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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 4/15/2019

**TO:** 3<sup>rd</sup> District Legislative Assistant, Agricultural Commissioner, Air Pollution Control Board (APCD), Assessor, Building Division, CalFire/County Fire, Environmental Health, Public Works, Sheriff, PG&E, So Cal Gas, San Luis Coastal School District, City of San Luis Obispo, RWQCB, U.S. Fish and Wildlife, CA Fish and Wildlife, AB52

**FROM:** Jan DiLeo ([jdileo@co.slo.ca.us](mailto:jdileo@co.slo.ca.us) or 805-781-5625)

**PROJECT NUMBER & NAME: DRC2019-00043 SIPES-SHETLER**

**PROJECT DESCRIPTION:** Proposed Conditional Use Permit for: (1) 3-acres outdoor cannabis cultivation, (2) 2,000 square ft processing area within portable tents and using portable tables and carts, and (3) five cargo containers for storage of processed and packaged cannabis materials, and (4) possibly transport to state licensed distributors. The project is located at 445 Green Gate Rd. San Luis Obispo, CA.

**APN(s): 044-161-014**

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**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.

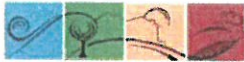
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

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**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

**DRC2019-00043**

Conditional Use Permit  
 044-161-014 / 445 GREEN GATE RD  
 ROSS SIPES  
 CANNABIS - 3 ACRES OUTDOOR CULTIVATION,  
 ANCILLARY PROCESSING (OUTDOOR) CCM2016-00304

## APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Darren W. Shetler Trust as Amended and Restated 2017 Daytime Phone 805-459-8010  
 Mailing Address 445 Green Gate Road, San Luis Obispo, CA Zip Code 93401  
 Email Address: scisloca@aol.com

☐ Applicant Name Ross Sipes - CCM2016-00304 Daytime Phone 805-748-9910  
 Mailing Address 266 Phelan Ranch Way, Arroyo Grande, CA Zip Code 93420  
 Email Address: \_\_\_\_\_

☒ Agent Name Castlerock Development, A CA Corp Daytime Phone 805-546-8100  
 Mailing Address 445 Green Gate Road, San Luis Obispo, CA Zip Code 93401  
 Email Address: admin@castlerockdevelopment.com

## PROPERTY INFORMATION


Total Size of Site: 53.42 ac Assessor Parcel Number(s): 044-161-014  
 Legal Description: RHO COR DE P PTN LT 40  
 Address of the project (if known): 445 Green Gate Road, San Luis Obispo, CA 93401  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: End of Green Gate Road with nearest cross street being HWY227  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
Residential and Agriculture uses and structures. Portions of land used for livestock grazing and dry crop farming.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Cannabis Outdoor Crops - max. 3 acre canopy

## 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 3/1/19  
 Darren Shetler, Trustee / Darren W. Shetler Trust, as Amended & Restated in 2017

**FOR STAFF USE ONLY**

**RECEIVED**

**29 MAR 2019**

**PLANNING & BUILDING**





# CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):  
445 Green Gate Road, identified as Assessor Parcel Number 044-161-014,  
 for which a construction permit, land use permit, land division, general plan or ordinance amendment, or  
 LAFCo application referral is being filed with the county requesting an approval for: Cannabis Outdoor Cultivation  
 (specify type of project, for example: addition to a single family residence; or general plan amendment),  
 do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
4. Print Name: Darren Shetler  
 Daytime Telephone Number: 805-459-8010
5. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property None known.

## PERSON OR ENTITY GRANTING CONSENT:

Print Name: Darren Shetler, Trustee / Darren W. Shetler Trust, as Amended & Restated in 2017  
 Print Address: 445 Green Gate Road, San Luis Obispo, CA 93401  
 Daytime Telephone Number: 805-459-8010  
 Signature of landowner: [Signature] Date: 3/1/19  
 Darren Shetler, Trustee / Darren W. Shetler Trust UAD 9-28-02

## AUTHORIZED AGENT:

Print Name: Castlerock Development, A CA Corp  
 Print Address: 445 Green Gate Road, San Luis Obispo, CA 93401  
 Daytime Telephone Number: 805-546-8100  
 Signature of landowner: [Signature] Date: 3/1/19  
 Darren Shetler, Trustee / Darren W. Shetler Trust UAD 9-28-02



# 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: Directly from existing County ROW

**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? 70.04 ac

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

North: Agriculture - Pasture South: Agriculture - Pasture  
East: Agriculture - Pasture West: Residential / Agriculture - Pasture

**For all projects, answer the following:**

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

Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_% Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_%  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_% Other (specify) Row Crops - max. 3 acres

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: 0 Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 855' Right 780' Left 300' Back 300'

**Proposed water source:** ☒ On-site well ☐ Shared well ☐ Other \_\_\_\_\_

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

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

**Proposed sewage disposal:** ☐ Individual on-site system ☒ Other N/A

☐ 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: CalFire

**For commercial/industrial projects answer the following:**

Total outdoor use area: 4.25 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 0 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





File No \_\_\_\_\_

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

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

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

- RECEIVED

### 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 Crop Irrigation  
☐ Commercial/Office - Explain \_\_\_\_\_  
☐ Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 715 GPD
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
☒ Yes    ☐ No    If yes, please describe: Existing groundwater well
6. Has there been a sustained yield test on proposed or existing wells?  
☒ Yes    ☐ No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?  
Bacteriological? ☒ Yes    ☐ No  
Chemical? ☒ Yes    ☐ No  
Physical ☒ Yes    ☐ No  
Water analysis report submitted? ☒ Yes    ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
☒ Well Driller's Letter    ☒ Water Quality Analysis(☒ OK or ☐ Problems)  
☐ Will Serve Letter    ☒ Pump Test 4 Hours / 10 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? \_\_\_\_\_ 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: Cold Canyon Landfill
3. Where is the waste disposal storage in relation to buildings? Inside sealable storage containers.
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: San Luis Coastal
2. Location of nearest police station: Sheriff Station, 1681 Front Street, Oceano, CA
3. Location of nearest fire station: SLO County Fire Station No. 21 or 63
4. Location of nearest public transit stop: Transit stop at SLO Airport
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: Agriculture - crops and livestock
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No  
If yes, please include two copies of the report with the application.

### **Commercial/Industrial Project Information**

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

1. Days of Operation: Monday through Sunday Hours of Operation: 6am to 6pm
2. How many people will this project employ? 8
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: Potential odors from crop production. Odor management plan in application.
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: \_\_\_\_\_
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No  
If yes, please describe in detail: Crop production will involve the select use of insecticides and herbicides. Materials to be stored in an enclosed structure. SDS sheets attached to application.
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

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

### **Agricultural Information**

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

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

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

### **Energy Conservation Information**

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

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

### **Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
Drip irrigation system to minimize water use
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): Registration CCM2016-00304

(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)



# INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

**TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS** - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

**RIGHT TO FARM DISCLOSURE** - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.



If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

#### HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE -

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), please complete the attached form that verifies you have consulted with the applicable websites and determined whether or not the subject property is listed on any of these sites:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database;
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database;
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF);
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials;
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

In addition, please answer the following question: "This project is within ½ mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills) ☐ Yes ☒ No

#### PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing, (2) Public Notice Distribution requirements, (3) the Right to Farm Disclosure, and (4) Proximity to Landfills.

#### AND

I acknowledge that I have consulted the websites that Identify Hazardous Waste and Substances Sites on the attached form and find the following: The site is not shown on any of these websites.



Signature

3/1/19

Date

Print Name: Darren Shetler, Trustee / Darren W. Shetler Trust, as Amended & Restated in 2017





COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
**LAND USE PERMIT APPLICATION FEES**

### HOW MUCH WILL IT COST TO PROCESS MY LAND USE PERMIT APPLICATION?

The following are **estimated** filing fees for land use permits that are set by the county fee ordinance each year. They are based on what it costs to process your application. Fees vary depending on the complexity of the permit. The following worksheet is a summary of possible estimated application fees.

<input type="checkbox"/> MINOR USE PERMIT			FEE CODE
Minor Use Permit, Tier I with Categorical Exemption (CE)	<input type="checkbox"/>	\$1,936	L30B
Minor Use Permit, Tier I with General Rule Exemption (GRE)	<input type="checkbox"/>	\$1,936	L30B
Minor Use Permit, Tier I with previously issued environmental document	<input type="checkbox"/>	\$1,936	L30B
Minor Use Permit, Tier II with Categorical Exemption (CE)	<input type="checkbox"/>	\$4,129	L30A
Minor Use Permit, Tier II with General Rule Exemption (GRE)	<input type="checkbox"/>	\$4,129	L30A
Minor Use Permit, Tier II with previously issued environmental document	<input type="checkbox"/>	\$4,129	L30A
Minor Use Permit, Tier II with Initial Study	<input type="checkbox"/>	\$5,932	L31
Minor Use Permit, Tier III with Categorical Exemption (CE)	<input type="checkbox"/>	\$4,823	L32A
Minor Use Permit, Tier III with General Rule Exemption (GRE)	<input type="checkbox"/>	\$4,823	L32A
Minor Use Permit, Tier III with previously issued environmental document	<input type="checkbox"/>	\$4,823	L32A
Minor Use Permit, Tier III with Initial Study	<input type="checkbox"/>	\$10,773	L33
Public Works Review	<input type="checkbox"/>	\$279	X20A,B
CAL FIRE Review (\$726.00 + \$0.08 per sq. ft. over 4,999 sq. ft.)	<input type="checkbox"/>	\$726	X34A,B
Health Dept. Review	<input type="checkbox"/>	\$656	X60A,B
Ag Commissioner Referral	<input type="checkbox"/>	\$526	X36A,B
Airport Land Use Commission Review	<input type="checkbox"/>	\$1,594	X32
Coastal Add-on for Major project	<input type="checkbox"/>	\$1,808	C70
Coastal Add-on for Minor project	<input type="checkbox"/>	\$456	C50
Geological Review (GSA designation) ( <i>minor review</i> )	<input type="checkbox"/>	\$2,671	X07
Geological Review (GSA designation) ( <i>major review</i> )	<input type="checkbox"/>	\$4,038	X10
Resource Conservation District Review ( <i>plus Real Time Billing Agreement</i> )	<input type="checkbox"/>	\$278	X08/9A,B
Environmental Document Filing Fee (Clerk-Recorder)	<input type="checkbox"/>	\$50	Z17
Urban Reserve Line (URL) – Application Fee Credit	<input type="checkbox"/>	\$575	None
Airport Fee – General Services	<input type="checkbox"/>	\$88	A99A,B
<b>Total</b>			

<input type="checkbox"/> SITE PLAN			FEE CODE
Site Plan with Categorical Exemption (CE)	<input type="checkbox"/>	\$2,156	L20A
Site Plan with General Rule Exemption (GRE)	<input type="checkbox"/>	\$2,156	L20A
Site Plan with previously issued environmental document	<input type="checkbox"/>	\$2,156	L20A
Site Plan with Initial Study	<input type="checkbox"/>	\$3,839	L21
Coastal Add-on for Site Plans	<input type="checkbox"/>	\$456	C50
Ag Commissioner Referral	<input type="checkbox"/>	\$520	X37A,B
Environmental Document Filing Fee (Clerk-Recorder)	<input type="checkbox"/>	\$50	Z17
Urban Reserve Line (URL) – Application Fee Credit	<input type="checkbox"/>	\$575	None
Airport Fee – General Services	<input type="checkbox"/>	\$88	A99A,B
<b>Total</b>			



<input type="checkbox"/> <b>VARIANCE</b>			<b>FEE CODE</b>
Variance with Categorical Exemption (CE)	<input type="checkbox"/>	\$4,368	L70A
Variance with General Rule Exemption (GRE)	<input type="checkbox"/>	\$4,368	L70A
Variance with previously issued environmental document	<input type="checkbox"/>	\$4,368	L70A
Variance with Initial Study	<input type="checkbox"/>	\$9,287	L71
Health Dept Review	<input type="checkbox"/>	\$531	X58A,B
Coastal Add-on for Variances	<input type="checkbox"/>	\$1,808	C70
Environmental Document Filing Fee (Clerk-Recorder)	<input type="checkbox"/>	\$50	Z17
Urban Reserve Line (URL) – Application Fee Credit	<input type="checkbox"/>	\$575	None
Airport Fee – General Services	<input type="checkbox"/>	\$88	A99A,B
<b>Total</b>			

<input type="checkbox"/> <b>DEVELOPMENT PLAN/CUP</b>			<b>FEE CODE</b>
Development Plan/CUP; Categorical Exemption (CE)	<input type="checkbox"/>	\$8,838	L40A
Development Plan/CUP; General Rule Exemption (GRE)	<input type="checkbox"/>	\$8,838	L40A
Development Plan/CUP; previously issued environmental document	<input type="checkbox"/>	\$8,838	L40A
Development Plan/CUP; Initial Study	<input type="checkbox"/>	\$17,292	L45
Public Works Review	<input type="checkbox"/>	\$2,260	X73A,B
CAL FIRE Review (\$726.00 + \$0.08 per sq. ft. over 4,999 sq. ft.)	<input type="checkbox"/>	\$726	X34A,B
CAL FIRE Review for oil wells/mines (all projects will be cost accounted)	<input type="checkbox"/>	\$726	X34A,B
Health Dept. Review	<input type="checkbox"/>	\$730	X57A,B
Ag Commissioner Referral	<input type="checkbox"/>	\$753	X36C,D
Airport Land Use Commission Review	<input type="checkbox"/>	\$1,594	X32
Coastal Add-on for Development Plan/CUP	<input type="checkbox"/>	\$1,808	C70
Geological Review (GSA designation) ( <i>minor review</i> )	<input type="checkbox"/>	\$2,671	X07
Geological Review (GSA designation) ( <i>major review</i> )	<input type="checkbox"/>	\$4,038	X10
Resource Conservation District Review ( <i>plus Real Time Billing Agreement</i> )	<input type="checkbox"/>	\$378	X18/19A,B
Environmental Document Filing Fee (Clerk-Recorder)	<input type="checkbox"/>	\$50	Z17
Urban Reserve Line (URL) – Application Fee Credit	<input type="checkbox"/>	\$575	None
Airport Fee – General Services	<input type="checkbox"/>	\$88	A99A,B
<b>Total</b>			



# HAZARDOUS WASTE AND SUBSTANCES STATEMENT DISCLOSURE

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

**Project Title:** Cannabis Outdoor Row Crops **Project APN(s):** 044-161-014

## HAZARDOUS WASTE AND SUBSTANCES

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), I have consulted the following websites/lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/> )
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (<http://geotracker.waterboards.ca.gov/> )
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm> )

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable) (Check box):

- ☒ Is not included on any of lists found on the above-referenced websites.
- ☐ Is included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code. the following information is provided related to this site/application:

Name of applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Address of site (street name & number if available, City, State and ZIP Code): \_\_\_\_\_


Local agency (city/county): \_\_\_\_\_

Assessor's book, page, and parcel number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

  
Signature of ~~Applicant~~ Landowner

Darren Shetler, Trustee / Darren W. Shetler Trust, as Amended & Restated in 2017  
Name of ~~Applicant~~ (Print) Landowner

3/1/19  
Date

805-459-8010  
Telephone





## LAND USE PERMIT APPLICATION PACKAGE

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO  
976 OSOS STREET • ROOM 300 • SAN LUIS OBISPO • CA 93408 • (805) 781-5600 • TTY/TDD RELAY-711

**NOTE:** Your application is public record and information regarding your application is available both in person at the Department of Planning and Building in the County Government Center and on the County Planning and Building Department's website. All references to names, addresses, telephone numbers, email addresses and project information are part of this public record. All applications must be filed under the property owner's name and address of the property that is the subject of the application; however, you may use an alternate contact address and telephone number.

### REQUIRED CONTENTS

The following information is required to be submitted with your application. If any information is missing, your application may be returned to you until such time as all required materials are included with the submittal.

**COPIES** – Please provide the following number of copies:

- ☒ 1 copy of the Signed Completed General Application Form
- ☒ 1 copy of the Signed Consent of Landowner Form (if applicant does not own the property)
- ☒ 1 copy of the Completed Land Use Permit Application Form
- ☒ 1 copy of the Environmental Description Form
- ☒ 1 copy of the Signed Information Disclosure Form
- ☐ Completed Accessory Application Form(s) (if applicable) - Curb, Gutter & Sidewalk Waiver, Tree Removal, Variance, Lodge Hill, etc. (these forms are NOT in this package and can be obtained at the Planning and Building Front Counter)

**FEES** – Application fees will be calculated at the time of submittal (see last page for fee summary).

**PLANS** - If any of the information included as part of this application is available in digital format, please enclose the information via digital media.

**SITE LAYOUT PLAN** - an accurate drawing of the property. The site plan must show the following items (where they apply to your site):

- ☒ Exterior boundaries and dimensions of the entire site.
- ☒ North arrow and scale.
- ☒ Slope Contour Map (except when a grading plan is required) showing the following:
  - Inside urban reserve lines* - show contours at 5-foot intervals for undeveloped areas and 2-foot intervals for building sites and paved or graded areas.
  - Outside urban reserve lines* - show contours at 10-foot intervals for undeveloped areas and 2-foot intervals for building sites.
  - Steep slopes* - areas in excess of 30% slope may be designated as such and contours omitted, unless proposed for grading, construction or other alterations.
- ☒ General location of major topographic and man-made features, such as rock outcrops, bluffs, streams, swales and graded areas.

- ☒ Location, dimensions and use of all existing and proposed structures on the property, including buildings, decks, balconies, fences, walls, and other structural elements that extend into yard areas.
- ☒ Location, name, width, and pavement type of adjacent and on-site streets/alleys.
- ☒ Existing/proposed curbs, gutters & sidewalks. All points of access, both existing and proposed.
- ☒ Types and location of existing/proposed water supply and sewage disposal facilities.
- ☒ Location and dimensions of all existing/proposed easements, driveways and parking areas (enclosed or open), including pavement type.
- ☒ Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed.
- ☒ All areas proposed for grading and landscaping.
- ☐ Any areas proposed to be reserved and maintained as open space.
- ☒ Location, use and approximate dimensions of all structures within 100 feet of the site's boundaries.
- ☒ A vicinity map showing precisely how to drive to the site. (include street names and distances to help with describing how to get to the site)
- ☐ Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach

**PRELIMINARY FLOOR PLANS AND ARCHITECTURAL ELEVATIONS** - showing height of buildings and structures, color, texture and material of exterior finishes and roofing (not required for most agricultural buildings).

