



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

THIS IS A NEW PROJECT REFERRAL

DATE: 5/17/2018

TO: 5th District Legislative Assistant, Agricultural Commissioner, Building Division, Cal Fire/County Fire, Public Works, Environmental Health, RWQCB, California Department of Fish and Wildlife, U.S. Department of Fish and Wildlife, Templeton Area Advisory Group, AB52

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

PROJECT NUMBER & NAME: DRC2018-00060 Babcock

PROJECT DESCRIPTION: Proposed Conditional Use Permit for three 1 acre outdoor cannabis cultivation sites, manufacturing, distribution and mobile dispensary to be located at 150 Vaquero Rd. Templeton, CA

APN(s): 033-231-014

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 Rory Muniz Daytime Phone (805) 610-1410
 Mailing Address 150 Vaquero Rd Templeton, CA Zip Code 93465
 Email Address: laughingtoddah007@yahoo.com

☒ Applicant Name Stephen Babcock Daytime Phone (805) 801-8589
 Mailing Address 1425 14th Street Los Osos Zip Code 93402
 Email Address: ~~Sbabcock~~ Stephen.sbpplanning@gmail.com

☒ Agent Name Matthew Goodman Daytime Phone 323-496-2122
 Mailing Address 1620 Wilshire St SLO CA 9 Zip Code 93401
 Email Address: matthgoodman@gmail.com

PROPERTY INFORMATION

Total Size of Site: 34.4 Assessor Parcel Number(s): 033-231-014

Legal Description: A9

Address of the project (if known): 150 Vaquero Rd Templeton CA 93465

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Vaquero Rd

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

A9 / Res

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 4 acres

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 3/24/18

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): Setback Variance

Describe existing and future access to the proposed project site: Encroachment 2014-0003

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: Ag South: Ag
East: Ag West: Ag

For all projects, answer the following:

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

Buildings: 10 sq. feet _____% Landscaping: 5 sq. feet _____%
Paving: 5 sq. feet _____% Other (specify) Ag Var 20

Total area of all paving and structures: _____ sq. feet _____ acres
Total area of grading or removal of ground cover: 0 sq. feet _____ acres

Number of parking spaces proposed: 7 Height of tallest structure: 14'

Number of trees to be removed: 0 Type: _____

Setbacks: Front 300' Right 300' Left 300' Back 300'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other 2 on site wells
☐ 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: _____

For commercial/industrial projects answer the following:

Total outdoor use area: 2000 sq. feet ☐ acres 3
Total floor area of all structures including upper stories: 3000 sq. feet

For residential projects, answer the following:

Number of residential units: 6 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



File No _____

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 two separate wells
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach: _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☒ Well Driller's Letter ☐ Water Quality Analysis (☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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? 1000 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: _____
3. Where is the waste disposal storage in relation to buildings? _____
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: Jen Oketow
2. Location of nearest police station: 20 m.
3. Location of nearest fire station: 19 m.
4. Location of nearest public transit stop: 12 m.
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: N/A
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?
If yes, please include two copies of the report with the application.
☐ Yes ☐ No

Commercial/Industrial Project Information

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

1. Days of Operation: M-F Hours of Operation: 6am - 6pm
2. How many people will this project employ? 4
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: Connect odor mitigation addressed
5. Will this project increase the noise level in the immediate vicinity?
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.) N/A
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site?
If yes, please describe in detail: _____
☐ Yes ☒ No
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. 2 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: _____
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: _____

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): _____
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: green house to be built in phases
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No
If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

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

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

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Open
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): _____

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

☒ Cultivation
☐ Testing Facility

☒ Nursery
☒ Dispensary
N. M. Storefront

☒ 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- 00227

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: Stephen Babcock

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?

☒ Type 1
☐ Type 5
☒ Mixed-light

☐ Type 2
☐ Microbusiness

☐ Type 3
☐ Indoor

☐ Type 4
☐ 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.

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 |
|--------------------------|-----------------------------|
| | |
| | |
| | |
| Total Annual kWh: | |

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

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

| Source | | | |
|----------------|--|--|--|
| Month and Year | | | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| Totals | | | |

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: _____

For Manufacturing ONLY

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

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

What type of products do you plan on manufacturing?

☒ Oils ☒ Edibles ☐ Topicals ☐ Other _____

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

☐ Yes ☒ No

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

☐ Butane ☐ Propane ☐ Hexane ☒ Carbon Dioxide
☒ Ethanol ☐ Mechanical ☐ None
☒ Other CO2

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?

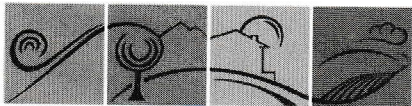
☐ Yes ☒ No

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



STORMWATER CONTROL PLAN

APPLICATION AND COVERSHEET

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

1) APPLICANT INFORMATION

Applicant Name: Stephen Bybrook Daytime Phone: 805-801-8589
Mailing Address: 1925 14th St Los Osos Zip Code: 93402
Email Address: Sbybrook@kw.com

2) PROJECT INFORMATION

☐ **PRELIMINARY** – Subdivision or Land Use Permit ☐ **FINAL** – Construction Permit

Permit Number: _____
Property APN: 633-231-014

FOR ITEMS # 3, 4, and 5 – Please Refer to Chapter 3 of the PCR Handbook

3) IMPERVIOUS SURFACE VALUES– Refer to the Glossary or Appendix C in the PCR Handbook

Pre-Project (sqft)

Impervious Area: _____ Total Project Area: _____

Post-Project (sqft)

Total Impervious Area: _____ Pervious Area: _____

New Imp. Surface: _____ Removed Imp. Surface: _____

Replaced Imp. Surface: _____

Total Site Disturbance _____

4) REVIEW FOR EXEMPTION– Refer to Figure 3-2 in the PCR Handbook

☐ **SWCP REQUIRED** – The project is located in a Stormwater Management (MS4) Area and involves at least 2,500 square feet of impervious surface area.

