



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/5/2019

TO: 1st District Legislative Assistant, Agricultural Commissioner, Assessor, Air Pollution Control Board (APCD), Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Caltrans, U.S. Fish and Wildlife, CA Fish and Wildlife, Upper Salinas Las Tablas Resource Conservation District, AB52

FROM: Dave Moran (demoran@co.slo.ca.us 805-788-2076)

PROJECT NUMBER & NAME DRC2019-00048 RIPARIAN BIOSUPPORT

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 3 acres outdoor cultivation, 22,000 square foot indoor cannabis cultivation, cannabis nursery, Manufacturing, Non-Storefront Retail, Transport-Only to be located at 1375 Klau Mine Rd. San Miguel

APN(s): 014-331-064

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

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

APPLICANT INFORMATION Check box for contact

☐ person assigned to this project
☐ Landowner Name MERCY SPRINGS LLC Daytime Phone 805-704-1106
 Mailing Address 1385 Klau Mine Road Zip Code 93446
 Email Address: _____

☐ Applicant Name Kirk Azevedo, Riparian Biosupport Daytime Phone 805-704-1106
 Mailing Address 1375 Klau Mine Road Zip Code 93446
 Email Address: azevedkirk@gmail.com

☐ Agent Name ADS Corporation, Inc. Rick Low Daytime Phone 805-927-8138
 Mailing Address 788 Arlington Street Zip Code 93428
 Email Address: rick@assocdevsvscorp.com

PROPERTY INFORMATION

Total Size of Site: 100 acres Assessor Parcel Number(s): COAL 18-0124
 Legal Description: _____
 Address of the project (if known): 1385 Klau Mine Road Road - pending COAL 18-0124
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Klau Mine Road (nearest cross-street Adelaida)

PROPOSED PROJECT

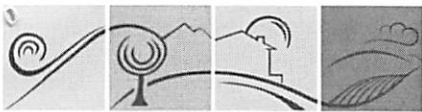
Describe the proposed project (inc. sq. ft. of all buildings): Refer to Sheet A-1 for project summary

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 3/20/19
Kirk Azevedo for MERCY SPRINGS LLC

FOR STAFF USE ONLY



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: MERCY SPRINGS LLC CUP Project APN(s): COAL 18-0124

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: MERCY SPRINGS LLC

Address: 1375 KLAU MINE ROAD

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

1375 Klau Mine Road, Paso Robles
Local agency (city/county): County of San Luis Obispo

Assessor's book, page, and parcel number: COAL 18-0124

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory identification number: N/A

Date of list: N/A

Signature of Applicant

Kirk Azevedo for MERCY SPRINGS LLC

Name of Applicant (Print)

Date

3/20/19

Telephone

(805) 204-1106



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):
1385 Klau Mine Road, identified as Assessor Parcel Number Pending COAL 18-0124
 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: CUP Cannabis Site
 (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: Kirk Azevedo for MERCY SPRINGS LLC
 Daytime Telephone Number: 805-704-1106
5. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property None

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Kirk Azevedo for MERCY SPRINGS LLC

Print Address: 1385 Klau Mine Road

Daytime Telephone Number: 805-704-1106

Signature of landowner: _____ Date: _____

Kirk Azevedo for MERCY SPRINGS LLC

AUTHORIZED AGENT:

Print Name: Rick Low or Tony Keith - Associated Development Corporation, Inc.

Print Address: 788 Arlington Street

Daytime Telephone Number: 805-423-8479 Cell / 805-927-8138 Office

Signature of landowner: [Signature] Date: 3/26/19

Kirk Azevedo for MERCY SPRINGS LLC



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 10.0 acres
Moderate slopes - 10-20%: 20.0 acres
20-30%: 30.0 acres
Steep slopes over 30%: 40.0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: Ephemeral creeks traverse property
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: Farming, tilling, tractor work , Residential pad permitted
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: Klau Mine Road

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 Walnuts, Cannabis, Beans, Berries
☒ Commercial/Office - Explain Office/admin.
☒ Industrial – Explain Manufacturing, self distribution, processing, research
3. What is the expected daily water demand associated with the project? Refer to Water Demand Analysis
4. How many service connections will be required? Existing
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Existing 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 _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
☒ Yes ☐ No If yes, please attach a copy. unable to locate
2. What is the distance from proposed leach field to any neighboring water wells? unknown 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*) Cannabis General Order permit will be required