**ELEVATIONS** - (relative height) from the finish floor of the garage or other parking area to the edge of the pavement or road at the driveway entrance.

**COPIES OF PLANS** - If any of the information included as part of this application is available in digital format, please enclose the information via digital media.

**Full-Sized Plans**

- ☒ 7 copies of all drawings in a full-size format (larger than 11 by 17 inch page).

**Reductions**

- ☒ 1 copy of all drawings reduced to the size of an 8-1/2 by 11 inch page.
- ☒ 1 copy of all drawings reduced to the size of an 11 by 17 inch page.



## OTHER INFORMATION

Legal Lot Verification - how the parcel(s) was legally created.

Abandoned oil and gas wells - if applicable - information is available from the California Division of Oil & Gas, 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246.

## SUPPLEMENTAL INFORMATION

The following information may be required to be submitted before a review of the application can be completed. If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.

- ☐ Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180 et seq.
- ☐ Fire Safety Plan prepared pursuant to Section 22.52/23.05.080 et seq.
- ☐ Preliminary Grading/Drainage Plan - when required by Section 22.52/23.05.020 & .040
- ☐ Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- ☐ Archeological Report - where required, submit two copies.
- ☐ Botanical Report - where required, submit two copies.
- ☐ Biological Report - where required, submit two copies.
- ☐ Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- ☐ Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- ☐ Traffic Study - where required, submit two copies.
- ☐ Geologic Report - where required, submit two copies.
- ☐ Visual Analysis - for applications that propose development along significant visual corridors (such as Highways 101 and 1).
- ☐ Location, size, design and text of all existing and proposed signs.
- ☐ Location and design of solid waste disposal facilities - as required by Section 22.10.150/23.04.280.
- ☐ Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided.
- ☐ Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- ☒ Water will-serve letter OR Well pump test (4-72 hour).
- ☐ Sewer will-serve letter OR Percolation tests.
- ☐ County Public Works road requirements.
- ☐ Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan.
- ☐ Cost Accounting Agreement.
- ☐ Other \_\_\_\_\_



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

PLN-2018  
12/8/2017

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

**Cannabis Activities Proposed**

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

**For Cultivation and Nurseries ONLY**

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

Approved registration number: CCM2016- 00304

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: Ross Sipes

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

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

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

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

Outdoor Row Crops = 3 acres

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

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



## CANNABIS APPLICATION SUPPLEMENT

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

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

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

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

Source or utility name	Expected kWh drawn annually
PG&E	0
<b>Total Annual kWh:</b>	0

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	2018	0.07 AF	
2		0.07 AF	
3		0.07 AF	
4		0.07 AF	
5		0.07 AF	
6		0.07 AF	
7		0.07 AF	
8		0.07 AF	
9		0.07 AF	
10		0.07 AF	
11		0.07 AF	
12	↓	0.07 AF	
<b>Totals</b>		0.84 AFY	

## CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes      ☐ No

List of pesticides anticipated to be used: See Operations Manual that contains SDS sheets.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### **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

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### 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?

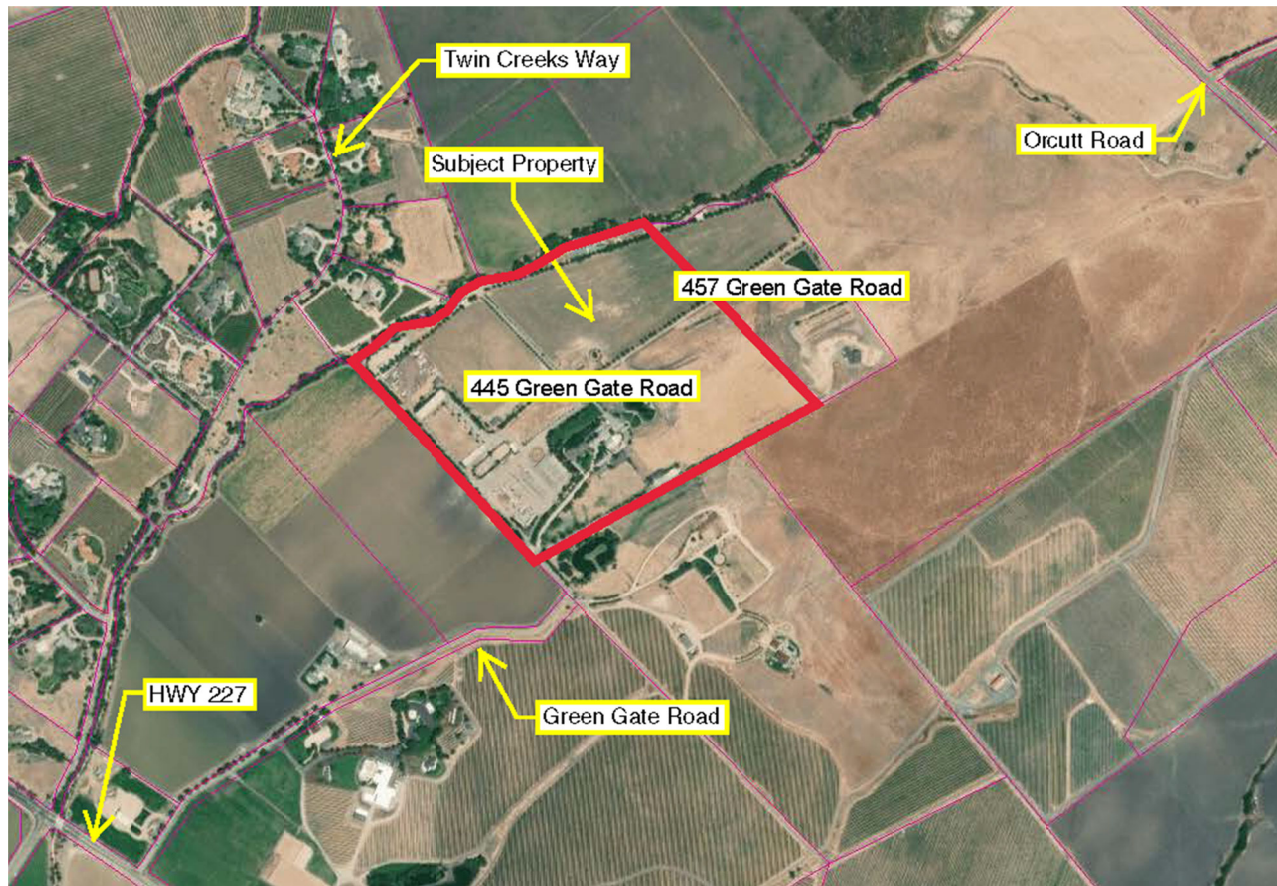
☐ <10      ☐ 11-50      ☐ 51-100      ☐ >100      ☐ N/A Storage Only/Other

## INTRODUCTION

This Project Description and Operation Plan has been prepared to assist the County of San Luis Obispo in its review and approval of a Minor Use Permit for the operation of a cannabis cultivation site located at **445 Green Gate Road** in the unincorporated area of the County of San Luis Obispo. The enclosed information has been prepared to respond to the requirements of the County Cannabis Ordinance.

The proposed project includes the establishment of a 3-acre outdoor cannabis cultivation operation. Cannabis activities are to include planting, growing, harvesting, drying, curing, grading, trimming, storing, packaging, and labeling of non-manufactured cannabis products.

Please note that all products from the operation of this cultivation site are strictly sold to offsite State licensed distributors with **no sales to the general public occurring on the property.**



Vicinity Map



## PROPERTY DESCRIPTION

The “Subject Property” is located at 445 Green Gate Road (APN 044-161-014) within an unincorporated area of San Luis Obispo County located southeast of the City of San Luis Obispo.

The Subject Property can be accessed via heading south on Highway 227 from San Luis Obispo towards Arroyo Grande and then taking a left on Green Gate Road (County Road 2041) and heading east for approximately 0.60 miles.

The physical features of the Subject Property are:

- 53.42 acres.
- Terrain is composed of flat lands and rolling hills.
- East Corral de Piedra Creek is an ephemeral drainage that flows east to west along the northern boundary
- The prevailing wind across the property blows in the easterly – southeasterly direction.
- The property is not visible from the public right-of-way, including Green Gate Road, Twin Creeks Way, State Route 227, Corbett Canyon Road and Orcutt Road.

The Subject Property and all surrounding parcels are zoned Agriculture. The current usage of the property includes – residential, livestock farming, equestrian, pastures, grazing, and dry crop farming. The surrounding property uses include:

- North                Crops and residential use
- South               Pasture and livestock grazing use
- East                 Pasture and livestock grazing use
- West                 Crops and residential use

The nearest residential use to the cannabis cultivation site is the residence on the Subject Property at approximately 400 feet away.

Please refer to Exhibit B for the Neighborhood Compatibility Statement that summarizes the surrounding uses and the findings made as to regulated adjacencies.

The property was acquired by the current landowner in 2003. At that time, the property was used for dry crop farming, pasture, grazing, and row crops in select areas. Since acquiring the property the use of dry crop farming, pasture land, and grazing has expanded over the entire property. In addition, improvements were made for the added use of livestock farming and personal equestrian facilities. Intermittent row crop use occurred after 2003 in select areas but discontinued as the resulting yield did not produce a viable crop.

## CANNABIS ACTIVITIES

The proposed project is to establish an outdoor Cannabis Cultivation operation on a parcel located at 445 Green Gate Road (APN 044-161-014) in the County of San Luis Obispo.

### ➤ **Proposed Cannabis Activities**

- Planting, growing, harvesting, drying, curing, grading, and trimming of cannabis.
- The storing, packaging, and labeling of non-manufactured cannabis products.

### ➤ **Location of Cannabis Activities**

- The cultivation site is located on the lowest and flattest portion of the property minimizing its exposure to the prevailing winds while minimizing its exposure to incidental views from surrounding parcels.
- Slopes of the cultivation site range from 0.02% to 4.78% (1.8% average).
- Each activity has been located to meet the required setbacks from the respective property lines, drainage courses, and water wells.
- All cannabis related activities, including storage of materials, parking area, and access routes are located outside of the existing FEMA mapped flood plain that follows the East Corral de Piedra Creek along the northern property line of the Subject Property. Delineation of the flood plain can be found on the site plan included with the submittal documents.
- Setbacks from the bank of the adjacent water course and riparian feature are greater than 200 feet.

### ➤ **Cultivation, Harvesting and Drying Activities**

- The outdoor cultivation site is to be planted to produce a crop that achieves a maximum of three (3) acres of canopy growth.
- Planting of crops are to be staggered to maintain a consistent rotation of planting and harvesting.
- Upon reaching maturity, plants are harvested and hung to dry on drying racks.
- Once dried, the Cannabis material is removed from the structure to the processing area.

### ➤ **Processing Activities**

- Cannabis processing activities that are to occur within the secured



boundary of the cultivation site consist of the following:

- Curing, grading, and trimming of cannabis.
- Packaging, and labeling of non-manufactured cannabis products.
- Only cannabis grown onsite is to be processed and packaged onsite. Processing activities are proposed to be ancillary to the primary cultivation use.
- These activities will require the use of portable tables, carts, and portable “EZ-up” type tents during times of operation. The use of portable tent type structures is based on weather and the need provide to shade for workers in accordance with OSHA requirements.
- No processing activities are currently proposed to take place within any trailer, cargo container, or structure.

➤ **Storage of Cannabis Products**

- Processed and packaged Cannabis materials (non-manufactured products) that are packaged and prepared for distribution are to be stored in a series of cargo containers.
- Each cargo container is to be properly secured with adequate locks and lock protection (lock shields).
- Access to each cargo container is to be monitored by a silent alarm system.
- Access to the cargo containers is to be limited to select Operators.
- The cargo containers are to be surveilled by day/night vision cameras on a 24/7 basis.
- Record logs of material stocked and removed is to be kept for each cargo container unit.

➤ **Infrastructure, Materials & Support Systems**

- Infrastructure
  - Primary PG&E power to be established onsite.
  - Implement security barriers and gated entries constructed in compliance with the Security Plan.
  - Irrigation distribution system implemented to provide controlled flows to each use.
  - Installation of drip irrigation systems.
- Materials
  - Implement Material Storage and Waste Management Plans.

- Centrally locate storage containers for ease of access and use to provide protection for exterior stored materials from the prevailing winds and storms.
- Storage of premium soil products.
- Mixing of soil with appropriate amendments.
- Storage of planting and irrigation materials.
- Support Systems
  - Implement Operator safety program and policies.
  - Mount warning, safety, and informational signage.
  - Install first aid stations.
  - Install and secure chemical toilet facilities and portable wash basins.
  - Identify and install shaded break area(s) for Operators.
- **Sales and Marketing**
  - The sales and marketing of all cannabis harvested products to State licensed distributors.
  - The sales and marketing of trimmings from all plant materials Identified above to State licensed distributors.
  - No sales to the general public shall occur onsite.
- **Tracking and Tracing**
  - All of the above cannabis items are to be tracked and traced as required by CDFA's "Metrc" program as administered by the Bureau of Cannabis Control for the State of California.



## BUSINESS OPERATION DETAILS

The following provides the details of the day to day business operation of all cannabis activities. For the purpose of this document employee, contractor, and consultant is collectively referred to as “Operator”.

➤ **Operation Hours & Workforce**

- |                              |                           |
|------------------------------|---------------------------|
| ○ Business Days              | Monday through Sunday     |
| ○ Business Hours             | 6am to 6pm (single shift) |
| ○ Operators per Business Day | 4                         |

## PARKING / TRAFFIC

Parking is provided for Operators and occasional invited visitors. The parking area shall be clearly identified with signage. The parking area is identified on the site plan submittals.

### ➤ Spaces

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

### ➤ Surface

- The parking area will be constructed of an aggregate base providing an all-weather surface per County of San Luis Obispo standards.
- The aggregate base parking area will have a cross slope that does not exceed 5%.

### ➤ Traffic

- The cannabis business operation hours are from 6:00 am to 6:00 pm placing the entry and exit of Operators from the property during off-peak traffic hours. The round trips as the result of the cannabis activities are as follows:
  - Operator Trips 4 trips per day (off peak)
  - Operator Vehicles Passenger cars and trucks
  - Delivery Trips (in) 2 trips per week
  - Delivery Trips (out) 2 trips per week
  - Delivery Vehicles 12' Flatbed Truck or smaller
  - Service Vehicles 1 trip per week
  - Service Vehicle Standard trash truck



## ODOR MANAGEMENT PLAN

Recognizing there are numerous levels of odor controls available to Cannabis Industry. The "Odor Management" plan below is tailored to an outdoor Cannabis Cultivation operation specifically.

### ➤ Site Controls

- The outdoor cultivation site has been located a significant distance from area residences.
- The prevailing wind flows across the property in a northeast direction thus blowing any potential odors into a non-occupied agricultural area.

### ➤ Soil Controls

- Soils that are recycled in a composting state are to be appropriately covered and sealed to prevent any potential odor issues.
- Composting materials are to be stored in accordance with the Material Storage Plan.

### ➤ Plant / Green Waste

- Recycled plant material is to be placed in sealable containers until at which time the material is ready to be reused.
- Waste material is to be stored and disposed of in accordance with the Waste Management Plan.

### ➤ Restroom Facilities

- Portable restroom facilities are to be maintained on a scheduled basis by a professional service company utilizing the proper standards based on usage. This will prevent potential odors that would otherwise be associated with an inadequate restroom facility.

### ➤ Report Tracking

- Complaints received regarding odor shall be documented, investigated, tracked, and responded to using best management practices as applicable.
- Actions taken on each report is to be documented and retained in the operation records.

## WASTE MANAGEMENT

The principal goal for waste generated by this Cannabis Activity is to recycle any and all materials that can be recycled. The primary waste material generated is green waste that can be separated, broken down, processed, and reintroduced into other cannabis growing/manufacturing operations.

Waste materials, including refuse and green waste, are to be stored in containers with a securable lid and located in a dedicated storage location. Refer to the site plan submittal for identification of waste storage locations.

### ➤ Green Waste from Cannabis

- Cannabis waste (clippings, dead plants, roots, etc.) is to be stored and composted in dedicated containers with securable lids. Containers are to be approximately 16' long x 7' wide x 5' tall constructed of steel. The boxes are fitted with forklift skids for easy mobility.
- A different container with a securable lid is to be used for materials to be transported offsite and recycled by an approved operator and facility.
- Containers are to be stored in a secure location.
- Stored materials shall be removed from the site by a qualified service on a regular basis. At no time should the storage of materials be allowed to stock up and exceed the capacity of its storage enclosure.
- Operators are to be trained to identify the difference between onsite and offsite recyclable materials. Operators are also be trained as to the proper handling and storage of the various products used on site.
- Waste from Cannabis will be tracked and traced as required by CDFA's "Metrc" program as administered by the Bureau of Cannabis Control for the State of California.

### ➤ Wastewater

- No wastewater is to be generated as part of the cultivation operation.
- No sinks or washings stations that would generate wastewater are proposed.
- Restrooms are self-contained chemical portable toilets that are serviced by a qualified and licensed maintenance company on a routine schedule based on level of use.
- Portable self-contained wash stations are to be provided and serviced by a qualified and licensed maintenance company on a



routine schedule based on level of use.

➤ **General Waste and Refuse**

- General waste and debris in the form of paper, cardboard, wood, and plastics are to be collected and sorted accordingly into covered waste and recycling containers. Containers shall be of the type issued by the local licensed garbage disposal company. The garbage and recycle bins shall be 3 cubic yards in size. A minimum of one of each type of bin will be maintained onsite. Use of bins is to be monitored to ensure they are not overfilled and when necessary additional bins are requested.
- A licensed garbage disposal service is to remove the waste and refuse from the site and dispose of it at the local licensed landfill on a weekly basis.
- There is no process used in this cannabis activity that results in the creation of the hazardous waste material. However, if any refuse material created by happenstance that is determined to be hazardous, the material shall be treated and disposed of as hazardous waste.