☒ **SWCP EXEMPT** – The project is exempt from a Stormwater Control Plan for the following reason:

☒ **Outside of MS4.** The project is not located in a Stormwater Management Area.

☐ **Less than 2,500 square feet.** The project creates or replaces less than 2,500 square feet of impervious area.

☐ **Previous land use approval.** The project has received land use approval prior to March 6, 2014. Project Number: _____

5) PERFORMANCE REQUIREMENTS

Check the applicable performance requirements and identify whether the project meets the requirement:

☒ **Exempt from SWCP**

| | | | |
|--------------------------------------------------------------|------------------------------|------------------------------|-----------------------------|
| <input type="checkbox"/> #1 – Site Design | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> #2 – Water Quality Treatment | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> #3 – Runoff Retention | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> #4 – Peak Management | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Are structural stormwater control measures proposed? ☐ YES ☐ NO

6) DESIGN CRITERIA – Refer to PCR Handbook, Appendix A

☒ **Exempt from SWCP**

Watershed Management Zone # _____

Applicable Rainfall Event (percentile): _____

24-hour Rainfall Isohyetal Line (in): _____

7) CERTIFICATION

☒ **Exempt.** This project is exempt from submitting a SWCP.

☐ **Full Compliance.** This project fully complies with all applicable Performance Requirements.

☐ **Alternative Compliance.** This project is unable to fully comply with all applicable Performance Requirements. As such, the applicant is requesting to use methods of alternative compliance.

Reason for non-compliance: _____

Method for alternative compliance: _____

This SWCP was prepared by a Registered Civil Engineer: ☐ YES ☒ NO

Engineer Name _____ License No. _____

I have completed this form accurately and declare that all statements here are true.

Preparer signature _____

Date March 25, 18

Preparer's name (if other than the Engineer listed above) Matthew Goodman

STORMWATER SITE DESIGN ANALYSIS

San Luis Obispo County Department of Planning and Building

File No _____

SITE DESCRIPTION

Is the project site within the Central Business District?

☐ YES ☒ NO

Was the project site previously developed?

☒ YES ☐ NO

Is the project site surrounded on all sides by development?

☒ YES ☐ NO

SITE DESIGN

For each of the following, please describe how this project has complied to the *maximum extent practicable* with the following site design and runoff reduction strategies (attach additional pages if needed):

1. Limit disturbance of creeks and natural drainage features.

N/A

2. Minimize compaction of highly permeable soils.

N/A

3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.

N/A

4. Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural, undisturbed state.

N/A

OBJECTIVES:

Stephen Babcock and Associates operate in accordance with all applicable California laws. As the legal environment changes in California for cannabis related companies under California Medical Cannabis Regulation and Safety Act (“MCRSA”) and other new laws and regulations, Stephen Babcock and Associates will evolve and remain compliant.

SB&A as the cannabis entity, Seed Of Health Wellness Center inc. expects to be licensed under the California Medical Marijuana Regulation and Safety Act – fully compliant with the Department of Food and Agriculture’s CalCannabis governing body.

Stephen Babcock and Associates is located in Templeton, San Luis Obispo County, and has been part of the fiber of the Templeton community. . Stephen Babcock and Associates has obtained a municipal licenses under the business name Seed Of Health Wellness Center inc. for medical cannabis delivery in Paso Robles and Goleta has been servicing patients since 2015.

Additionally, SB&A will meet the goals and needs of the State Of California and San Luis Obispo County. Seed of Health Wellness center inc. already services over 500 patients in California and operates under a good-neighbor policy and serves as an active and caring member of the local community.

Qualifications of Principals

Lance Padilla (37): Prior business experience includes eight (8) years as an independent contractor working with outdoor gardens, light deprivation and indoor hydroponic gardens. In his work in outdoor production Lance oversaw harvest of 500 pounds, processed in a 50 day period . In those 8 years he worked with Gencanna, creating their mother stock and cloning facility. Dedicated to his work, Lance's schedule required him to be on call twenty-four (24) hours a day, seven days a week. Prior to his work in cannabis, Lance was a architectural draftsman for Allan Little Custom homes.

Lance's role in CCC is as CEO with his focus on ensuring the efficient production of quality cannabis products.

Jason Johnson (33): Business experience includes three (3) years as manager of operations for outdoor and light deprivation gardens in northern California. Mr. Johnson was the lead medicinal horticulturist and his tasks included personnel management and cultivation. He also worked as manager of a processing facility in Santa Rosa where he oversaw a staff of thirty employees and processed over five hundred units. Prior to working in the agricultural industry, he spent ten (10) years managing restaurants up and down California.

Jason's role is as COO, devoting his efforts to production. He will oversee staff and ensure quality product while maintaining relationships with distribution channels.