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: County approved waste hauler
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: Paso Robles Joint Union School District
2. Location of nearest police station: 356 N. Main Street, Templeton, CA
3. Location of nearest fire station: Cal Fire
4. Location of nearest public transit stop: None
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: Cattle Grazing, Dry-farming, Irrigated corn
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. Submittal to follow

Commercial/Industrial Project Information

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

1. Days of Operation: 7 days a week Hours of Operation: 24
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 6
Employees 7am-3pm 2 Employees 3pm-7am
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: odor during flowering periods
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: Intermittent noise from tractors, equipment, and employees.
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
Cannabis waste material
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No
If yes, please describe in detail: Pesticides, Fertilizer, Rodenticides, as allowed by D.P.R.
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 5 Between 4:00 to 6:00 p.m. 5

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No
If yes, please specify what you are proposing: _____
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 restrictions

Special Project Information

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

Energy Conservation Information

- 10 Describe any special energy conservation measures or building materials that will be incorporated into your project *: Drip irrigation, GreenPoint Checklist, Title 24

*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:
Avoid development in areas of special status species
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

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

☐ Yes ☒ No

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

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): SLO County Conditional Use Permit, Building Permits

(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

State Cannabis Licensing:

Cal Cannabis - Cultivation License

Bureau of Cannabis Control - Distribution, Non-storefront Retail Licensing

Manufactured Cannabis Safety Branch - Manufacturing License

Cal Fish & Wildlife - Register Site

Central Coast Regional Water Quality Board - Enroll in Cannabis General Order



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

- | | | |
|---|--|---|
| ☒ Cultivation | ☒ Nursery | ☒ Manufacturing Facility |
| ☐ Testing Facility | ☒ Dispensary
non-storefront | ☒ Distribution Facility
Self |

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: CCM2016-00120

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: Kirk Azevedo - Riparian BioSupport

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

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

- | | | | |
|---|--|---------------------------------|---|
| ☐ Type 1 | ☐ Type 2 | ☐ Type 3 | ☐ Type 4 |
| ☐ Type 5 | ☐ Microbusiness | ☐ Indoor | ☒ Outdoor |
| ☒ 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.

130,680 sf Outdoor Mixed-Light 22,000 sf Greenhouse Mixed-Light

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	249,987
Total Annual kWh:	249,987

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

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

Source	WELL		
Month and Year			
1	.251		
2	.251		
3	.463		
4	.616		
5	.616		
6	.616		
7	.686		
8	.686		
9	.686		
10	.433		
11	.433		
12	.433		
Totals	6.143 AFY		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Refer to application Pesticide Use Legal/Illegal for response

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 Rosin Press

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☒ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☒ No

How many vehicles do you anticipate transporting/distributing product?

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

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

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

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

Will you be delivering to other jurisdictions?

☒ Yes ☐ No

How many vehicles do you anticipate delivering product?

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

How many deliveries per day do you anticipate delivering product?

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

Project Description
Riparian Biosupport, Inc.
1385 Klau Mine Road Parcel B

Project Description

Address: 1385 Klau Mine Road – Parcel B, Paso Robles, CA

APN: Pending COAL 18-0124

Size: Approximately 100.01 Acres (Lot Line Adjustment Pending)

Supervisor District: 1

Zone: Agricultural

Planning Area Standard: Adelaida Sub Area / North County Planning Area/Adelaida Vacation Rental Ord.

Combining Designations:

Energy Extractive Area

Other Planning Designations:

Adelaide Ag Preserve Area

NOT IN PRGWB or another basin in overdraft

NON-RENEWAL Williamson Act Contract

Moderate landslide potential

Low landslide potential

Archeology:

Salinan Chumash

Fire Hazzard:

Very High

Emergency Response:

Greater than 15 minutes

Historic Use of Property

1385 Klau Mine Road, was recently acquired by the applicant. The property has been continuously in agriculture (grazing/dry-farming and irrigation farming - corn) for the past 100 plus years.

There are no current code violations on the property that the applicant is aware of, as of this filing.

Historic Use of Adjacent Properties

The property is adjacent to the following properties:

Project Description

Riparian Biosupport, Inc.

1385 Klau Mine Road Parcel B

The surrounding properties range in acreage from 150 acres up to 566 comprised of six (6) separate parcels. Three of the properties have established residences, the remaining three (3) properties remain undeveloped and vacant except for cattle grazing.

Sensitive Receptor Declaration

There are no identified sensitive receptors of public record; i.e. pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility within 1000' from the subject property lines.