## MATERIAL STORAGE

The purpose of this plan is to provide information and guidance to all Operators with regard to handling and storage of materials. Dedicated securable cargo storage containers are to be used for the storing of manufactured and/or packaged materials. The location of these storage locations are identified on the submittal plans. As the type of materials used may vary over time, the material inventory will require updating on a routine basis.

### ➤ **Manufactured Products**

- First Best Management Practice - The first best management practice is to only purchase what is needed each time it is used. The risk associated with hazardous and non-hazardous materials will be significantly reduced with proactive scheduling and stock management.

### ➤ **Identification**

- Safety Data Sheets (SDS) shall be collected for all manufactured materials brought on site. These sheets shall be kept onsite and centrally stored for quick reference by emergency services.
- All material products shall be clearly marked and labeled. Labels shall identify the nature of the materials in accordance with applicable State codes and regulations.
- Materials that should not be stored together shall be identified and documented in the material inventory.
- Any substances contained within non-labeled containers shall be treated as hazardous substances until material contents can be verified or the contents are properly disposed of at a qualified facility.

### ➤ **Handling & Use**

- All materials shall be handled and used in accordance with the manufacturer directions and warnings.
- Pesticides shall be compliant with CalCannabis and the Department of Pesticide Regulation.
- Where required, an Operator Identification Number (OIN) shall be obtained prior to the application of any pesticides. Applicant to consult with the Department of Agriculture regarding potential licensing and/or permitting requirements related to pesticide use and application.
- It is the duty of all who handle the materials to do so in a manner that is safe, environmentally friendly and complies with all local, state and federal regulations. This includes materials that are not,



by statute, hazardous but which, if carelessly discarded could cause harm to the environment.

- It is important that each Operator becomes familiar with each type of chemical or material they may come in contact with during performance of their respective scope of work. Appendix A of this manual maintains a list of materials, along with their respective Safety Data Sheets (SDS), that may be used in the operation of the greenhouses and nursery. This list is to be updated as new materials are brought on site.

➤ **Indoor Storage**

- All materials are to be stored in accordance with the manufacturer directions and recommendations.
- All material storage containers are to be centrally stored in a secure well ventilated enclosed space.
- The storage enclosure is to have solid floor surface to prevent potential seepage of materials into the soil.
- An inventory list is to be maintained for all materials placed in the storage container.
- The container is to be clearly marked on the exterior of the container for easy identification by the Fire Department in the event of an emergency. Standard material identification symbols shall be used in accordance with State codes and regulations.

➤ **Outdoor Storage**

- Isolated outdoor areas created by placement of the surrounding cargo containers shall provide protected storage areas for composting and waste storage.
- Material stockpiles are to be covered with tarps when not in current use to protect from wind and storm runoff impacts.
- Storage cargo containers are to be arranged to achieve the following:
  - Protect from the prevailing winds.
  - Act as a barrier for potential storm water runoff.

➤ **Spill Management and Response**

- In the event of material spill Operators shall implement the Spill Management and Response Plan included in this document.
- Each Operator shall be trained on the implementation of the Spill Management and Response Plan.

## WATER MANAGEMENT

Recognizing that water conservation is crucial now more than ever, the irrigation system design serving the outdoor crops is to be outfitted with the latest technology in irrigation controls and drip systems.

### ➤ Water Source and Supply

- Water for operation shall come from an existing domestic groundwater well on that is more than that is over 350 feet from the outdoor grow location.
- The project site and the existing groundwater well is not located in an area with an impacted groundwater basin.
- The domestic groundwater well is shared with a residence located on the same parcel. At the well head water is to be distributed to the uses through a manifold equipped with isolation valves and backflow preventers.
- Draw down testing (see Appendix C) concluded the groundwater well capacity to be 10 GPM, producing a water supply up to 14,400 gallons per day.
- Water quality testing (see Appendix D) for the shared groundwater well determined the water met California drinking water standards.
- Main water shut off valve shall be provided and clearly marked.

### ➤ Irrigation System

- The main water feed shall be brought on site to feed a series of manifolds that distributes water across the row crops feeding the drip irrigation system.
- Irrigation valves shall be placed at intervals to adequately zone the system.
- A series of irrigation controllers shall be used to control the amount of water that each zone receives.
- Rows of plants shall be fed by a branch of the drip system. Each plant shall have a drip head appropriately sized for its water demand based on the plant size and type.
- Soil moisture sensors shall be implemented in each zone to prevent overwatering.

### ➤ Usage

- Anticipated water usage based on the quantity of plants and previous experience is approximately 5,000 gallons per week or 0.84 acre-feet per year. This equates to a demand of only 5.2% of the wells potential yield.

- From year to year, water usage may vary depending on the temperature extremes experienced within each season.

➤ **Inspection**

- The mainline feed from the wellhead shall be inspected routinely for signs of leakage or seepage.
- Irrigation control valves shall be inspected daily for leaks or seepage.
- Rows shall be checked for overwatering daily to determine if any required changes are needed in the programmed controllers.
- The programming of the irrigation controllers shall be checked routinely to ensure proper operation.



## DRAINAGE

In addition to complying with applicable State and County storm water programs, the primary drainage goals of the project are to maintain long standing historical drainage patterns, promote infiltration, and maximize the passage of flows across vegetated surfaces.

The historical drainage pattern of the overall property flows to the south-southwest and to the west-northwest. A high point in the terrain divides the property into two distinct drainage watersheds.

The south-southwest watershed contributes to an unnamed drainage that crosses onto the southern neighboring parcel and flows down the length of Green Gate Road, eventually crossing State Route 227.

The west-northwest watershed flows towards the existing ephemeral drainage known as the East Corral de Piedra Creek that borders the northern property line. The creek flows east to west between parcels bordering Green Gate Road and parcels bordering Twin Creeks Way until it eventually crosses State Route 227. It is within this northern watershed that the proposed project resides.

The topology of the property is comprised of rolling hills and low lying flat lands with elevations ranging from 290 feet to 345 feet above sea level. The flattest portion of the property extends 475 to 500 feet from the northern creek line to the south-southwest at a less than 3% slope. The terrain then continues south-southeast at a 20% to 30% climb to the highest and most exposed portion of the parcel. The slope slowly rolls over the crest in the terrain and descends to the southern boundary at slopes ranging from 10% to 20%.

The project is located where the flat lands meet the hillside terrain. This places the structures well away from the existing creek line and the riparian corridor while using the adjacent hillside for added protection from the strong prevailing winds and as a view screen from the surrounding roadways and properties.

The USGS quadrangle topo map for the Edna area shows that the project location lies within a drainage sub-basin that is less than 15 acres in size. Of that total drainage area, nearly 50% to 60% of the watershed comes as surface run-on from the neighboring agricultural range land that borders the eastern property line. The remaining balance of surface drainage comes from the adjacent north facing slope.

At the project site, drainage historically surface flows gradually across relatively flat lands in a west-northwest direction toward the existing creek line. Before reaching the creek line the surface flows cross several features including raised planters, swales, vegetated pasture, agriculture roads, and fence lines. The variations in the terrain within these features creates pockets of small depressions where low surface flow pool and are eventually absorbed in to the soil and/or evaporated. The culmination of these barriers significantly reduces the potential for silt and sediment runoff from directly entering the creek.

In the event of higher flow storms an additional barrier was established in the

mid-2000's as a Best Management Practice to proactively protect the creek from potential runoff from agricultural operations. Without impacting the riparian zone the barrier was constructed of a continuous steel pipe fence with no-climb welded wire fabric. A solid continuous run of 8x8 wood members was placed at the base of the fence line and then backed with river type rock. Surface flows that should overcome the wood barrier would then pass through a continuous run of silt fencing secured in place with steel stakes. The silt fencing combined with the existing protected vegetation provides for effective sediment and silt traps.

The following additional goals have been set for the design and operation of the project to further improve drainage performance of the project site:

- Implementation of erosion and sediment barrier products to conform to the existing terrain (soils and slope) without the need for grading, maintaining historical drainage patterns and minimizing the potential for erosion.
- Minimize the use of impervious surfaces.
- Direct runoff to vegetated surfaces/buffers to slow surface flow and to promote infiltration.
- Avoid point releases and disperse runoff to promote sheet flows.
- Perform pre-season maintenance activities no later than October 1<sup>st</sup>.
- Position cargo material storage containers so as to create containment bays for outdoor storage areas. This will aid in capturing runoff and minimizing impacts from wind.

Monitor surface drainage as the result of rain events. Implement applicable erosion control Best Management Practices based on site assessments.

## FIRE SAFETY

In accordance with County and CalFire requirements a fire safety application shall be prepared for submittal. Requirements set forth by CalFire shall be implemented into the project design and integrated into the Operations Plan, as needed.

The property is located approximately 5 minutes from the closest CalFire / San Luis Obispo County Fire Station. The property is not located in State Responsibility Area for wildland fires, and is not located in a Fire Hazard Severity Zone.

The following fire / emergency safety measures are currently shown for implementation:

### ➤ Access

- The location of the property entry point shall be clearly marked for day and night time visibility.
- High intensity reflective signage shall be installed providing direction to the project site.
- “No Parking” signage shall be posted at locations along the access route and the entry points that shall remain clear at all times.
- Gates shall have a 22’ clear width per CalFire access standards.
- Gates to be locked shall be equipped with a Knox lock.
- Site plans identify an emergency access route providing for quick access with ample travel width and turning space.
- Access routes shall be all-weather base with slopes less than 12%. Any portion in excess of 12% shall be provided with a non-skid surface.

### ➤ Material Storage

- A detailed inventory of all materials onsite is to be maintained and kept in a central location for quick reference.
- Safety Data Sheets (SDS) for each manufactured material stored onsite is to be kept in a central location for quick reference.
- Material storage of hazardous or volatile products shall be identified by OSHA compliant warning signage in clear view on the exterior of the storage container.
- Fire extinguishers, of the proper type and size, are to be installed where required per the approved Fire Plan.



# SPILL MANAGEMENT AND RESPONSE PLAN

## Site Address

**445 Green Gate Road**

**San Luis Obispo, CA 93401**

### ➤ Emergency Contacts

- **Fire/Police/Ambulance .....9-1-1**
- SLO County Sheriff Dept. ....805-781-4550
- SLO County Cal Fire. ....805-543-4244
- California Office of Emergency Services (Cal OES) ....916-845-8510
- SLO County Office of Emergency Services .....805-781-5011
- Poison Control .....800-222-1222

### ➤ Other Contacts

- Central Coast Regional Water Quality Control Board..805-549-3147
- CA Department of Fish & Wildlife .....559-243-4005
- SLO County Air Pollution Control District .....805-781-5912

### ➤ Implementation

- This Emergency Response and Pollution Control Plan shall be kept on-premises at all times. The plan shall be clearly marked and accessible to all persons within the facility. The Plan identifies the actions that shall be taken in the event of a spill of products that are or may contain hazardous substances.
- Emergency contact phone numbers shall be posted in the facility for easy access in the event of an emergency.

### ➤ Education

- Be aware that different materials pollute in different amounts. Make sure that each Operator knows what a “significant spill” is for each material they use, and what is the appropriate response for “significant” and “insignificant” spills.
- Educate Operators on potential dangers to humans and the environment from spills and leaks.
- Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- Establish a continuing education program to indoctrinate new

Operators.

- Identified Lead Operators shall oversee and enforce proper spill prevention and control measures.

➤ **General Measures**

- Store hazardous materials and wastes in covered containers and protect from vandalism.
- Emergency response materials shall be kept on the premises and readily available to allow rapid containment and cleanup of any spilled material.
- In the event that a spill occurs, work activities within the affected area shall immediately cease until cleanup of the spilled materials is completed.
- Spills should be covered and protected from stormwater during rainfall events to the extent that it doesn't compromise cleanup activities.
- Do not bury or wash spills with water.
- Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable best management practices.
- Place proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the premises in an open, conspicuous, and accessible location.
- Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored.
- Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.
- Debris and waste shall be picked up daily and properly handled and placed in latching covered refuse bins.

➤ **Cleanup**

- Clean up leaks and spills immediately.
- Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to either a certified laundry (rags) or disposed of as hazardous waste.
- Never hose down or bury dry material spills. Clean up the material

and dispose of properly.

➤ **Minor Spills**

- Minor spills may involve small quantities of gasoline, fertilizer, pesticide, etc. which may be controlled by the first responder at the discovery of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
  - Contain the spread of the spill.
  - Recover spilled materials.
  - Clean the contaminated area and properly dispose of contaminated materials.

➤ **Semi-Significant Spills**

- Semi-significant spills still can be controlled by the first responder along with the aid of other personnel. This response may require the cessation of all other activities.
- Spills should be cleaned up immediately:
  - Contain spread of the spill.
  - Notify the Lead Operator immediately.
  - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
  - If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
  - If the spill occurs outside during rain, cover spill with tarps or other material to prevent contaminating runoff.

➤ **Significant/Hazardous Spills**

- For significant or hazardous spills that cannot be controlled by personnel in the immediate vicinity, the following steps should be taken:
  - Notify the local emergency response by dialing 911. In addition to 911, the Operator will notify the proper County officials. Contact information for the respective agencies can



be found posted within the facility.

- For spills of federally reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Operators should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but are not limited to, the Fire Department, the Public Works Department, the Police Department, Department of Toxic Substances, California Division of Oil and Gas, Cal/OSHA, etc.

➤ **Reporting**

- Report significant spills to local agencies, such as the Fire Department; they can assist in the cleanup.
- Federal regulations require that any significant oil spill into a water body or onto an adjoining shoreline be reported to the National Response Center (NRC) at 800-424-8802 (24 hours).

Use the following measures related to specific activities:

➤ **Equipment Maintenance**

- If equipment maintenance must occur onsite, secondary containment measures are to be used to isolate any potential spills to the immediate vicinity of the maintenance work.
- Regularly inspect equipment for leaks and repair immediately
- Check incoming equipment for leaking oil and fluids. Do not allow leaking equipment onsite.
- Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.
- Promptly transfer used fluids and materials to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around

➤ **Equipment Fueling**

- If fueling must occur onsite use designate areas, secondary containment measures are to be used to isolate any potential spills.
- Discourage “topping off” of fuel tanks.
- Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

➤ **Inspection and Maintenance**

- Inspect equipment used onsite on regular basis. Look for any potential signs of fluid leakage. Inspect nutrient carrying irrigation lines for any potential leaks.
- Keep ample supplies of spill control and cleanup materials onsite, near storage, unloading, and maintenance areas.
- Update this spill prevention and control plan and stock cleanup materials as changes occur in the types of chemicals onsite.

## **OPERATOR SAFETY POLICIES AND TRAINING**

### **➤ Safety Policy Statement**

The policy of this Company is to provide an environment free of uncontrolled hazards in support of its goal of supporting safe and healthy operations. We want and expect every employee, contractor, and consultant, collectively referred to as Operator, to perform in a safe manner in response to the circumstances that may arise during the course of their enterprise.

### **➤ Introduction**

These safety policies have been developed to control the risks associated with Company operations and to assist all Operators in avoiding injuries and illness.

Please note that violations of Company safety policies or unsafe practices could result in severe and painful injury, as well as termination of the Operator's agreement to work within the facility. Compliance with Company safety policies is a condition of operating agreements.

Careful inspections and monitoring are necessary if Operators are to reduce the hazards that contribute to accidents and injuries. Operators must study and know the Safety Policies, and exercise careful attention to prevent injuries.

Questions and requests for additional information relative to the safety policies should be directed to the Company. Operators are always encouraged to submit suggestions to the Company for practices that may help to reduce the potential for accidents and illness.

Every rule and regulation herein shall apply to any operating condition or facility area, whether indoors or outdoors, where a potential hazard may exist.

### **Accident prevention is every Operator's responsibility!**

### **➤ Safety Responsibilities**

#### **○ Company**

- Every Operator is responsible for their personal safety while on the grounds of the facility. This begins with the Company and extends throughout the organization. The Company is responsible for providing a safe work site and adequate supervision of its operations.
- This includes, as applicable, the provision of tools and equipment, proper safety equipment/clothing, training, and



on-site direction. In addition, the Company is responsible for implementing the following:

- Initiate and evaluate safety program
- Periodic inspections.
- Ensure that prompt preventative and corrective action is taken on unsafe conditions/actions.
- Ensure that all accidents are investigated and reported.
- Investigate all accidents and incidents involving Operator and/or Company property.
- Review reports of accidents and ensure appropriate corrective actions are taken.
- Promote safety awareness and encourage a proper safety attitude by example.
- Train Operators in the safest way to proceed, and point out where hazards exist.
- Inspect for the proper use of safety equipment and protective devices by Operators.
- Conduct safety inspections of the facility in order to improve housekeeping, eliminate unsafe conditions, and encourage safe habits.
- Take prompt corrective action whenever unsafe conditions and unsafe actions are observed.
- Review work change practices and newly purchased equipment for potential risks being introduced into the operations.
- Inform Operators regarding disciplinary policy for violations of safety policies, and take appropriate action when warranted.
- Post emergency contact information in a highly visible, central location(s).
- Post applicable safety signage.
- Install and maintain OSHA compliant first aid stations at work areas in the quantities specified by OSHA standards.

○ Operator

- Follow Company safety practices, policies, and procedures.
- Report unsafe conditions and practices to the Company.
- Keep work areas clean and orderly at all times.
- Properly use all safety equipment required to complete the applicable task.
- Only operate equipment for which the Operator has been authorized and trained to safely use.
- Learn to lift and handle material properly
  - Lift with the legs and not the back.

- Grasp each load firmly and keep the back straight as possible while lifting.
- Request help when lifting heavy or large items.
- All horseplay is prohibited.
- Report all accidents/incidents immediately to the Company.
- If injured seek medical treatment immediately.

➤ **Accident Procedures**

- All accidents/incidents, no matter how slight, shall be reported immediately to the Company. Prompt reporting will ensure proper treatment (if required) and a rapid correction of unsafe conditions or behavior causing or contributing to the accident.
- Immediately call for emergency services, if required for the injury sustained. When in doubt, call for emergency services.
- The Operator(s) involved with or witnessing the accident shall complete the required accident report forms as soon as possible and submit them to the Company.
- First aid and CPR shall be performed only by trained personnel.
- All Operators shall follow established blood-borne pathogens procedures.