Stephen Babcock (50). BS. City and Regional Planning Cal Poly (Minor in Business) DRE #01941032. Steve has worked as a planner and realtor on the central coast for over 20 years. Steve has also been growing cannabis and facilitating a cannabis delivery business at 150 Vaquero Road since March of 2015. With over 30 years growing cannabis and the 2nd generation of cannabis growers Steve is well versed in all aspects of the cannabis business. With the ability to grow, manufacture, dispense and manage all aspects of a large commercial cannabis operation.

Stephen Babcock's role is that of CFO, devoting his efforts to everyday business, financial management and oversight on all aspects of the operation. Steve will be focused on Federal, State and local compliance, marketing and daily logistics, customer follow ups and record keeping.

Proposed Location And Conceptual Site Plan

SB&A leases the subject property for purposes of carrying out a medical marijuana cultivation, manufacturing, distribution and delivery operations . The relevant documentation is attached.

The subject property is not located within one thousand feet (1,000 ft) from any sensitive use property as defined by SLO County, i.e. school, college, university, church, park, daycare facility, or drug/alcohol treatment facility. The subject property has received zoning clearance from SLO County. The proposed site is at APN: 033-231-034. The subject property is currently registered and being cultivated

The proposed site is at APN: 033-231-034. It is zoned AG in Templeton, SLO County, and meets the land use category for cultivation, Nurseries , non-volatile manufacturing and delivery non-storefront. The property is currently a registered for cannabis cultivation.

SB&A plans to cultivate the maximum (3 acres) a conceptual design including proper parking and other concerns will be met.

Site Design

SB&A has conducted extensive research to come up with the most safe and efficient use of its space for implementing a vertical integration platform . An effective workflow system is critical for maximizing efficiency. Our designers have created a safe and open design and will also mitigate any potential for theft or intrusion.

