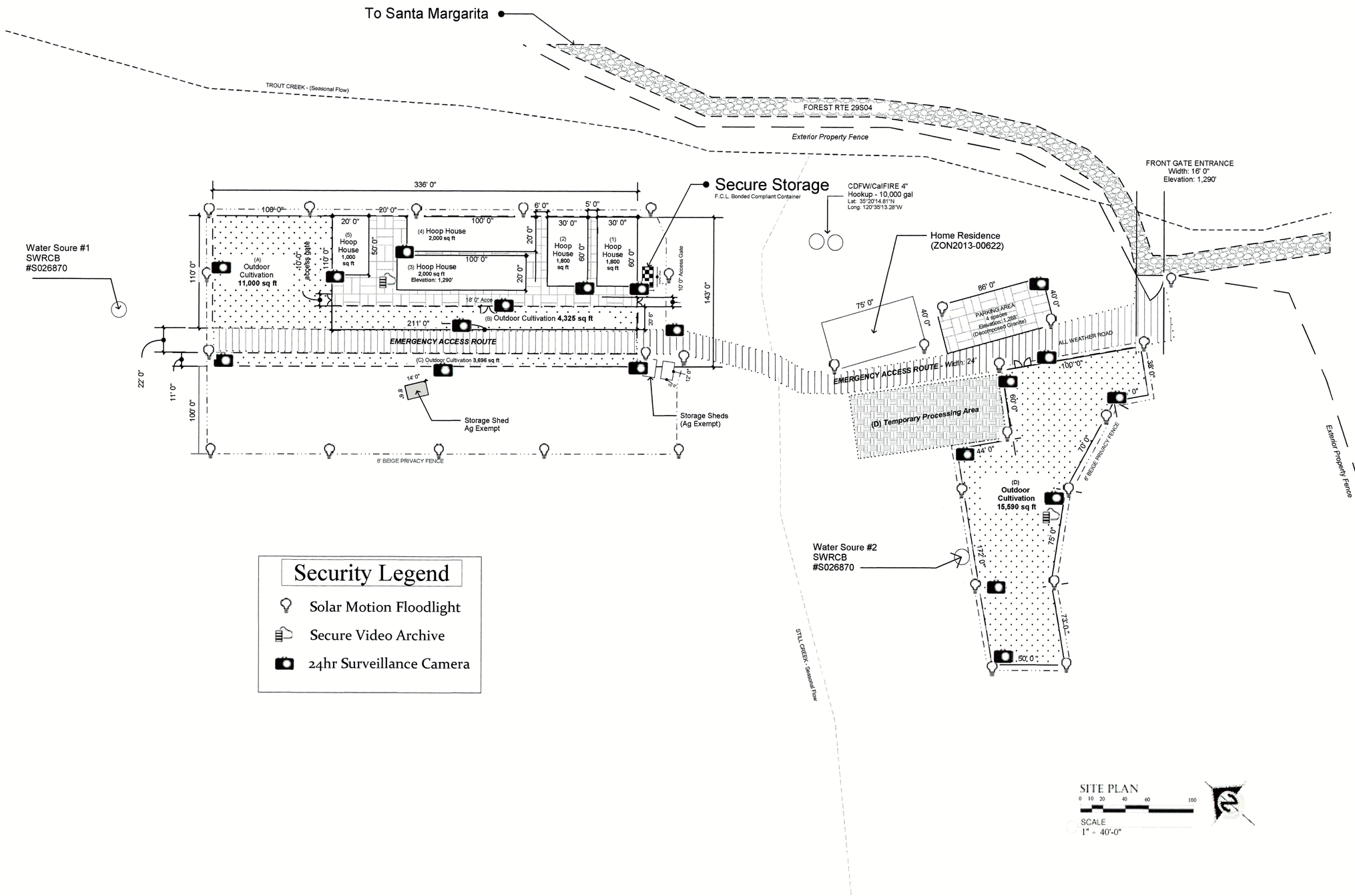
DESCRIPTION
FULL SITE MAP

Phase 2 Development



DESCRIPTION
SITE PLAN

Security Site Plan



Security Legend

- Solar Motion Floodlight
- Secure Video Archive
- 24hr Surveillance Camera

SITE PLAN

0 10 20 40 60 100

SCALE
1" = 40'-0"

DESCRIPTION
FULL SITE MAP