➤ **Emergency Action Plans**

- Emergencies (medical, fire, violence in the workplace, etc.) require immediate action by all Operators. The following emergency action plans have been developed to familiarize the Operator with what actions to take.
  - All Operators shall be familiar with the following:
    - The location of all building exits and the exit routes from the site.
    - The location of fire extinguishers
    - The location of emergency power disconnects.
    - Be aware of individuals who have first aid or CPR training
    - Be aware of individuals that will need special assistance during an evacuation.
    - Account for fellow Operators to ensure the building is clear.
- Fire Evacuation
  - In the event of a fire, turn off all equipment and walk to the nearest exit out of the building.
  - Assemble a safe distance away from the building.
  - Assist persons with special needs to evacuate the building.

- Account for fellow Operators to ensure the building is clear.
- Operators will remain outside until Emergency Service Personnel has eliminated the safety threat and the Company permits access.
- Violence In The Workplace
  - The Company has a zero tolerance for violent acts or violent threats in the workplace. It is the policy of the Company that physical violence or the threat of violence, even in a joking manner, will result in the immediate termination of the Operator's agreement.
  - Operators are to report all violence or threats of violence to the Company immediately. Report the actual behavior or threats that were made. Give the facts of where and when the incident happened, who witnessed it, and what was said.
  - Any Operator who observes anyone with a weapon on the premises shall report the observation immediately to the Company.

➤ **Ergonomics**

- Depending on the physical demands of the various scopes of work to be completed by Operators, changes in the physical layout or actual procedures may be required to minimize the risk of cumulative trauma type injury. These changes can only come about as a result of effective communication of any conditions that can be resolved through an evaluation of the operating area/practices. If such modifications are made, as appropriate, the Operator is to support these changes.

➤ **Recordkeeping**

- Documentation is a critical component of any effective safety effort. As such, the following records will be developed and maintained in Company files:
  - Operator training records
  - Certifications
  - Accident/Incident Reports
  - Hazard identification and correction actions
  - Signed acknowledgments
  - DOT required records
  - Equipment inspection/certifications
  - OSHA 300A

➤ **Drug And Alcohol Policy**

- The Company has a vital interest in maintaining a safe and efficient workplace for its Operators, visitors, and the public at large. The



use of alcohol, illegal drugs, and/or performance-impairing drugs can cause avoidable injuries to Operators, damage to property, and productivity losses. The drinking of alcoholic beverages, using illegal substances, or the taking of performance-impairing substances during operating hours is prohibited. Any Operator reporting to work while under the influence of alcohol, illegal drugs, or performance impairing substances shall be subject to agreement termination. The Company has a zero tolerance operations policy.

- If an Operator is taking prescription medication under a doctor's direction, which may impair their ability to perform in a safe and effective manner, the Operator shall inform the Company of this circumstance and delay any further work until it is safe to do so.
- Operators are subject to drug and alcohol testing for pre-employment, post-accident, random, or reasonable suspicion.

➤ **General Policies For All Operations**

- Operators should be familiar with and practice safe procedures. All questions shall be directed to the Company as soon as possible.
- Illness and/or extreme fatigue may affect an Operator's ability to perform safely. Operators must take responsibility for monitoring their personal physical condition, taking appropriate actions to ensure they receive adequate rest, and that medications do not impact their performance.
- Horseplay of any kind is strictly forbidden. Operators who willfully engage in horseplay are subject to the Company's disciplinary procedures up to, and including, agreement termination.
- Maintaining clean and orderly work areas and equipment is a requirement for both accident and fire prevention. Operators shall keep their work area clear of unnecessary materials, tools, and/or equipment.
- Smoking is prohibited outside of designated "Smoking Areas". Smoking areas must be 25 feet away from all building entry points and air intakes.
- When smoking, ash containers shall be used. Burning/smoldering matches or cigarettes are to never be tossed into trash containers.
- Firefighting equipment is to be properly located and marked. Keep a three-foot radius area around fire extinguishers and electrical panels clear of materials and stored equipment. In an emergency situation, this equipment needs to be readily accessible. All Operators should know the location and how to use the equipment.

- First aid kits are provided in designated areas for Operator protection. They are to be used only for minor injuries, or until adequate medical attention can be obtained.
- Report all accidents, all hazardous conditions, and all hazardous actions and/or practices to the Company.
- Designated building entry and exit points shall remain unlocked and free of obstructions.
- Chairs, wastebaskets, cords, etc., shall not be left in walkways or where they will create a tripping hazard.
- Shears, plant material, etc., shall not be thrown or left on floors, landings, or stairs. All cannabis waste shall be stored in dedicated sealable containers.
- Only approved, grounded electrical extension cords shall be used. All extension cords, when not in use, shall be unplugged, coiled, and properly stored.
- Lifting, and other material handling, shall be performed using proper lifting techniques and include the assistance of other personnel when necessary. When using lifting equipment (hoists, cranes, dollies, etc.), the equipment will be checked for proper condition and operation prior to actual loading.
- Report all defective equipment such as chairs, worn electrical cords, or inoperative machines/equipment to the Company.

➤ **Machinery/Equipment**

- Operators shall be thoroughly familiar with the safe operation of any machinery they are to use.
- Eye protection must be worn when operating or working near machinery such as saws, drills, etc.
- Floors around machines must be kept clean to prevent slipping hazards and kept free from debris.
- Make visual checks for unsafe conditions before starting any machinery or equipment.
- Do not start equipment/machines without a visual check to ensure the area is clear. All guards must be in place when the equipment/machinery is not in use.
- Do not leave any equipment/machines running while unattended. Always operate machinery in a safe manner.
- Loose clothing, long hair, and/or jewelry shall not be worn by personnel who work around or near moving machinery or equipment.

- Any defective equipment must be reported to management immediately.
- The main power supply disconnect must be locked and in an off position while any repair work is being performed.

➤ **Hand Tools**

- Hand tools are to be used only for the purpose for which they are designed. They will be inspected regularly and replaced as required.
- Tools with broken, loose, or splintered handles shall not be used.
- Do not leave tools on overhead areas where they pose a potential risk of injury or interfere with other's progress.
- Do not carry an edged or pointed tool in pockets or belts unless the point or edge is protected.
- Tools should be located and stored in a toolbox. Avoid scattering tools around the work area.

➤ **Portable Power Tools**

- Never use portable power tools without checking for both proper safeguard operation, and electrical continuity. Questionable items should not be used and reported to the Company. Defective tools shall be marked with a non-operation tag.
- Any electrical equipment or cord without a ground prong intact shall not be used.
- Ground fault circuit interrupters (GFCI's) shall be used in all wet locations.
- Electrical cords should be protected from damage by oil or wear and not left in aisles where they may be run over by trucks or other equipment or cause a tripping hazard. Never run an electrical cord through a doorway.
- Shut off any sparking motors or overheating equipment. Report the condition to the Company at once.

➤ **Ladders**

- Do not use chairs, boxes, or other objects in lieu of approved ladders.
- Ladders must be regularly inspected before use. All defective ladders (weakened, broken or missing steps, broken side rails, etc.), must be tagged, removed from service and reported to the Company immediately.
- All portable ladders shall have non-skid bases.



- Extension ladders - The ladder should be one foot out for every four feet up. The ladder should also extend at least three feet above the roofline and be tied off at the top.
- When using a step-ladder longer than ten feet high, another Operator must hold the ladder.
- Use both hands when ascending and descending ladders, and always face the ladder. Only one Operator is to climb a ladder at any one time.
- Do not climb higher than the second step from the top of a step-ladder. Do not climb straight ladders higher than the third step from the top.
- Do not use metal ladders near energized electrical circuits.

➤ **Materials Handling And Storage**

- Operators shall evaluate the object(s) to be lifted prior to attempting the lift, get help or divide the load, and utilize proper body mechanics when lifting.
- Lifting aids such as portable cranes, hand trucks, skids, hoists, or power lift trucks should be used to move heavy objects whenever possible.
- When lifting objects, Operators shall lift by keeping the back as straight as possible, bending the knees, and lifting with the leg muscles.
- Work gloves should be worn when handling heavy or rough objects.
- Suitable foot protection is required when there is a potential risk of foot injury.
- When moving materials on hand trucks or dollies, push rather than pull whenever possible.
- Check all ropes, cables, and chains prior to use as lifting aids to ensure they are in good working condition.
- Do not stand under loads which are suspended by ropes, chains, or cables. Stand clear when ropes, cables, and chains are under tension.
- Stack materials/containers securely using cross-tier or pyramid methods. Damaged containers should be isolated for evaluation prior to storage or use. Floors and all walkways must be kept clear at all times.
- Adequate lighting shall be provided for all work areas.
- Flammable liquids shall be stored in accordance with accepted guidelines for each liquid.

➤ **Motor Vehicle Operation**

- In recognition of the high risks associated with motor vehicle operation, the Company has implemented the following requirements:
  - All Operators who drive Company vehicles and/or equipment must have a valid California driver's license, of the class that is required for the equipment being operated.
  - Operators are required to obey all traffic regulations. Costs for violations of traffic laws are the responsibility of the Operator.
  - Seat belts will be worn at all times when the vehicle is in motion according to law.
  - Concentrate on driving. A good driver dismisses all worries or anger when entering a vehicle.
  - Cell phones shall not be used while the vehicle is in motion. When a call is to be made or received, pull off of the roadway at a safe location and complete the call. This restriction also applies to texting!
  - Operators must report all vehicle accidents as required by City and State Accident Reporting Procedures. If involved in an accident, notify management immediately.
  - Obtain all necessary information and facts about the accident, including names of witnesses, if any.
  - Always limit vehicle speed so there is space and time for an emergency stop. At high speed, drivers have less time to think and act in an emergency and a far greater distance is required to stop.
  - Reduce speed in dense traffic. Adjust speed for adverse visibility and weather conditions.
  - Use appropriate signals well in advance of any action.
  - Use extra caution and slow vehicle when approaching children at play or passing through school zones.
  - Keep alert at railroad crossings. Make sure you have a clear view of the tracks.
  - Operators will not use, nor instruct others to use an unsafe vehicle or equipment.
  - Operators will not wear headsets, earbuds, or earphones while operating Company vehicles.
  - Articles, tools, equipment, etc., placed in cars, vans, or truck cabs shall be stored in such a manner as not to interfere with the proper operation of the vehicle. Any equipment or materials being transported in the bed of a truck must be secure or tied down.

➤ **Trespassers**

- All visitors to the site shall be registered in a log by requiring the visitor to sign in and out when entering and exiting the facility site.
- Access to the site by minors is prohibited.
- Non-registered visitors, excluding law enforcement or County, credentialed representatives, shall be immediately asked to leave the property and return to the County public road (Green Gate Road). An Operator shall escort the individual(s) from the property to ensure compliance.
- In the event of the trespassers refuse to leave, law enforcement shall be called for immediate assistance.
- In no case shall an Operator confront an armed trespasser. All Operators shall immediately vacate the premises to a safe location. Once a safe location is reached law enforcement is to be contacted for immediate assistance.
- The Company shall be informed of any and all trespassers and the actions taken. Operators shall be prepared to provide a written report of the incident if requested by law enforcement or by the Company.

➤ **Training**

- The Company will provide an orientation training for each new Operator. The orientation is to provide an overview of the facility, the safety policies, and the resources available to help with questions.
- Routine Operator safety meetings are to be scheduled by the Company to discuss potential safety concerns, review facility status, and provide training for select work activities.
- Safety meeting attendance by an Operator is to be documented on a signed attendance record. Attendance is not optional.
- In the event that an Operator misses a Safety Meeting, he or she shall be responsible to the contact the Company to review issues discussed and makeup any training that was missed.

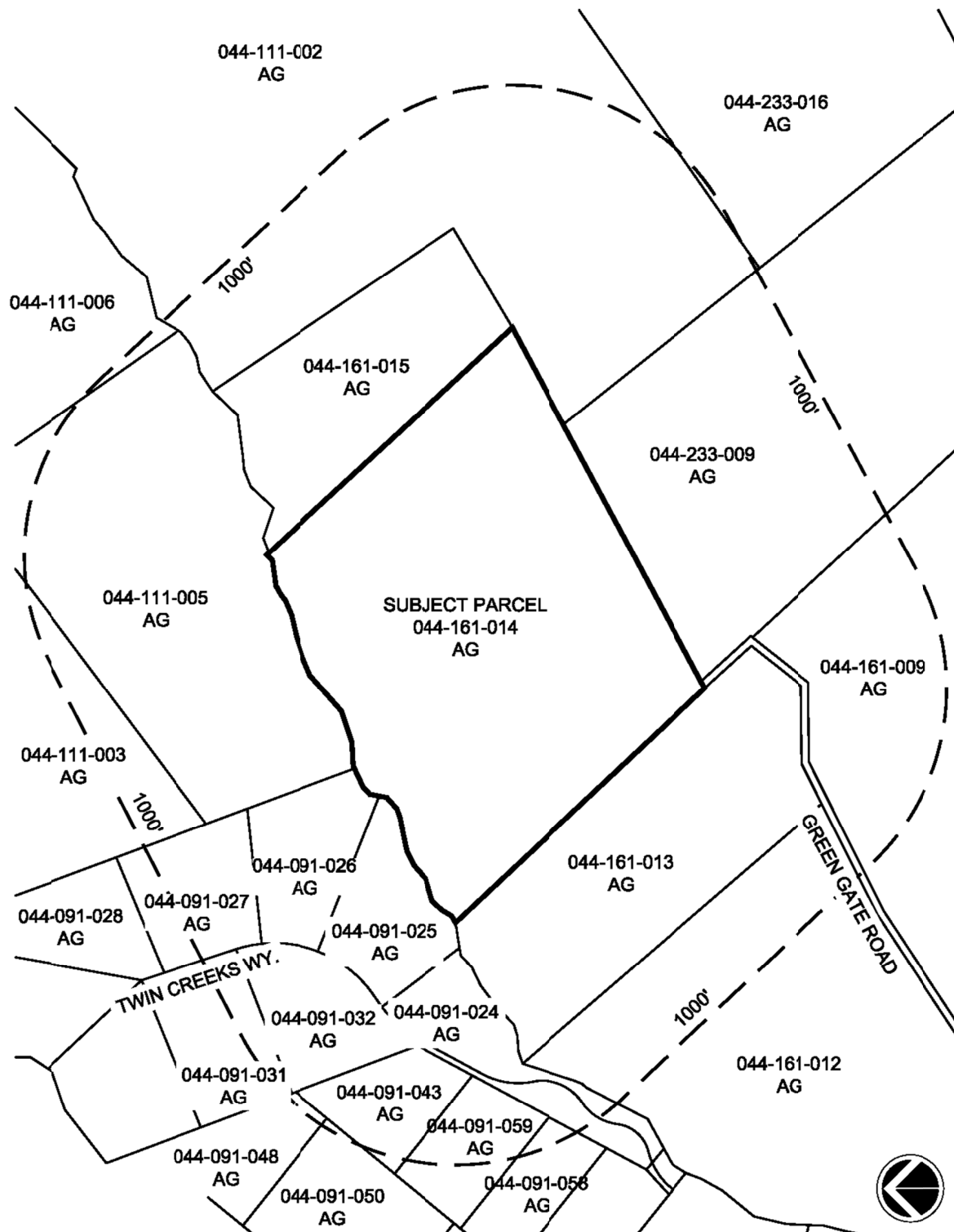
## NEIGHBORHOOD COMPATIBILITY STATEMENT

Recognizing that County of San Luis Obispo and the State of California have a particular concern for the compatibility of cannabis-related activities with existing surrounding land uses the following assessment of the proposed Nursery site has resulted in the following facts:

- The proposed indoor Cannabis Cultivation operation is to be located at 445 Green Gate Road (APN 044-161-014) in the County of San Luis Obispo.
- The subject parcel is 53.42 acres in size and located within the Agricultural land use category.
- The property is surrounded by land within the Agriculture zone (see map). Adjacent properties have been observed to have the following uses:
  - North Pasture and livestock grazing use
  - South Pasture and livestock grazing use
  - East Pasture and livestock grazing use
  - West Pasture, livestock grazing, and single residential use
- The proposed site is **NOT** within 1,000 linear feet of any the following uses:
  - Pre-School
  - Elementary School
  - Junior High School
  - High School
  - Library
  - Public Park
  - Playground
  - Recreation Center
  - Youth Center
  - Licensed Drug or Alcohol Recovery Facility
  - Licensed sober living facility.
- The proposed site is **MORE** than 100 linear feet from any adjacent residence.
- The proposed site is secluded and well-hidden. The outdoor Cannabis Cultivation site has been specifically located to be out of public and private views with the intent of minimizing potential attention from San Luis Obispo County citizens.
- Very little recognition of the site is expected.

Based on the above criteria the site is considered to be "Neighborhood Compatible".





## **APPENDIX C**

### **Well Draw Down Test Report**

**MAZZI WELL DRILLING**

4948 S. EL POMAR  
 TEMPLETON, CA 93465  
 (805)610-2509 cell  
 (805)226-8985 office/fax  
 LICENSE #: C57-881710

**CUSTOMER NAME:** Darren Shetler **DATE:** 15-Jul-14  
**PHONE NUMBER:** (805)459-8010  
**ADDRESS:** 445 Green Gate Rd.  
**CITY & STATE:** Dan Luis Obispo, CA 93401  
**LOCATION OF TEST:** Same

**TEST INFORMATION:**

TIME	WATER LEVEL	DRAW DOWN	G.P.M.	COMMENTS
1000	97	0	10	clear
1015	98	1	10	clear
1030	99	2	10	clear
1045	100	3	10	clear
1100	101	4	10	clear
1115	103	6	10	clear
1130	104	7	10	clear
1145	106	9	10	clear
1200	108	11	10	clear
1215	109	12	10	clear
1230	111	14	10	clear
1245	113	16	10	clear
1300	114	17	10	clear
1315	116	19	10	clear
1330	117	20	10	clear
1345	119	22	10	clear
1400	121	24	10	clear

**WELL INFORMATION:**

**WELL SIZE:** 5" PVC **WELL DEPTH:** 160 feet  
**TEST PUMP SIZE:** 1.5 hp  
**STATIC LEVEL:** 97 feet **PUMPING LEVEL:** 140 feet  
**HOURS OF RUNNING:** 4  
**TEST STARTED:** 1000 **SHUT DOWN:** 1400  
**APN #:** 044, 161, 002  
**SPECIFIC CAPACITY:** 10 gpm  
**ADDITIONAL INFORMATION:** Recovery from 121 to 99 feet in 3.5 minutes

**CONTRACTORS SIGNATURE:**  **DATE:** 1-Aug-14

CHAD MAZZI

## **APPENDIX D**

### **Water Quality Testing Report**





**A4G1855**

08/01/2014

Invoice

A416464

Amanda Smith  
Abalone Coast Analytical, Inc.  
141 Suburban, Suite C-1  
San Luis Obispo, CA 93401

Dear Amanda Smith,

Thank you for selecting BSK Associates for your analytical testing needs. We have prepared this report in response to your request for analytical services. Enclosed are the results of analyses for samples received by the laboratory on 07/18/2014 12:25.