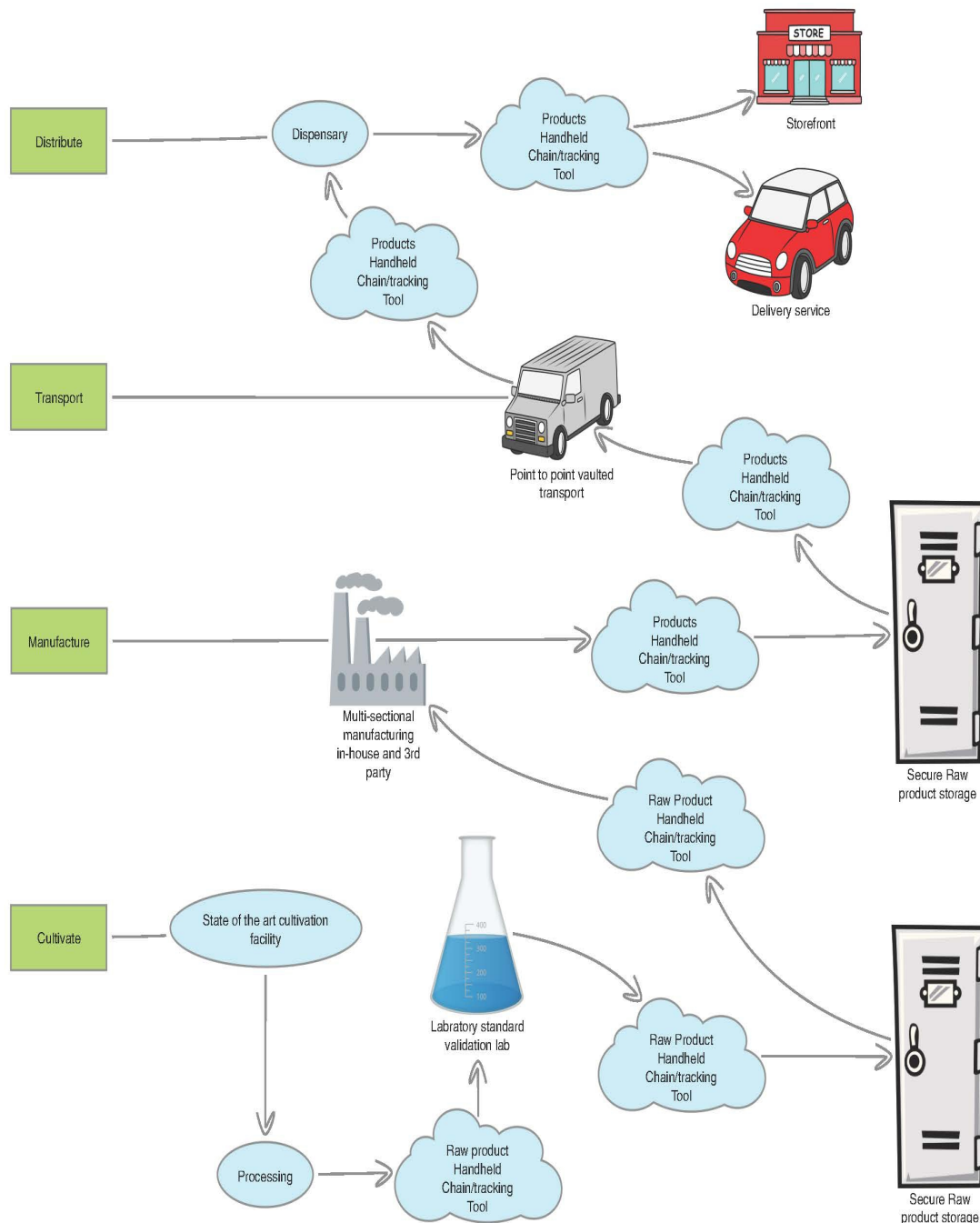
Compliance

The business plan, operating plan, and all plans related to SB&A business proposal are compliant with Ordinance No. 3358 section 22.40.010, 22.40.040, 22.40.070, 22.40.090 and 22.40.100. State law vests authority in local municipalities to regulate medical marijuana business, and to in order to eventually obtain a state license, a business must first be permitted by its municipality. Thus, SB&A has not only complied with Ordinance No. 3358, but also the relevant provisions of the California Municipal Code unaffected by the Ordinance, as well as the County website, application materials and supplements, as well as state law. We are fully compliant with Ordinance no. 3358 in its entirety. The site is in the AG zone, is not within 1000 feet of any residentially zoned property, and is not within 1,000 feet of any parcel listed in Ordinance No. 3358 section 22.40.010, 22.40.040, 22.40.070, 22.40.090 and 22.40.100. PROGREENS has developed its proposal so as to be in full compliance with all relevant laws. Before commencing operations, to the extent not already achieved, SB&A have been fully compliant.

The proposal includes plans for how SB&A will be fully compliant with all Records and Record keeping. The third party security contractor has consulted Ordinance No. 3358 section 22.40.010, 22.40.040, 22.40.070, 22.40.090 and 22.40.100 specifically focusing on Security Measures, as well as the supplemental instructions from the SLO Sheriffs Dept. The operating plan, security plan, site plan, and other specific application materials are compliant with . Further, all miscellaneous operating requirements, including signage, will meet the standards set forth.

Supply Chain, Lab Testing and Packaging

SB&A will implement a simple and easy to follow supply chain. SB&A creates laboratory tested cannabis and is committed to the health and safety of its patients. SB&A tamper resistant bags and RX child proof containers for most products sold. All bags are labeled “RX” and all information regarding product safety and usage are clearly stated. All edible products have the ingredients listed on the package. All flower or oil products indicate strain and weight, and are manufactured using material from our cultivation site. SB&A contracts SC LABS for testing all products. SB&A plans to use state of the art packaging automation to insure quality track and trace for all products.



Additionally, the transporting licensee must keep a physical copy of the manifest on them during transportation and make it available upon the request. Upon receipt of the shipment, the receiving licensee must submit a record verifying receipt of the shipment and the details of the shipment.

At a minimum, licensees will be required to report the transaction date, the identity of the licensee receiving the product, the estimated times of departure and arrival, a categorization of the product, and the quantity, or weight, and variety of products shipped prior to transporting any medical cannabis or medical cannabis product. After the shipment is complete the licensees must then provide the actual departure and arrival times, and the quantity, or weight, and variety of products received.

In addition to the reporting requirements, licensees are required to keep records of all commercial cannabis activity and to maintain those records at the premises of the licensed location for seven (7) years. Failing to maintain or provide these records to the licensing authorities' results in a fine of thirty thousand dollars (\$30,000) per violation. Likewise, cultivation in violation of MCRSA results in civil penalties up to twice the amount of the license for every day of violation, plus applicable criminal penalties.

Compliance

SB&A is committed to maintaining accurate books and records, detailing all revenues and expenses of the business, and all of its assets and liabilities. On an annual basis, or any time upon reasonable request of the County, SB&A shall file a sworn statement detailing the number of sales by the business during the previous twelve-month period, provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid. Ordinance No. 3358 section 22.40.010, 22.40.040, 22.40.070, 22.40.090 and 22.40.100 provisions will be met with fully compliance, and will be catalogued in the aforementioned electronic database.

Environmental Benefits

Ventilation System

SB&A plans to use Carbon Filters attached to our HVAC exhaust fan as a proper ventilation system for dealing with marijuana related odors and mitigating noxious fumes.

Carbon Filters:

- A. The "gold standard" for controlling marijuana odors, carbon filters (also called 'carbon scrubbers') will actually pull the smells out of the air, neutralizing any odors that pass through.
- B. Carbon filters neutralize the air coming out of your exhaust. A good carbon filter will make sure you never accidentally leak the smell of cannabis out to the public.
- C. These devices use activated carbon to chemically absorb smells and other impurities from any air that is pushed through the filter.
- D. The most common way to do this is to set up a carbon filter as a part of your exhaust system, which will have an exhaust fan pulling hot air away from your dispensing area. As hot air is pulled out and away from your products, the carbon filter scrubs odors from the air on the way out.
- E. Carbon filters are:
 - a. Highly effective
 - b. Extremely easy to maintain once they've been set up

Each room that contains cannabis, will have an activated charcoal filter system connected to an inline fan with the proper cfm rating for the volume of the room. Each filter will continuously clean the air of odor particles and be replaced at least once per year. All rooms will be sealed, with no air entering or exiting, except when the door is opened for access by employees.

Product Disposal Procedures

SB&A is committed to bringing all of its operations into compliance with both state and local requirements. With respect to product disposal, our management team has researched requirements in other states and we plan to begin our operations in a way that would be compliant with such requirements and hope to exceed any subsequent regulations that California or SLO County may later impose. The following steps are being taken in order to ensure proper product disposal procedures:

Chemical, Dangerous and Hazardous Waste: Disposal of chemical, dangerous or hazardous waste will be conducted in a manner consistent with federal, state and local laws, regulations, rules or other requirements. Thus, all solvents or other chemicals used in the production of marijuana concentrates will be disposed of with a contracted hazardous waste disposal company.

Unusable and Unrecognizable Waste: All medical marijuana waste will be made unusable and unrecognizable prior to leaving the premises. Medical marijuana waste shall be rendered unusable and unrecognizable through one of the following methods:

Grinding and incorporating the marijuana waste with non-consumable, solid wastes listed below such that the resulting mixture is at least 50 percent non-marijuana waste:

- Paper Waste;
- Plastic Waste;
- Cardboard Waste;
- Food Waste;
- Grease or other Compostable Oil Waste;
- Bokashi, or other Compost Activators;
- Soil; and
- Other wastes approved by the state licensing authority that will render medical marijuana and medical marijuana-infused product waste unusable and unrecognizable as marijuana.

After waste is made unusable and unrecognizable, then the rendered waste will be disposed of in one of the following manners:

- Disposed of at a solid waste site and disposal facility that is designated or approved by SLO County or the state of California;
- Deposited at a compost facility that has a certificate of designation from the Department of Public Health and Environment; or
- Composted and or burned on-site at in compliance with the regulations with the Department of Public Health and Environment. In no circumstances will medical cannabis waste be disposed of in an unsecured waste receptacle not in control and possession of SB&A. Furthermore, SB&A will take steps to ensure waste materials are identified, weighed and tracked while on the premises until disposed of. Such waste will be weighed before leaving the premises and our management team will maintain comprehensive records regarding waste materials, which will account for, reconcile, and evidence all waste activity related to the disposal of Cannabis. Accordingly, at SB&A our product waste procedures will make certain that all waste is made unusable and unrecognizable and will include record keeping of our product disposal and waste management procedures.

Green Practices and Soil Description

SB&A will utilize innovative and sustainable materials and practices to ensure that the company runs as environmentally friendly as possible. California water resources have been strained in recent years, and SB&A will vigilantly monitor water usage and recycle whenever possible. SB&A has obtained a permit for backyard burning of green waste. Enclosed are soil and geological reports that meet or exceed SLO COUNTY expectations.

Occupational Protection for Non-volatile Extractions

The OSHA Act, enacted in 1970, is the primary federal law regulating workers in the workplace. The federal law was passed as the result of increased public concern about workplace hazards and the effects of exposure to hazardous chemicals. Before passage of the law, worker safety was the responsibility of state agencies and labor hazardous chemicals. The Occupational Safety & Health Administration was established within the Labor Department to administer the Act. The main provisions of OSHA include:

Setting standards to limit exposure to various chemical substances that could induce acute or chronic health effects;

Regulating substances that may cause cancer;

Informing employees of the dangers posed by toxic substances through Material Safety Data Sheets (MSDS);

Requiring employers to maintain medical and other records to track the development and incidence of occupationally induced disease; and

Training requirements.

OSHA has established standards for toxic or hazardous substances and toxic air contaminants.

In setting standards, OSHA evaluates three types of health effects: acute (immediate), chronic (long-term), and carcinogenicity (ability to cause cancer). A standard must be feasible (i.e., must adequately assure that no employee will suffer material impairment to their health to the extent that this is capable of being done). OSHA standards include a Permissible Exposure Limit (PEL), labeling, protective equipment, control procedures, and monitoring requirements

Transportation

The Hazardous Materials Transportation Act (HMTA) of 1975 (contained in 49 CFR) gives the Department of Transportation (DOT) authority to regulate the shipment of substances that may pose a threat to health, safety, property, or the environment when transported by air, water, rail, or highway. DOT regulations require special packaging, placarding and routing for hazardous materials. The HMTA consolidated a variety of agencies and laws regulating different substances and transportation modes. Enforcement of materials traveling by a single mode of transport falls to the DOT branch with jurisdiction over the type of transport (i.e., Federal Aviation Administration, Federal Highway Administration, Federal Railroad Administration or United States Coast Guard).

Spent Plant Material

Failing to properly dispose of spent plant matter is a common mistake in marijuana facilities that can result in heavy fines or even loss of licensing.

Spent plant mixture can be disposed of in three potential ways.

First, it can be dropped off at a solid waste site and disposal facility that has a Certificate of Designation from SLO County.

Second, the waste can be deposited at a compost facility that has a Certificate Designation from the Department of Public Health and Environment.

As a final option;

The facility can choose to compost their waste on-site, so long as the on-site compost facility is operated in compliance with the Regulations Pertaining to Solid Waste Sites and Facilities as stated in the Department of Public Health and Environment.

Compliance

SB&A will be compliant with all relevant environmental regulations including Ordinance No. 3358 section 22.40.010, 22.40.040, 22.40.070, 22.40.090 and 22.40.100 , the California Environmental Quality Act (CEQA), the California City Municipal Code, and others.

In addition to any specific requirements in this Section, land use permit applications shall comply with the requirements of Chapter 22.60 and Section 22.40.040.

Local Enterprise

SB&A, has been utilizing locally licensed contractors , engineers and architects to apply for and obtain the necessary construction permits to build the facility pursuant to plans.