If additional clarification of any information is required, please contact your Client Services Representative, Stephane Maupas at (800) 877-8310 or (559) 497-2888.

BSK ASSOCIATES

A handwritten signature in black ink that reads "Renea Rangell". The signature is written in a cursive style.

---

Renea Rangell For Stephane Maupas  
Project Manager



08/01/2014

## Case Narrative

### Work Order Information

**Client Name:** Abalone Coast Analytical, Inc.  
**Client Code:** Abalo1080  
**Work Order:** A4G1855  
**Project:** Main Project  
**Client Project:** 14-4036 Darren Shetler

**Submitted by:** Caitlin Galloway  
**Shipped by:** ONTRAC  
**COC Number:**  
**TAT:** 10  
**PO #:**

### Sample Receipt Conditions

**Cooler:** Default Cooler      **Temp. °C:** 3.3

Containers Intact  
COC/Labels Agree  
Preservation Confirmed  
Received On Blue Ice  
Packing Material - Bubble Wrap  
Sample(s) were received in temperature range.  
Initial receipt at BSK-FAL

### Report Distribution

Recipient(s)	Report Format	CC:
Amanda Smith	MCL.RPT	



### Certificate of Analysis

Amanda Smith  
Abalone Coast Analytical, Inc.  
141 Suburban, Suite C-1  
San Luis Obispo, CA 93401

**Report Issue Date:** 08/01/2014 16:57  
**Received Date:** 07/18/2014  
**Received Time:** 12:25

**Lab Sample ID:** A4G1855-01  
**Sample Date:** 07/16/2014 16:00  
**Sample Type:** Grab

**Client Project:** 14-4036 Darren Shetler  
**Sampled by:** Client  
**Matrix:** Drinking Water

**Sample Description:** 445 Greengate Rd Parcel #2

### BSK Associates Fresno

#### General Chemistry

Analyte	Method	Result	RL	Units	RL Mult	MCL	Batch	Prepared	Analyzed	Qual
Cyanide (total)	SM 4500-CN E	ND	0.0050	mg/L	1	0.15	A409049	07/21/14	07/24/14	
<b>Fluoride</b>	EPA 300.0	<b>0.57</b>	0.10	mg/L	1	2	A409021	07/19/14	07/19/14	
<b>Nitrate as NO3</b>	EPA 300.0	<b>29</b>	2.0	mg/L	2	45	A408987	07/18/14 14:30	07/18/14 14:30	
Nitrite as N	EPA 300.0	ND	0.10	mg/L	2	1	A408987	07/18/14 14:30	07/18/14 14:30	DL1.0

#### Metals

Analyte	Method	Result	RL	Units	RL Mult	MCL	Batch	Prepared	Analyzed	Qual
Aluminum	EPA 200.7	ND	0.050	mg/L	1	1	A409156	07/28/14	07/29/14	
Antimony	EPA 200.8	ND	2.0	ug/L	1	6	A409156	07/28/14	07/29/14	
Arsenic	EPA 200.8	ND	2.0	ug/L	1	10	A409156	07/28/14	07/29/14	
<b>Barium</b>	EPA 200.7	<b>0.29</b>	0.050	mg/L	1	1	A409156	07/28/14	07/29/14	
Beryllium	EPA 200.8	ND	1.0	ug/L	1	4	A409156	07/28/14	07/29/14	
Cadmium	EPA 200.8	ND	1.0	ug/L	1	5	A409156	07/28/14	07/29/14	
Chromium	EPA 200.8	ND	10	ug/L	1	50	A409156	07/28/14	07/29/14	
Lead	EPA 200.8	ND	5.0	ug/L	1		A409156	07/28/14	07/29/14	
Mercury	EPA 200.8	ND	0.20	ug/L	1	2	A409156	07/28/14	07/30/14	
Nickel	EPA 200.8	ND	10	ug/L	1	100	A409156	07/28/14	07/29/14	
<b>Selenium</b>	EPA 200.8	<b>2.3</b>	2.0	ug/L	1	50	A409156	07/28/14	07/29/14	
Thallium	EPA 200.8	ND	1.0	ug/L	1	2	A409156	07/28/14	07/29/14	



## General Chemistry Quality Control Report

### BSK Associates Fresno

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	Limits	RPD	Limit	Date Analyzed	Qual
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Batch: A408987

Analyst: EMH

Prepared & Analyzed: 07/18/2014

**Blank (A408987-BLK1) EPA 300.0 - Quality Control**

Nitrate as NO3	ND	1.0	mg/L							07/18/14	
Nitrite as N	ND	0.050	mg/L							07/18/14	

**Blank Spike (A408987-BS1) EPA 300.0 - Quality Control**

Nitrate as NO3	50	1.0	mg/L	50		100	90-110			07/18/14	
Nitrite as N	0.52	0.050	mg/L	0.50		104	90-110			07/18/14	

**Blank Spike Dup (A408987-BSD1) EPA 300.0 - Quality Control**

Nitrate as NO3	50	1.0	mg/L	50		100	90-110	0	20	07/18/14	
Nitrite as N	0.52	0.050	mg/L	0.50		105	90-110	1	20	07/18/14	

**Matrix Spike (A408987-MS1) EPA 300.0 - Quality Control**

Source: A4G1487-03

Nitrate as NO3	100	2.0	mg/L	100	2.7	101	80-120			07/18/14	
Nitrite as N	1.0	0.10	mg/L	1.0	ND	103	80-120			07/18/14	

**Matrix Spike (A408987-MS2) EPA 300.0 - Quality Control**

Source: A4G1487-02

Nitrate as NO3	140	2.0	mg/L	100	40	103	80-120			07/18/14	
Nitrite as N	1.1	0.10	mg/L	1.0	ND	107	80-120			07/18/14	

**Matrix Spike Dup (A408987-MSD1) EPA 300.0 - Quality Control**

Source: A4G1487-03

Nitrate as NO3	100	2.0	mg/L	100	2.7	101	80-120	0	20	07/18/14	
Nitrite as N	1.1	0.10	mg/L	1.0	ND	106	80-120	3	20	07/18/14	

**Matrix Spike Dup (A408987-MSD2) EPA 300.0 - Quality Control**

Source: A4G1487-02

Nitrate as NO3	140	2.0	mg/L	100	40	102	80-120	0	20	07/18/14	
Nitrite as N	1.1	0.10	mg/L	1.0	ND	106	80-120	1	20	07/18/14	

Batch: A409021

Analyst: KKC

Prepared & Analyzed: 07/19/2014

**Blank (A409021-BLK1) EPA 300.0 - Quality Control**

Fluoride	ND	0.10	mg/L							07/19/14	
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**Blank Spike (A409021-BS1) EPA 300.0 - Quality Control**

Fluoride	0.50	0.10	mg/L	0.50		99	90-110			07/19/14	
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**Blank Spike Dup (A409021-BSD1) EPA 300.0 - Quality Control**

Fluoride	0.49	0.10	mg/L	0.50		99	90-110	0	10	07/19/14	
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**Matrix Spike (A409021-MS1) EPA 300.0 - Quality Control**

Source: A4G1861-01

Fluoride	1.1	0.20	mg/L	1.0	ND	99	80-120			07/19/14	
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**Matrix Spike (A409021-MS2) EPA 300.0 - Quality Control**

Source: A4G1900-01

Fluoride	0.99	0.20	mg/L	1.0	ND	89	80-120			07/19/14	
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**General Chemistry Quality Control Report**  
**BSK Associates Fresno**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	Limits	RPD	Limit	Date Analyzed	Qual
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**Batch: A409021**

Analyst: KKC

Prepared & Analyzed: 07/19/2014

**Matrix Spike Dup (A409021-MSD1) EPA 300.0 - Quality Control**

**Source: A4G1861-01**

Fluoride	1.1	0.20	mg/L	1.0	ND	99	80-120	1	10	07/19/14
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**Matrix Spike Dup (A409021-MSD2) EPA 300.0 - Quality Control**

**Source: A4G1900-01**

Fluoride	1.0	0.20	mg/L	1.0	ND	90	80-120	1	10	07/19/14
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**Batch: A409049**

Analyst: KKC

Prepared: 07/21/2014 Analyzed: 07/24/2014

**Blank (A409049-BLK1) SM 4500-CN E - Quality Control**

Cyanide (total)	ND	0.0050	mg/L							07/24/14
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**Blank Spike (A409049-BS1) SM 4500-CN E - Quality Control**

Cyanide (total)	0.24	0.0050	mg/L	0.25		96	80-120			07/24/14
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**Blank Spike Dup (A409049-BSD1) SM 4500-CN E - Quality Control**

Cyanide (total)	0.24	0.0050	mg/L	0.25		98	80-120	1	20	07/24/14
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**Matrix Spike (A409049-MS1) SM 4500-CN E - Quality Control**

**Source: A4G1767-03**

Cyanide (total)	0.24	0.0050	mg/L	0.25	ND	96	80-120			07/24/14
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**Matrix Spike (A409049-MS2) SM 4500-CN E - Quality Control**

**Source: A4G1882-02**

Cyanide (total)	0.24	0.0050	mg/L	0.25	ND	97	80-120			07/24/14
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**Matrix Spike Dup (A409049-MSD1) SM 4500-CN E - Quality Control**

**Source: A4G1767-03**

Cyanide (total)	0.24	0.0050	mg/L	0.25	ND	96	80-120	0	20	07/24/14
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**Matrix Spike Dup (A409049-MSD2) SM 4500-CN E - Quality Control**

**Source: A4G1882-02**

Cyanide (total)	0.23	0.0050	mg/L	0.25	ND	93	80-120	4	20	07/24/14
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## Metals Quality Control Report

### BSK Associates Fresno

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	Limits	RPD	Limit	Date Analyzed	Qual
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Batch: A409156

Analyst: NRE

Prepared: 07/28/2014

#### Blank (A409156-BLK2) EPA 200.7 - Quality Control

Aluminum	ND	0.050	mg/L							07/29/14	
Barium	ND	0.050	mg/L							07/29/14	

#### Blank Spike (A409156-BS2) EPA 200.7 - Quality Control

Aluminum	0.19	0.050	mg/L	0.20		96	85-115			07/29/14	
Barium	0.21	0.050	mg/L	0.20		103	85-115			07/29/14	

#### Blank Spike Dup (A409156-BSD2) EPA 200.7 - Quality Control

Aluminum	0.20	0.050	mg/L	0.20		100	85-115	4	20	07/29/14	
Barium	0.21	0.050	mg/L	0.20		103	85-115	0	20	07/29/14	

#### Matrix Spike (A409156-MS2) EPA 200.7 - Quality Control

Source: A4G1880-01

Aluminum	0.19	0.050	mg/L	0.20	ND	97	70-130			07/29/14	
Barium	0.33	0.050	mg/L	0.20	0.13	100	70-130			07/29/14	

#### Matrix Spike (A409156-MS3) EPA 200.7 - Quality Control

Source: A4G1877-01

Aluminum	0.20	0.050	mg/L	0.20	ND	100	70-130			07/29/14	
Barium	0.31	0.050	mg/L	0.20	0.11	102	70-130			07/29/14	

#### Matrix Spike Dup (A409156-MSD2) EPA 200.7 - Quality Control

Source: A4G1880-01

Aluminum	0.20	0.050	mg/L	0.20	ND	100	70-130	3	20	07/29/14	
Barium	0.34	0.050	mg/L	0.20	0.13	103	70-130	2	20	07/29/14	

#### Matrix Spike Dup (A409156-MSD3) EPA 200.7 - Quality Control

Source: A4G1877-01

Aluminum	0.19	0.050	mg/L	0.20	ND	97	70-130	3	20	07/29/14	
Barium	0.31	0.050	mg/L	0.20	0.11	99	70-130	2	20	07/29/14	

#### Blank (A409156-BLK1) EPA 200.8 - Quality Control

Antimony	ND	2.0	ug/L							07/29/14	
Arsenic	ND	2.0	ug/L							07/29/14	
Beryllium	ND	1.0	ug/L							07/29/14	
Cadmium	ND	1.0	ug/L							07/29/14	
Chromium	ND	10	ug/L							07/29/14	
Lead	ND	5.0	ug/L							07/29/14	
Nickel	ND	10	ug/L							07/29/14	
Selenium	ND	2.0	ug/L							07/29/14	
Thallium	ND	1.0	ug/L							07/29/14	

#### Blank (A409156-BLK3) EPA 200.8 - Quality Control

Mercury	ND	0.20	ug/L							07/30/14	
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#### Blank Spike (A409156-BS1) EPA 200.8 - Quality Control

Antimony	200	2.0	ug/L	200		98	85-115			07/29/14	
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## Metals Quality Control Report

### BSK Associates Fresno

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	Limits	RPD	Limit	Date Analyzed	Qual
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Batch: A409156

Analyst: NRE

Prepared: 07/28/2014

#### Blank Spike (A409156-BS1) EPA 200.8 - Quality Control

Arsenic	190	2.0	ug/L	200		95	85-115			07/29/14	
Beryllium	200	1.0	ug/L	200		100	85-115			07/29/14	
Cadmium	190	1.0	ug/L	200		93	85-115			07/29/14	
Chromium	190	10	ug/L	200		96	85-115			07/29/14	
Lead	180	5.0	ug/L	200		89	85-115			07/29/14	
Nickel	180	10	ug/L	200		92	85-115			07/29/14	
Selenium	190	2.0	ug/L	200		94	85-115			07/29/14	
Thallium	210	1.0	ug/L	200		105	85-115			07/29/14	

#### Blank Spike (A409156-BS3) EPA 200.8 - Quality Control

Mercury	4.5	0.20	ug/L	5.0		90	85-115			07/30/14	
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#### Blank Spike Dup (A409156-BSD1) EPA 200.8 - Quality Control

Antimony	200	2.0	ug/L	200		100	85-115	3	20	07/29/14	
Arsenic	190	2.0	ug/L	200		95	85-115	0	20	07/29/14	
Beryllium	200	1.0	ug/L	200		98	85-115	2	20	07/29/14	
Cadmium	190	1.0	ug/L	200		94	85-115	1	20	07/29/14	
Chromium	190	10	ug/L	200		96	85-115	1	20	07/29/14	
Lead	180	5.0	ug/L	200		91	85-115	2	20	07/29/14	
Nickel	180	10	ug/L	200		92	85-115	0	20	07/29/14	
Selenium	190	2.0	ug/L	200		94	85-115	0	20	07/29/14	
Thallium	210	1.0	ug/L	200		105	85-115	0	20	07/29/14	

#### Blank Spike Dup (A409156-BSD3) EPA 200.8 - Quality Control

Mercury	4.6	0.20	ug/L	5.0		93	85-115	4	20	07/30/14	
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#### Matrix Spike (A409156-MS1) EPA 200.8 - Quality Control

Source: A4G1877-01

Antimony	200	2.0	ug/L	200	ND	102	70-130			07/29/14	
Arsenic	190	2.0	ug/L	200	2.2	93	70-130			07/29/14	
Beryllium	200	1.0	ug/L	200	ND	99	70-130			07/29/14	
Cadmium	190	1.0	ug/L	200	ND	93	70-130			07/29/14	
Chromium	190	10	ug/L	200	ND	95	70-130			07/29/14	
Lead	180	5.0	ug/L	200	ND	89	70-130			07/29/14	
Nickel	180	10	ug/L	200	ND	89	70-130			07/29/14	
Selenium	180	2.0	ug/L	200	ND	91	70-130			07/29/14	
Thallium	210	1.0	ug/L	200	ND	103	70-130			07/29/14	

#### Matrix Spike (A409156-MS5) EPA 200.8 - Quality Control

Source: A4G1877-01

Mercury	4.5	0.20	ug/L	5.0	ND	90	70-130			07/30/14	
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#### Matrix Spike Dup (A409156-MSD1) EPA 200.8 - Quality Control

Source: A4G1877-01

Antimony	190	2.0	ug/L	200	ND	93	70-130	10	20	07/29/14	
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MCL.rpt

A4G1855 FINAL 08012014 1657

1414 Stanislaus St Fresno, CA, 93706 559-497-2888 FAX 559-485-6935 www.bskassociates.com

An Employee-Owned Company | Analytical Testing | Construction Observation REFERRAL -- Page 65 of 71

Environmental Engineering | Geotechnical Engineering | Materials Testing



**Metals Quality Control Report**  
**BSK Associates Fresno**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	Limits	RPD	Limit	Date Analyzed	Qual
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**Batch: A409156**

Analyst: NRE

Prepared: 07/28/2014

<b>Matrix Spike Dup (A409156-MSD1) EPA 200.8 - Quality Control</b>				<b>Source: A4G1877-01</b>							
Arsenic	180	2.0	ug/L	200	2.2	87	70-130	7	20	07/29/14	
Beryllium	180	1.0	ug/L	200	ND	91	70-130	8	20	07/29/14	
Cadmium	170	1.0	ug/L	200	ND	84	70-130	10	20	07/29/14	
Chromium	180	10	ug/L	200	ND	89	70-130	7	20	07/29/14	
Lead	160	5.0	ug/L	200	ND	82	70-130	8	20	07/29/14	
Nickel	170	10	ug/L	200	ND	85	70-130	4	20	07/29/14	
Selenium	170	2.0	ug/L	200	ND	85	70-130	7	20	07/29/14	
Thallium	200	1.0	ug/L	200	ND	98	70-130	5	20	07/29/14	
<b>Matrix Spike Dup (A409156-MSD5) EPA 200.8 - Quality Control</b>				<b>Source: A4G1877-01</b>							
Mercury	4.6	0.20	ug/L	5.0	ND	92	70-130	2	20	07/30/14	



## Certificate of Analysis

08/01/2014

### Notes:

- The Chain of Custody document and Sample Integrity Sheet are part of the analytical report.
- Any remaining sample(s) for testing will be disposed of one month from the final report date unless other arrangements are made in advance.
- Sample(s) received, prepared, and analyzed within the method specified criteria unless otherwise noted within this report.
- The results relate only to the samples analyzed in accordance with test(s) requested by the client on the Chain of Custody document. Any analytical quality control exceptions to method criteria that are to be considered when evaluating these results have been flagged and are defined in the data qualifiers section.
- All results are expressed on wet weight basis unless otherwise specified.
- All positive results for EPA Methods 504.1 and 524.2 require the analysis of a Field Reagent Blank (FRB) to confirm that the results are not a contamination error from field sampling steps. If Field Reagent Blanks were not submitted with the samples, this method requirement has not been performed.
- Results contained in this analytical report must be reproduced in its entirety.
- Samples collected by BSK Analytical Laboratories were collected in accordance with the BSK Sampling and Collection Standard Operating Procedures.
- BSK Analytical Laboratories certifies that the test results contained in this report meet all requirements of the NELAC Standards for applicable certified drinking water chemistry analyses unless qualified or noted in the Case Narrative.
- Analytical data contained in this report may be used for regulatory purposes to meet the requirements of the Federal or State drinking water, wastewater, and hazardous waste programs.
- J-value is equivalent to DNQ (Detected, not quantified) which is a trace value. A trace value is an analyte detected between the MDL and the laboratory reporting limit. This result is of an unknown data quality and is only qualitative (estimated). Baseline noise, calibration curve extrapolation below the lowest calibrator, method blank detections, and integration artifacts can all produce apparent DNQ values, which contribute to the un-reliability of these values.
- (1) - Residual chlorine and pH analysis have a 15 minute holding time for both drinking and waste water samples as defined by the EPA and 40 CFR 136. Waste water and ground water (monitoring well) samples must be field filtered to meet the 15 minute holding time for dissolved metals.
- \* - This is not a NELAP accredited analyte.
- Summations of analytes (i.e. Total Trihalomethanes) may appear to add individual amounts incorrectly, due to rounding of analyte values occurring before or after the total value is calculated, as well as rounding of the total value.
- RL Multiplier is the factor used to adjust the reporting limit (RL) due to variations in sample preparation procedures and dilutions required for matrix interferences.

### Definitions and Flags for Data Qualifiers

mg/L:	Milligrams/Liter (ppm)	MDL:	Method Detection Limit	MDA95:	Min. Detected Activity
mg/Kg:	Milligrams/Kilogram (ppm)	RL:	Reporting Limit: DL x Dilution	MPN:	Most Probable Number
µg/L:	Micrograms/Liter (ppb)	ND:	None Detected at RL	CFU:	Colony Forming Unit
µg/Kg:	Micrograms/Kilogram (ppb)	pCi/L:	Picocuries per Liter	Absent:	Less than 1 CFU/100mLs
%:	Percent Recovered (surrogates)	RL Mult:	RL Multiplier	Present:	1 or more CFU/100mLs
NR:	Non-Reportable				

DL1.0 Sample required a dilution due to the matrix or high concentration of a non-target analyte.

**Certifications:** Please refer to our website for a copy of our Accredited Fields of Testing under each certification.

#### Fresno

State of California - ELAP	1180	State of Hawaii	4021
State of Nevada	CA000792014-1	State of Oregon - ORELAP	4021
EPA - UCMR3	CA00079	State of Washington	C997-14

#### Sacramento

State of California - ELAP 2435

#### Vancouver

State of Oregon - ORELAP WA100008 State of Washington C824-13

CONSTRUCTION NOTES

- CONSTRUCTION ACTIVITIES COMPLETED WITHOUT APPROVED PLANS MAY BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNERS RISK AND EXPENSE.
- CONSTRUCTION WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF STATE BUILDING CODES, LOCAL ORDINANCES, AND THE LOCAL BUILDING AUTHORITY.
- AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONSTRUCTION CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING, OR HAVING LOCATED, ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING THEM DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 TWO (2) TO TEN (10) DAYS PRIOR TO THE START OF EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES AND WHETHER OR NOT A REPRESENTATIVE OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.
- THE CONTRACTOR IS, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SOLELY RESPONSIBLE FOR THE CONDITION OF THE JOB SITE DURING THE COURSE OF CONSTRUCTION FOR THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE PLAN CHECK OF THESE PLANS BY THE LOCAL BUILDING AUTHORITY IS FOR THE LIMITED PURPOSE OF REVIEW FOR CONFORMANCE WITH CITY/COUNTY PROCEDURES AND OTHER APPLICABLE CITY/COUNTY POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT RELIEVE THE PROFESSIONAL OF RECORD, WHERE PLANS HAVE BEEN STAMPED AND SIGNED, OF RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.
- GRADING SHALL CONFORM TO THE APPLICABLE CITY/COUNTY GRADING ORDINANCE AND THE RECOMMENDATIONS AND THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION REPORT(S) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS, WHERE APPLICABLE. THIS REPORT(S) SHALL BE INCORPORATED INTO THIS PLAN AND MADE A PART HEREOF AS IF SPELLED OUT IN ITS ENTIRETY HEREON.
- A GEOTECHNICAL ENGINEER IS TO SUPERVISE GRADING ACTIVITIES AND CERTIFY THAT THEY HAVE BEEN COMPLETED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS, APPLICABLE STATE BUILDING CODES, AND THE RECOMMENDATIONS OF THE PRELIMINARY GEOTECHNICAL REPORT.
- AREAS TO BE GRADED ARE TO BE CLEARED OF ALL VEGETATION, INCLUDING ROOTS AND OTHER MATERIAL UNSUITABLE FOR STRUCTURAL FILL, AND SCARIFIED TO A MINIMUM DEPTH OF TWELVE (12) INCHES.
- IN AREAS TO RECEIVE FILL, THE EXISTING SOILS ARE TO BE SCARIFIED AND COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY. THE FILL MATERIAL, OBTAINED FROM OTHER AREAS ON THE SITE MAY BE PLACED IN THIN LAYERS AND COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY, WHERE FILLS ARE PLACED ON SLOPES, A KEY SHALL BE CUT AT THE TOE OF THE SLOPE AT LEAST TEN (10) FEET WIDE AND INTO FIRM NATURAL SOILS. AS THE FILL MATERIAL IS PLACED UP THE SLOPE, BENCHES ARE TO BE CUT AT REGULAR INTERVALS IN TO FIRM NATURAL SOILS.
- PRIOR TO PLACEMENT OF FILL MATERIAL, THE PREPARED AREA IS TO BE INSPECTED AND APPROVED BY THE SUPERVISING GEOTECHNICAL ENGINEER REPRESENTATIVE AND, WHERE REQUIRED, BY AN INSPECTOR OF THE LOCAL BUILDING AUTHORITY.
- CUT AND FILL SLOPES ARE NOT TO EXCEED A GRADE OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL UNLESS CERTIFIED STABLE BY THE GEOTECHNICAL ENGINEER, AND APPROVED BY THE CITY/COUNTY ENGINEER.
- FILL MATERIAL, APPROVED BY THE SUPERVISING GEOTECHNICAL ENGINEER, IS TO BE PLACED IN LIFTS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED BY AN APPROVED METHOD.
- FILL MATERIAL TO BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. D-1557-78 (MODIFIED TO 3 LAYERS) AND SO CERTIFIED BY TESTS AND REPORTS BY THE SUPERVISING GEOTECHNICAL ENGINEER. SOILS TESTS ARE TO BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH EIGHTEEN (18) INCHES OF FILL AND FOR EACH FIVE HUNDRED (500) CUBIC YARDS OF FILL.
- THE SUBGRADE OF AREAS TO BE PAVED IS TO BE SCARIFIED TO A DEPTH OF TWELVE (12) INCHES BELOW EXISTING GRADE AND COMPACTED AFTER INSTALLATION OF UNDERGROUND UTILITIES, AND BEFORE PLACEMENT OF AGGREGATE BASE IN ORDER TO ACHIEVE UNIFORM COMPACTION.
- THE UPPER ONE (1) FOOT OF UNDERLYING SOILS OF AREAS TO BE PAVED SHALL BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT, OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- THE UPPER SIX (6) INCHES OF SUBGRADE MATERIAL BENEATH PAVED AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT, OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- SOILS TESTS ARE TO BE COMPLETED BY THE SUPERVISING GEOTECHNICAL ENGINEER IN ACCORDANCE APPLICABLE STATE BUILDING CODE REQUIREMENTS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- SURFACE DRAINAGE SHALL NOT BE LESS THAN TWO (2) PERCENT EXCEPT FOR PAVED SURFACES. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL STRUCTURES AND SLOPES.
- UNSUITABLE SOIL MATERIALS, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS IS TO BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY.
- SLOPE CONSTRUCTION REQUIREMENTS, INCLUDING TERRACING, ARE TO BE SPECIFIED BY THE SUPERVISING GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION OF GRADED SLOPES.

APCD NOTES

- MATERIAL EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING IS TO OCCUR DAILY WITH COMPLETE COVERAGE.
- USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASE WATERING FREQUENCY WHEN WIND SPEEDS EXCEED 15 MPH.
- MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- THE AREA DISTURBED BY CLEARING, GRADING, EARTH MOVING, OR EXCAVATION OPERATIONS IS TO BE MINIMIZED SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- PAVING FOR ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. ARE TO BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, STRUCTURAL FOUNDATIONS ARE TO BE COMPLETED AS SOON AS POSSIBLE FOLLOWING BUILDING PAD CONSTRUCTION.
- VEHICLE SPEED FOR ALL CONSTRUCTION ACTIVITIES IS NOT TO EXCEED 25 MPH ON ANY UNPAVED SURFACE.
- LONG TERM DUST CONTROL MEASURES ARE TO BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF SOIL DISTURBING ACTIVITIES.
- NO ON-SITE BURNING OF VEGETATION REMOVED DURING CONSTRUCTION IS PERMITTED WITHOUT A BURN PERMIT.
- UNPAVED AREAS WITH VEHICLE TRAFFIC ARE TO BE WATERED DAILY, USING NON-POTABLE WATER (WHERE AVAILABLE). STREETS ADJACENT TO THE PROJECT SITE ARE TO BE SWEPT TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST FROM LEAVING THE SITE.

EROSION CONTROL NOTES

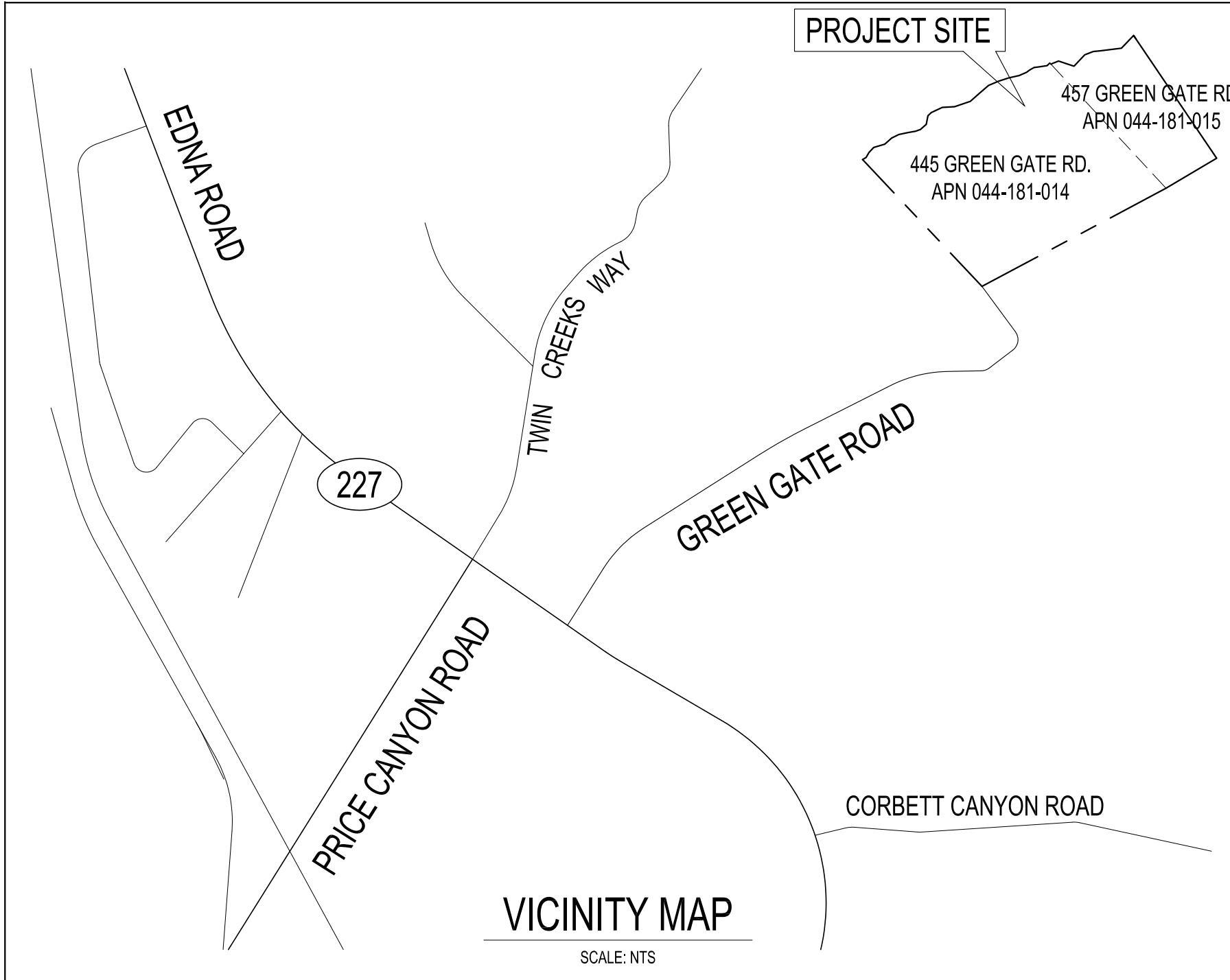
- ALL CONTRACTORS AND THEIR PERSONNEL ARE TO BE FAMILIAR WITH EROSION CONTROL REQUIREMENTS AND RESPONSIBILITIES.
- CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR.
- PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH LOCAL BUILDING AUTHORITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS.
- WASTE MATERIALS SHALL BE DISPOSED INTO CONTAINERS WITH SECURABLE LIDS. ALL WASTE MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
- DISCHARGES OR STORM WATER ARE TO COMPLY WITH THE LAWFUL REQUIREMENTS OF THE LOCAL BUILDING AUTHORITY AND OTHER LOCAL AND STATE AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAIN SYSTEMS.
- THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK IN THE IMMEDIATE AREA IS TO BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY THE LOCAL BUILDING AUTHORITY AND ANY OTHER AGENCY HAVING JURISDICTION.
- MATERIAL STOCK PILES AND EXCAVATED SOILS ARE BE PROTECTED BY PERIMETER SILT FENCING TO MINIMIZE RUN-OFF SILTATION.
- MATERIAL STOCK PILES ARE TO BE COVERED TO PROTECT AGAINST WIND EROSION AND STORM WATER RUNOFF.
- ON-SITE DISPOSAL CONTAINERS ARE TO BE CENTRALLY LOCATED AND AWAY FROM DRAINAGE INLETS. DISPOSAL OF HAZARDOUS TOXIC ELEMENTS SHALL NOT BE ALLOWED ON SITE.
- WHERE EROSION CONTROL MEASURES ARE CALLED FOR IN THESE PLANS THEY REPRESENT A GENERAL CONCEPT OF WHAT MAY BE REQUIRED. EROSION CONTROL DEVICES MAY NEED TO BE RELOCATED, DELETED OR SUPPLEMENTED DEPENDING ON ACTUAL SOIL CONDITIONS ENCOUNTERED AND THE RECOMMENDATIONS RECEIVED FROM THE GEOTECHNICAL OR CIVIL ENGINEER OF RECORD.

EARTHWORK ESTIMATE

EXCAVATION (CUT)	0 CU YDS
EMBANKMENT (FILL)	0 CU YDS

NOTE: THESE VALUES WERE DETERMINED BY COMPARING THE EXISTING SURFACES WITH THE PROPOSED SURFACES. NO LOSSES DUE TO CLEARING, GRUBBING, SUBSIDENCE OR SHRINKAGE HAVE BEEN INCLUDED. THE CONTRACTOR SHOULD ADJUST THESE QUANTITIES ACCORDINGLY.

PROJECT PLANS FOR  
CANNABIS OUTDOOR  
CULTIVATION SITE  
CCM2016-00304  
COUNTY OF SAN LUIS OBISPO  
CALIFORNIA



PROJECT DESCRIPTION

THE SCOPE OF WORK REFLECTED IN THESE PLANS INCLUDES:

- ESTABLISH AN OUTDOOR CANNABIS CULTIVATION SITE THAT IS A MAXIMUM 3 ACRES IN SIZE WITH ADJACENT ACCESS PATHWAYS.
- CONSTRUCTION OF A 6' TALL SECURITY BARRIER WITH SCREENING.
- INSTALLATION OF AN IRRIGATION SYSTEM.
- PLACEMENT OF FIVE (5) 8' WIDE X 20' LONG CARGO CONTAINERS TO ESTABLISH A MATERIAL AND EQUIPMENT STORAGE AND PROCESSING AREA.
- PLACEMENT OF TWO (2) 8' WIDE X 10' LONG PREFABRICATED SECURITY / STORAGE SHEDS.

ALL CANNABIS PRODUCTS AND MATERIALS SHALL BE STORED WITHIN AN ENCLOSURE ESTABLISHED BY THE PERIMETER SECURITY BARRIER.

NO GRADING ACTIVITIES ARE TO BE COMPLETED. GROUND DISTURBANCE LIMITED TOO:

- TILLING AND PLOWING FOR THE PREPARATION OF CROP PLANTING.
- TRENCHING FOR THE PLACEMENT OF IRRIGATION LINES.