Improvements to the facility will include quality construction like security doors, a secured inventory room with safe, surveillance, as well as any new construction, and landscaping necessary to operate the business safely and pursuant to code. We are prepared and committed to obtaining as many building and construction licenses as the situation demands. We are confident that our planned improvements will substantially improve the properties current aesthetics and that the neighborhood will benefit from SB&A presence at this location. SB&A, has a strong commitment to SLO County and the greater Central coastal area.

Compliance

The provisions of this Section are applicable in all land use categories. In all cases, activities that are under this Section shall be accessory to a legally established and permitted use. Any development utilized for activities that are under this Section shall be legally established and permitted, and shall meet all other requirements of the County Code and all State regulations and provisions as they may be amended for commercial cannabis activities. Any exempt cannabis activity carried on under this Section shall comply with all other applicable provisions of this Title . Ordinance No. 3358 section 22.04.030, 22.40.010, 22.40.040, 22.40.070, 22.40.090 and 22.40.100



Parcel Information

APN: 033-231-014

Assessee: MUNIZ RORY J TRE

Care Of:

Address: 150 VAQUERO DR TEMPLETON
CA 93465

Description: RHO STA YSBL PTN LT 133 (TR C)

Site Address:
00150 VAQUERO RD

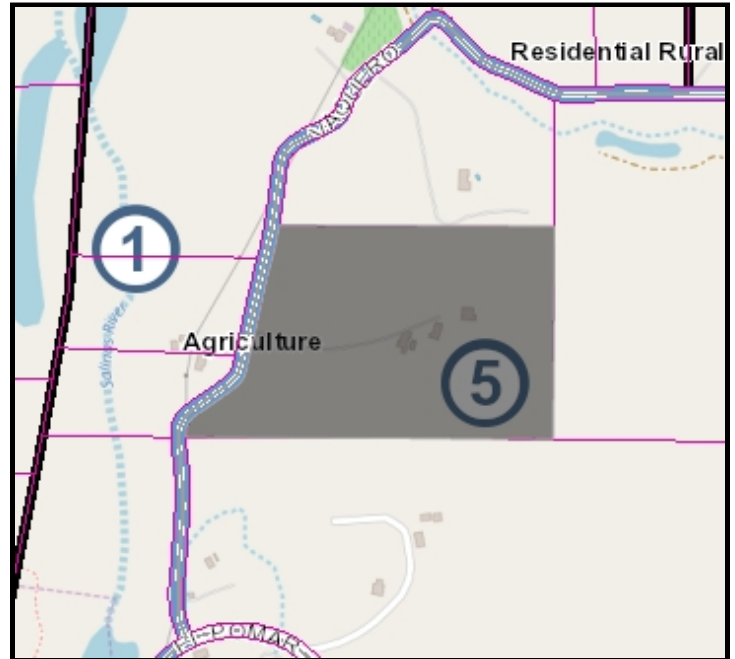
Tax Rate Area Code: 126004

Estimated Acres: 33.59

Community Code: NCELPO

Supervisor District: Supdist 5

Avg Percent Slope: 11



Selected Parcel

Land Use Information

Land Uses Combining Designations

| | |
|----|--|
| AG | |
|----|--|



Parcel location within San Luis Obispo County

Permit Information

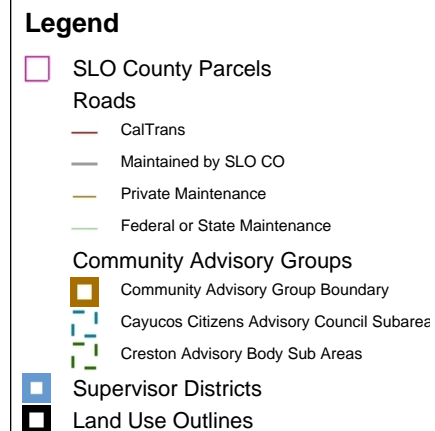
| Permit | Description | Application Date |
|----------------|-------------------------------|-----------------------|
| 2018-00005 | Cannabis Activities | 5/1/2018 12:00:00 AM |
| DRC2018-00060 | Land Use | 4/30/2018 11:22:42 AM |
| IPMT2018-01746 | Demolition - PMTC/PMTR | 3/28/2018 1:07:03 PM |
| IPMT2018-01380 | Final Inspections - PMTC/PMTR | 3/23/2018 11:42:15 AM |
| PMT2017-00934 | PMTR - Residential Permit | 9/21/2017 2:36:20 PM |



Parcel Summary Report

APN: 033-231-014

| | | |
|---------------|---------------------------------------|------------------------|
| COD2016-00410 | Code Enforcement | 1/31/2017 1:36:41 PM |
| CCM2016-00227 | CCM - Condition Compliance Monitoring | 11/16/2016 11:44:34 AM |
| COD2015-00641 | Code Enforcement | 6/28/2016 8:20:28 AM |
| ZON2011-00401 | Zoning Clearance | 2/15/2012 11:36:05 AM |
| PMT2010-01900 | PMTR - Residential Permit | 5/3/2011 2:12:20 PM |
| COD2009-00189 | Code Enforcement | 8/25/2009 8:32:21 AM |
| P980846P | Zoning Clearance | 6/29/1999 12:00:00 AM |
| P980669P | Zoning Clearance | 4/22/1999 12:00:00 AM |
| 70541 | PMTR - Residential Permit | 6/7/1989 12:00:00 AM |