PROPERTY DATA

ADDRESS	445 GREEN GATE ROAD, SAN LUIS OBISPO, CA 93401
APN	044-181-014
ZONING	AGRICULTURE (AG)
PARCEL AREA	53.42 ACRES
LEGAL	THAT PORTION OF LOT 40 OF THE RANCHOS CORRAL DE PIEDRA, PISMO AND BOLSA DE CHAMSA, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, SUBDIVIDED BY JAS. T. STRATTON, C.E., SEPTEMBER 1873, ACCORDING TO MAP RECORDED IN BOOK A, PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PLANNING AREA	SOUTH COUNTY PLANNING AREA

RESPONSIBLE PARTIES

LANDOWNER	DARREN W SHETLER TRUST, AS AMENDED & RESTATED 2017 DARREN SHETLER, TRUSTEE 445 GREEN GATE ROAD SAN LUIS OBISPO, CA 93401 805-459-8010
CONTRACTOR	CASTLEROCK DEVELOPMENT, A CALIF. CORP. DARREN SHETLER, CA CONT. 730788 A B C10 445 GREEN GATE ROAD SAN LUIS OBISPO, CA 93401 805-546-8100
APPLICANT	ROSS SIPES 266 PHELAN RANCH WAY ARROYO GRADE, CA 93420 CCM-2016-00304

CODE COMPLIANCE

BUILDING	2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) 2016 CALIFORNIA GREEN CODE (CGC)
MECHANICAL	2016 CALIFORNIA MECHANICAL CODE (CMC)
ELECTRICAL	2016 CALIFORNIA ELECTRICAL CODE (CEC)
PLUMBING	2016 CALIFORNIA PLUMBING CODE (CPC)
ENERGY	2016 CALIFORNIA ENERGY CODE
FIRE	2016 CALIFORNIA FIRE CODE (CFC)

SHEET INDEX

T1.0	TITLE SHEET
C1.0	SITE PLAN
C1.1	ENLARGED SITE PLAN AND DETAILS
A1.0	FLOOR PLAN / ELEVATIONS / SECTIONS CARGO CONTAINERS / ENTRY STRUCTURES

REVISIONS:

REV	DATE	INITIAL	DESCRIPTION
△	—	—	—
△	—	—	—
△	—	—	—
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APPROVALS:


CASTLEROCK

DEVELOPMENT

*A California Corporation*

445 Green Gate Road  
San Luis Obispo, CA 93401  
805-546-8100 FAX 549-5419  
CA Contractor's License 730788  
www.castlerockdevelopment.com

PROJECT:

CANNABIS  
OUTDOOR  
CULTIVATION  
SITE  
CCM2016-00304  
COUNTY OF  
SAN LUIS OBISPO,  
CALIFORNIA

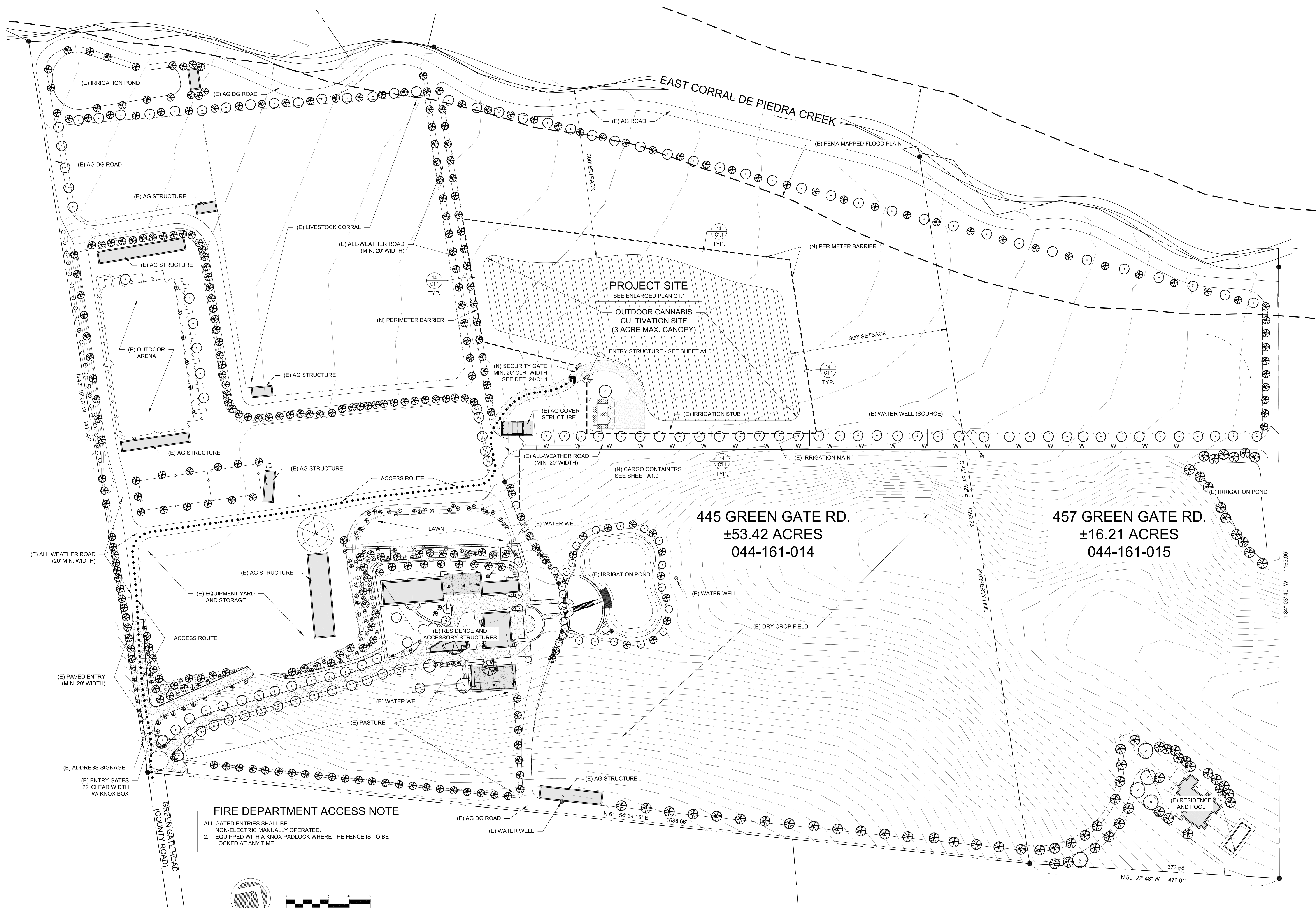
SHEET TITLE:

Title Sheet

SCALE:	NONE	DATE:	2/11/19
JOB #	004-18	DRAWN BY:	CRD

SHEET	T1.0
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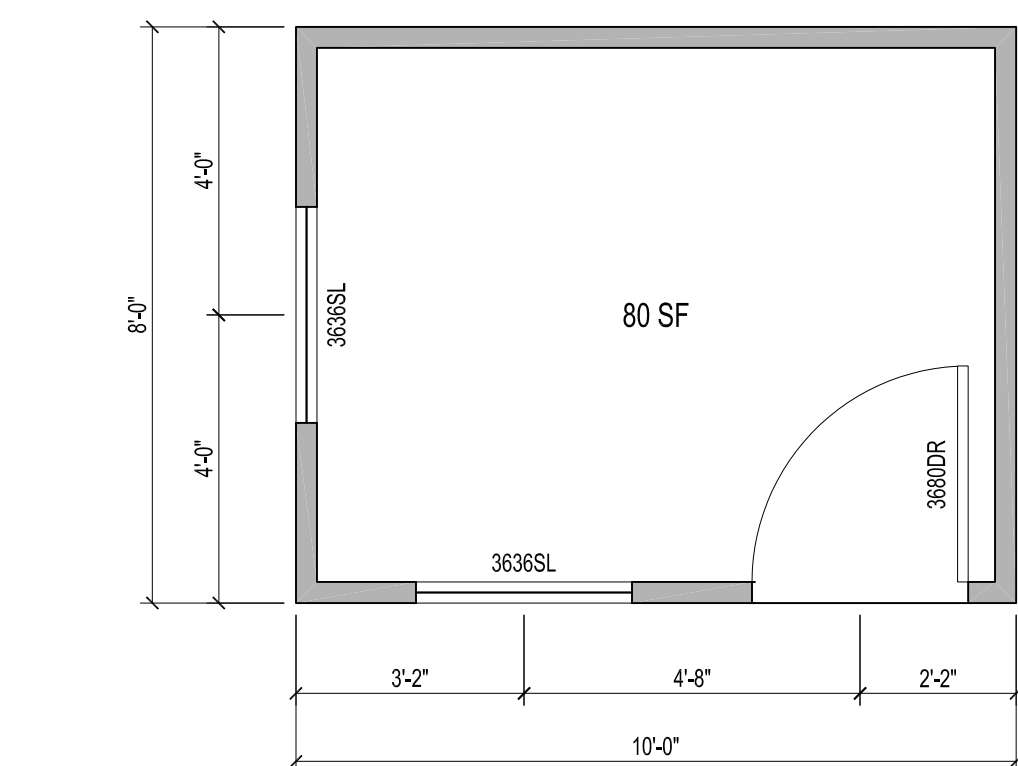




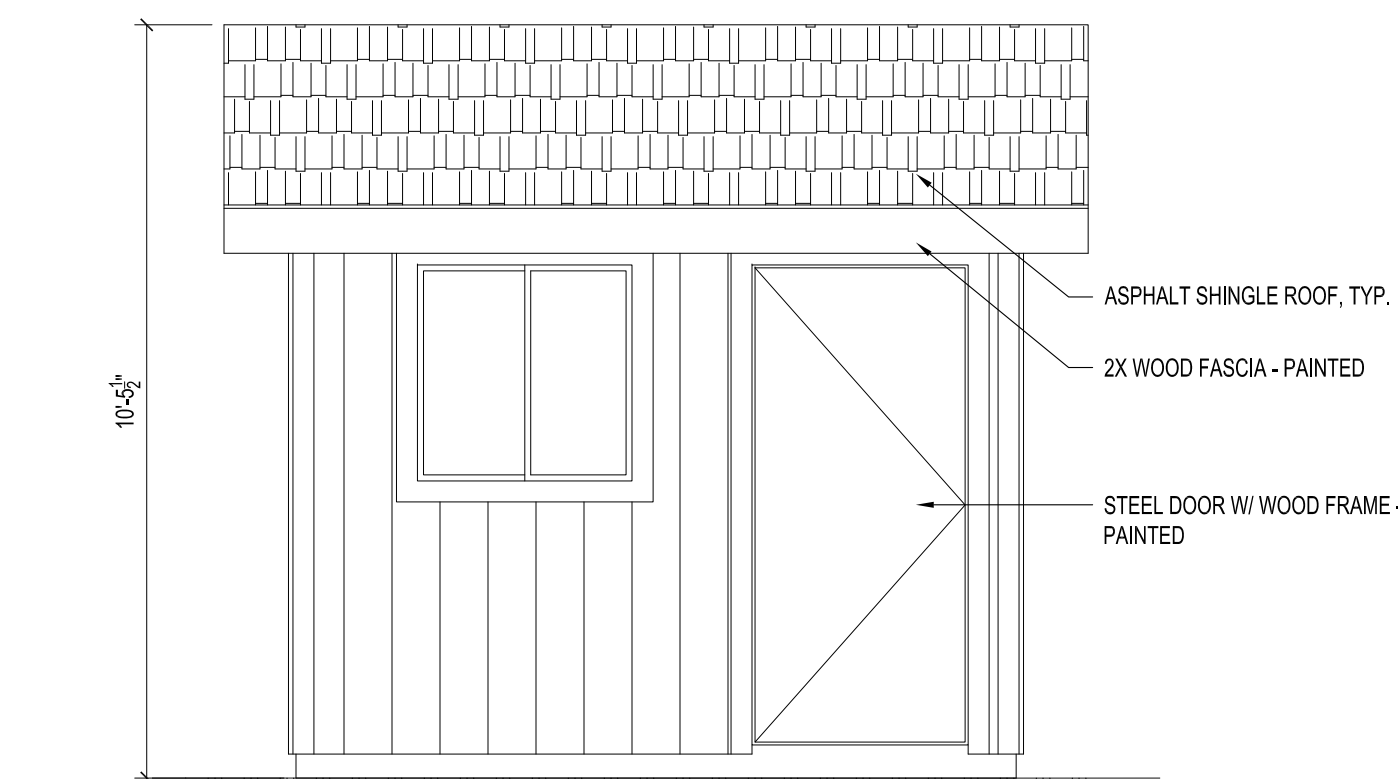




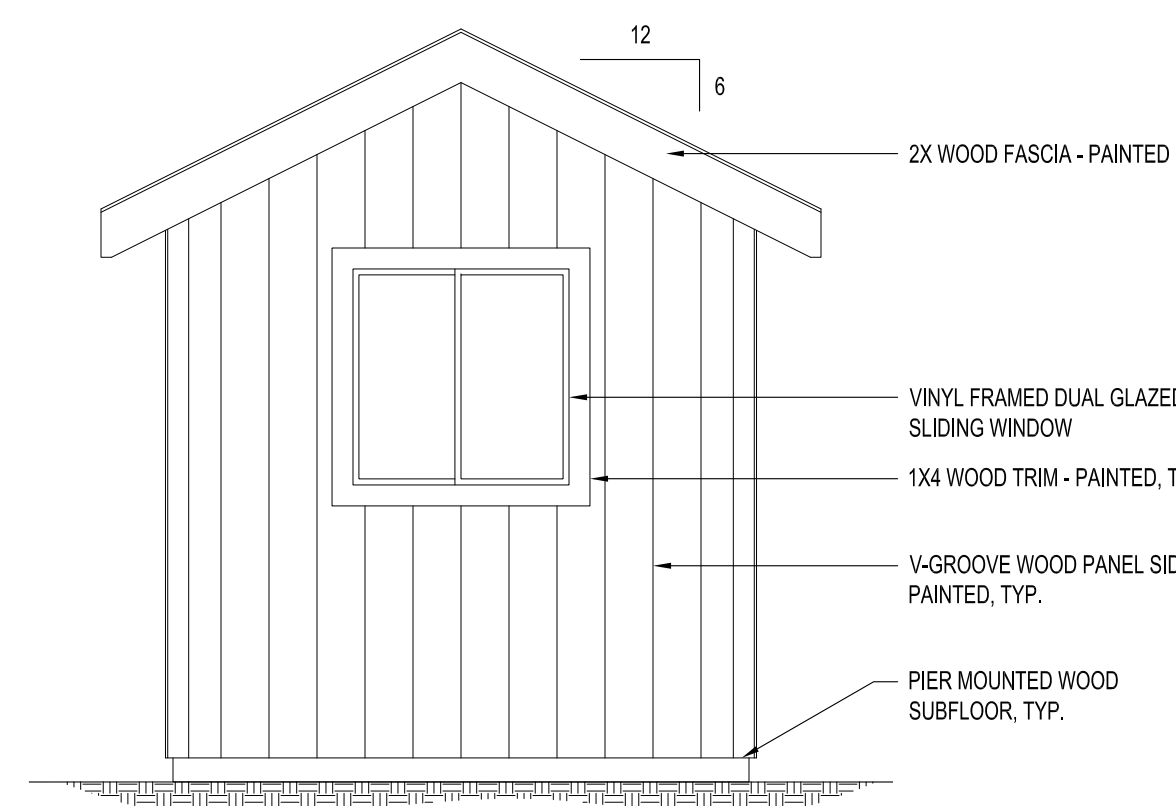




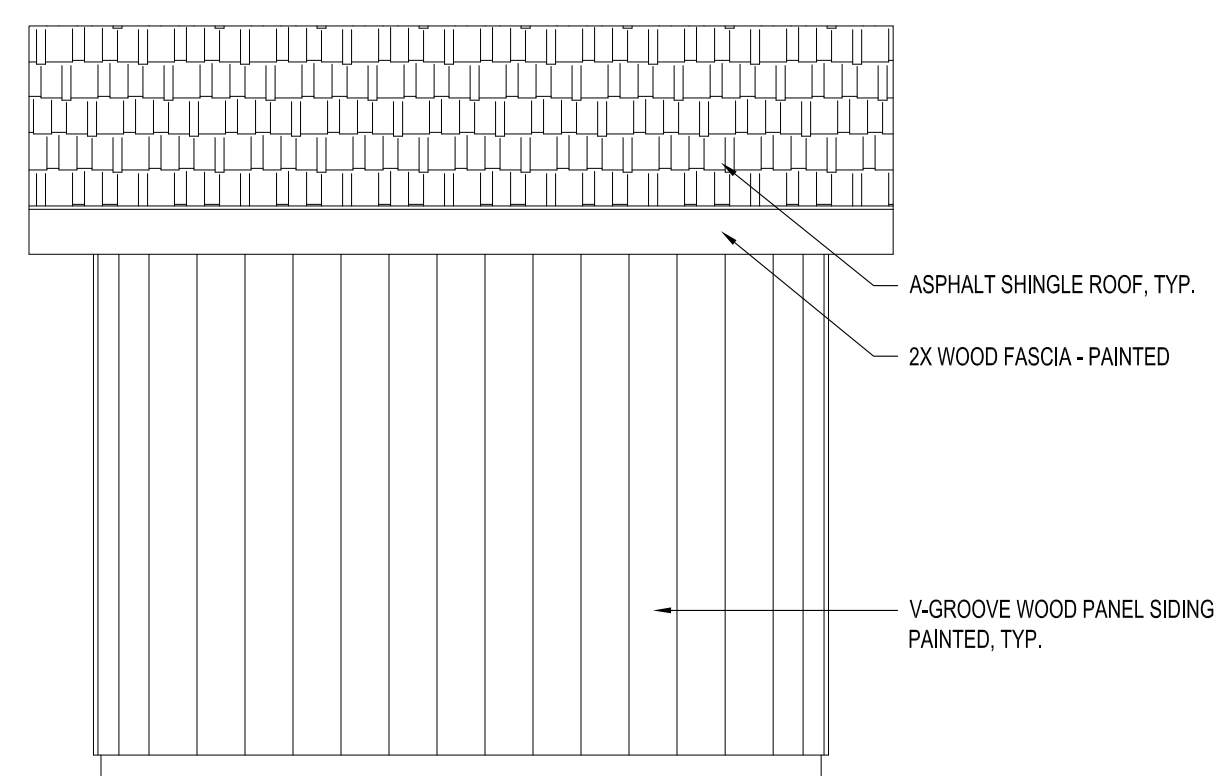
FLOOR PLAN  
3/8" = 1'-0"