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

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

-752.33 0 376.17 752.33 Feet 1:4,514

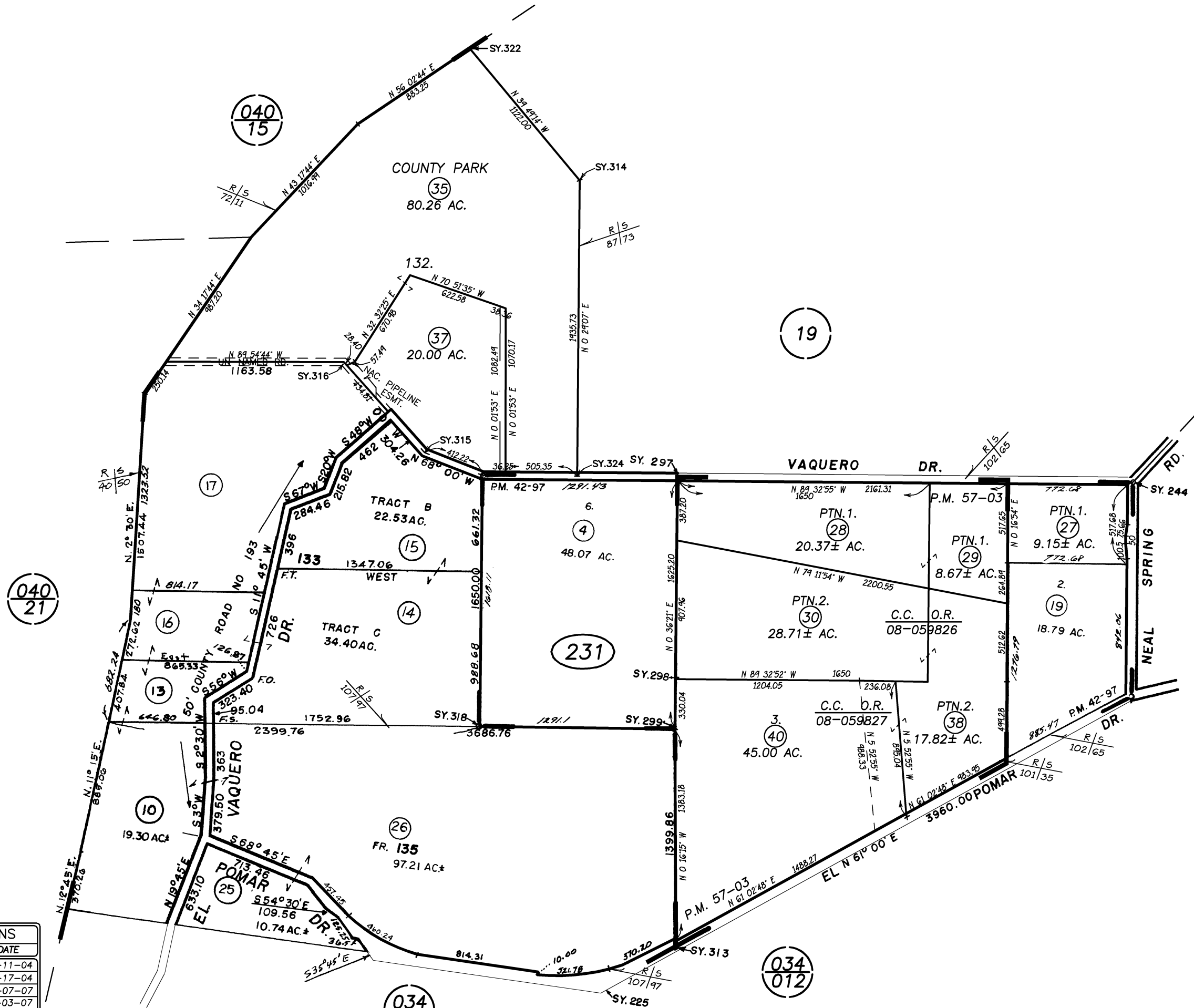
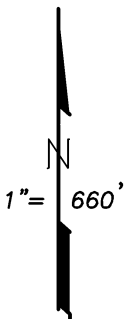
WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of San Luis Obispo Planning and Building Department



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Map for Reference Purposes Only





| REVISIONS | |
|-----------|----------|
| I.S. | DATE |
| NA | 02-11-04 |
| 04-415 | 03-17-04 |
| 08-135 | 08-07-07 |
| NA | 12-03-07 |
| NA | 07-08-10 |
| 13-119 | 03-04-13 |
| 13-119 | 03-05-13 |
| 14-102 | 11-03-14 |
| 14-102 | 11-04-14 |
| NA | 03-18-15 |

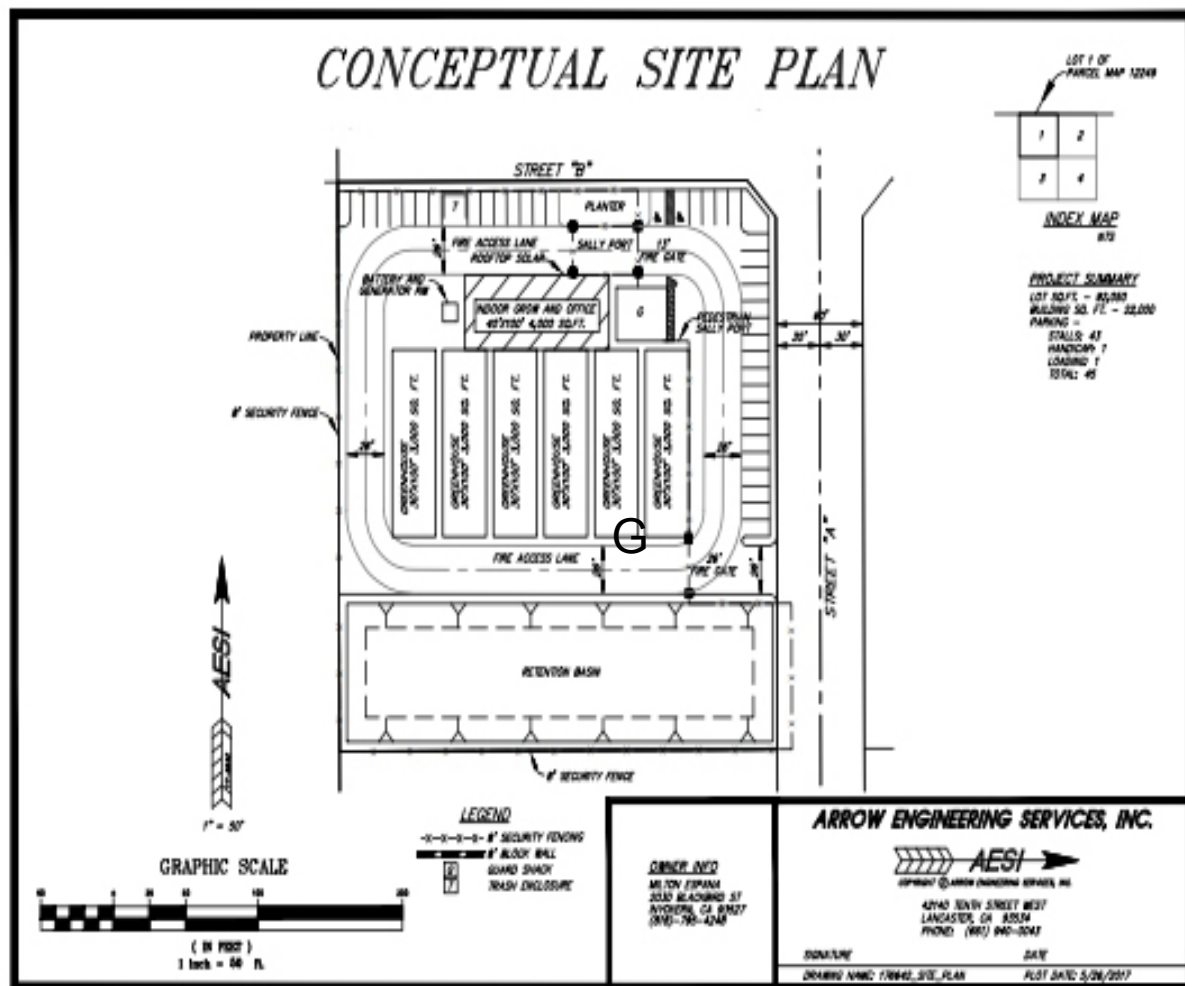
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LG 05-02-02 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.





CONCEPTUAL CULTIVATION PLAN GUTTER CONNECTED GREENHOUSE





THIS PROJECT HAS BEEN REVIEWED BY THE ARCHITECT AND FOUND TO BE IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL ARCHITECT ACT AND THE CALIFORNIA ARCHITECTS ACT.

150 VAQUERO DRIVE

OWNERS: BEGINNINGS LLC

150 VAQUERO DRIVE
SAN JOSE, CA 95131
APN: 033-231-014
TAX MAP: 033-231-014
SITE MAP

| DATE | ISSUE |
|------------|-------|
| 03/01/2018 | FINAL |
| 03/01/2018 | FINAL |

| REVISIONS |
|----------------------|
| NO. DATE DESCRIPTION |

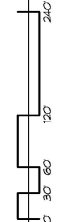
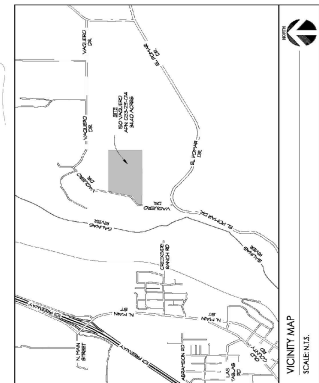
SITE PLAN PROPOSAL FOR MINOR USE PERMIT

| | |
|-------------|-------------------|
| PROJECT #: | 033-231-014 |
| DRAWN BY: | 150 VAQUERO DRIVE |
| CHECKED BY: | CA 95131 |
| DRAWING #: | 346 PAGES |

A001

PROJECT DATA

| | |
|-------------------------|----------------------------------------|
| GENERAL ZONING ANALYSIS | |
| APN: | 033-231-014 |
| PHYSICAL ADDRESS: | 150 VAQUERO DR., TEMPLETON CA 93465 |
| ZONING DISTRICT: | AG |
| GROSS SITE AREA: | 34.40 ACRES |



A SITE PLAN
SCALE: 1/4" = 1'-0"