FRONT ELEVATION



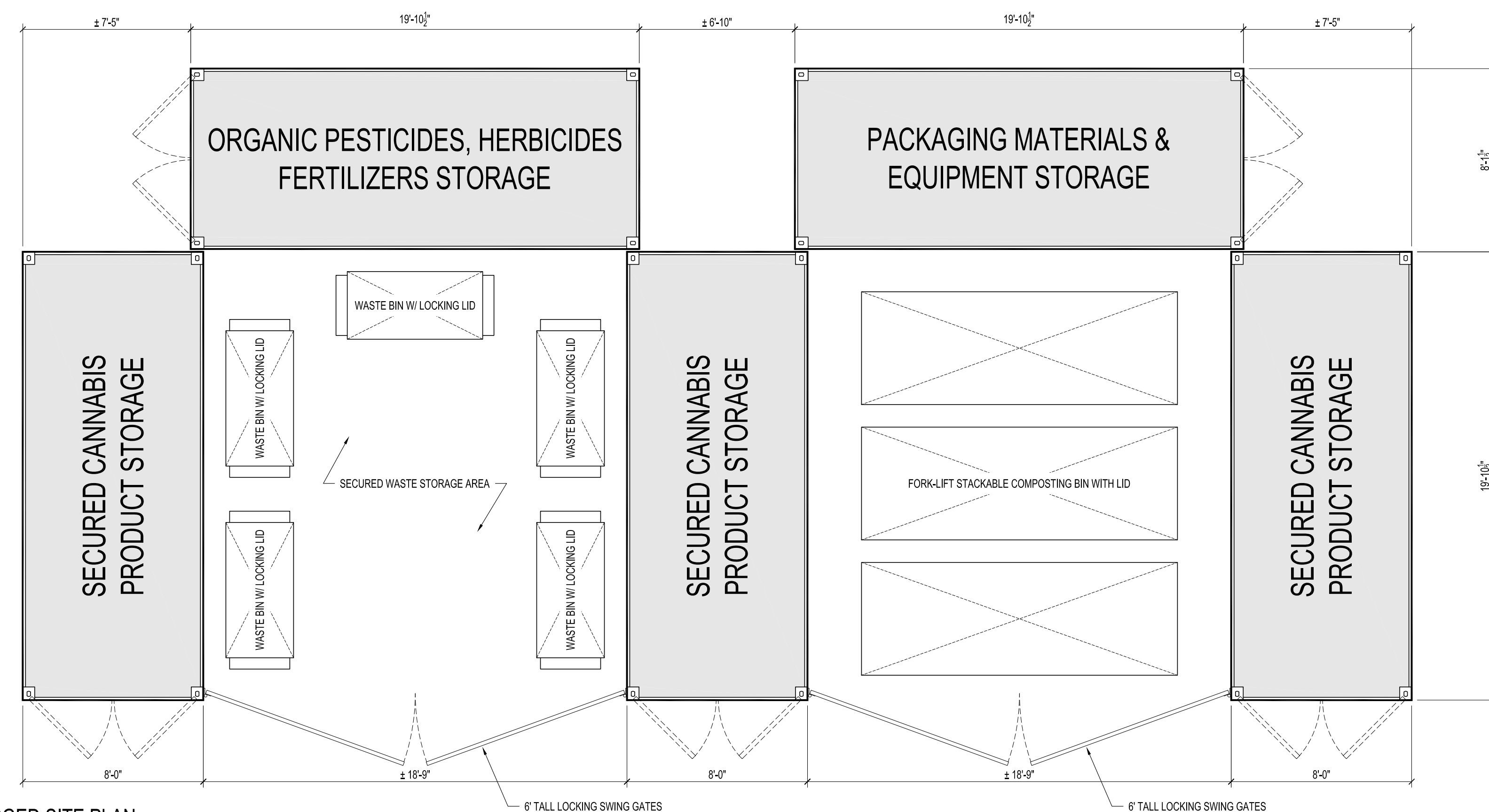
**SIDE ELEVATION**  
3/8" = 1'-0"



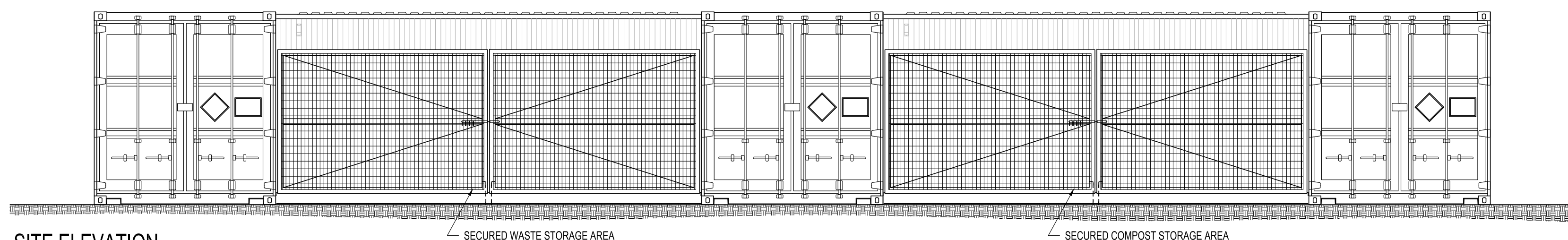
REAR ELEVATION

## ENTRY STRUCTURES - TYPICAL OF 2

- ## ENTRY STRUCTURE NOTES
1. STRUCTURES ARE TO BE PAINTED A DARK BROWN COLOR TO MATCH EXISTING STRUCTURES ON THE PROPERTY.
  2. NO CASH IS TO BE STORED WITHIN THE STRUCTURES.
  3. STRUCTURES SHALL NOT BE USED AS LIVING QUARTERS.
  4. STRUCTURES ARE TO BE PROVIDED WITH BASIC ELECTRICAL POWER AND LIGHTING.
  5. WHERE REQUIRED, ACCESS TO STRUCTURES ARE TO BE ADA COMPLIANT.



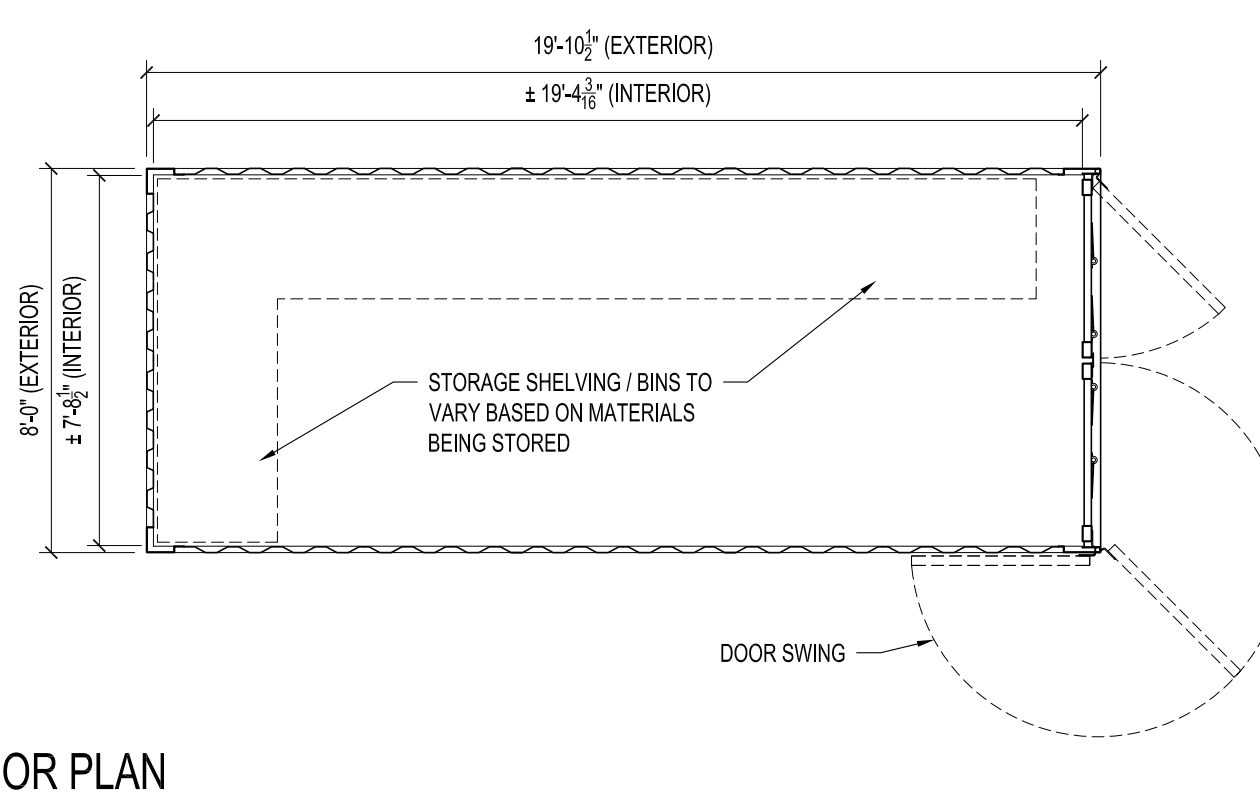
ENLARGED SITE PLAN  
1/4" = 1'-0"



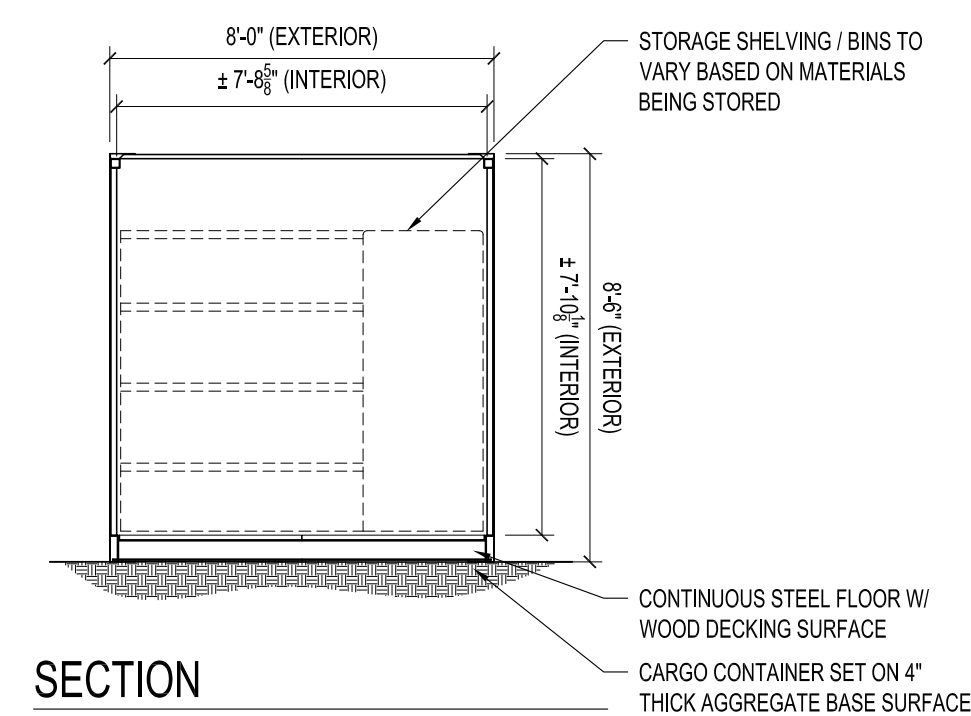
SITE ELEVATION  
1/4" = 1'-0"

## —STORAGE CONTAINER NOTES—

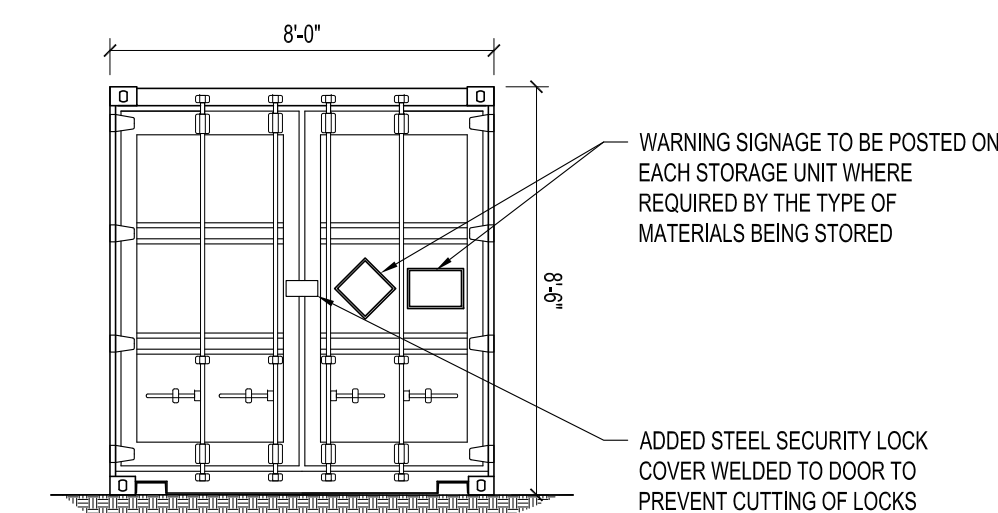
1. CARGO CONTAINERS ARE TO BE PAINTED A DARK BROWN COLOR TO MATCH EXISTING STRUCTURES ON THE PROPERTY.
2. CARGO CONTAINERS ARE PROPOSED TO BE USED FOR THE STORAGE OF MATERIALS ONLY.
3. CARGO CONTAINERS ARE NOT PROPOSED TO BE USED FOR HUMAN HABITATION.
4. NO UTILITIES ARE PROPOSED TO BE INSTALLED IN THE CARGO CONTAINERS.
5. BATTERY OPERATED "TAPLIGHTS" SHALL BE USED IN THE CONTAINERS TO PROVIDE SUPPLEMENTAL LIGHTING WHEN NEEDED BY WORKERS ACCESSING STORED MATERIALS.
6. CONTAINERS ARE TO BE SECURED WITH VANDAL RESISTANT TYPE LOCKS. THE LOCKING MECHANISM IS TO BE ENCASED IN A STEEL SHIELD BOX THAT IS WELDED TO THE CONTAINER. THE SHIELD PREVENTS EASY ACCESS TO THE LOCK BY BOLT CUTTERS OR GRINDERS.
7. WHERE REQUIRED, CONTAINERS ARE TO BE LABELED WITH APPLICABLE INFORMATION AND WARNING SIGNAGE BASED ON THE TYPE OF MATERIAL BEING STORED.
8. CARGO CONTAINERS STORING CANNABIS BASED PRODUCTS ARE TO BE MONITORED BY VIDEO SURVEILLANCE AND SILENT ALARM.
9. REFER TO OPERATIONS MANUAL FOR ADDITIONAL MEASURES AND RECORD KEEPING.



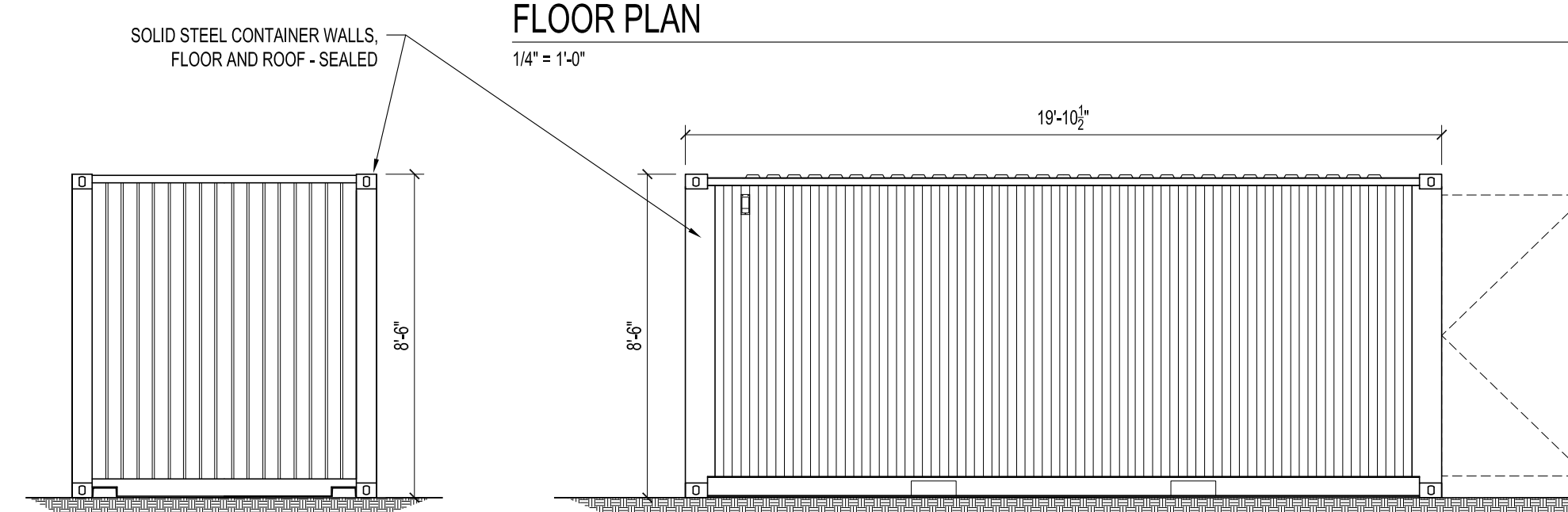
FLOOR PLAN



SECTION



FRONT ELEVATION  
1/4" = 1'-0"



REAR ELEVATION

**SIDE ELEVATION**  
1/4" = 1'-0"

## STORAGE CARGO CONTAINERS

[illegible]


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CANNABIS  
OUTDOOR  
CULTIVATION  
SITE  
CCM2016-00304  
COUNTY OF  
SAN LUIS OBISPO  
CALIFORNIA

SHEET TITLE:

## Floor Plan, Elevations & Sections

## Storage Containers

## Entry Structures

SCALE:	VARIES	DATE:	2/1/19
JOB #	004-18	DRAWN BY:	CRD
SHEET		A1.0	
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