Pre-Application Meeting

On November 15, 2017 the applicant scheduled a Pre-Application Meeting with County of San Luis Obispo staff to review the proposed project. The following staff were in attendance; (Brandi Cummings - Planning; Tim Tomlinson - Public Works; Linda - County Ag Commissioners Office). Representing the applicant was Rick Low, ADS Corp and Tony Keith, GREENROAD.

Topics of general discussion included:

- Traffic impacts of proposed operation
- Level of service anticipated in proposed cannabis operation
- SWPPP disturbance area under 1 acre
- Biology possible listed species that may be impacted species if detected
- State Fish & Wildlife coordination
- Water Demand Analysis will be requested
- Ag Commissioner would be interested in "how will future cannabis operation impact existing grazing/dry-farming operation on adjacent parcels.
- No archeologic or geologic Combining Designations are identified

Cannabis Ordinance Compliance

The applicant is submitting this Conditional Use Permit for a proposed cannabis operation under the San Luis Obispo County Code - Ordinance 22.40.040. As permitted by ordinance section 22.40.040.A.2.a, the maximum greenhouse allowed under the ordinance is being requested. The greenhouse structures are to be constructed in phases for a total of 28,800SF, (maximum canopy 22,000 SF, 5,500 supportive nursery, 1,300 SF circulation).

Other accessory structures to be permitted and constructed include:

- | | |
|---|---------------------|
| • Cannabis Processing / Administration Building | 6,000 SF (.13 ac) |
| • Farm Quarters Site (future) | 4,800 SF (.11 ac) |
| • Caretakers Residence and Site | 5,663 SF (.13 ac) |
| • Cannabis Greenhouse (flowering) | 28,800 (.64 ac) |
| • Cannabis Nursery Greenhouse | 50,900 SF (1.16 ac) |
| • Future Secondary Dwelling Site | 43,560 SF (1 ac) |

Project Description

Riparian Biosupport, Inc.

1385 Klau Mine Road Parcel B

As permitted by ordinance section 22.40.040.A.2.b, parcels zoned AG that are greater than 25 acres are allowed 3 acres of outdoor cannabis canopy per site. The applicant seeks to permit 3 acres of outdoor cannabis canopy in non-contiguous plots.

Additionally, as permitted by ordinance 22.40.060 the applicant seeks to permit 75,000 SF of cannabis nursery. The applicant has been issued the following Cannabis Cultivation Registration under San Luis Obispo County Urgency Ordinance #3334:

- CCM2016-00120 (cultivation relocated from 1660 Cypress Mountain Drive, Paso Robles)

As permitted under San Luis Obispo County Code Ordinance 22.40.040.B.1, the applicant is included within the identified 141 registrants approved as collective/cooperative. The applicant is undertaking such action to meet requirements and complies with the required findings of 22.40.040.B.3

- a. The applicant has submitted a Conditional Use Permit to relocate non-conforming cannabis cultivation registrations CCM2016-0119 to the qualifying receiver site.
- b. The applicant is the property owner of the receiver site.
- c. The applicant agrees to vacate all cannabis operations on the non-conforming property identified as 3480 Falling Star Lane, Cayucos.
- d. The applicant will obtain all required State licenses and SLO County land use approvals/building permits and pay applicable taxes.

State Cannabis Licenses to be Obtained

The following State licenses shall be obtained to operate the property (premises) 1385 Klau Mine Road – Parcel B for cannabis operation:

Licenses from CDFA:

- 1 – Cultivation; Medium Outdoor 10,001-43,560 SF
- 9 – Cultivation; Small Mixed-Light T-1 5,001-10,000 SF
- 2 – Cultivation; Small Mixed-Light T-1 5001 – 10,000 SF
- 1 – Cultivation; Specialty Mixed-Light T-1 2,500 – 5,000 SF
- 1 – Processor; (drying, trimming, curing, grading, packaging)
- 1 – Nursery; 50,900 SF

From MCSB:

- 1 – Manufacturer 1 (non-volatile)

From BCC:

- 1 – Distributor Type 11-M-Distributor Transport Only Self-Distribution
- 1 – Non-storefront Retailer

San Luis Obispo County and State Agency Permits to be Obtained

The applicant shall obtain a Conditional Use Permit as required per Chapter 22.40.040.B.

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Building permits for any structure, building, or site improvements shall be obtained from the County of San Luis Obispo Planning and Building Department.

The applicant shall obtain necessary permits from Central Coast Regional Water Quality Control Board (CCRWQCB).

The applicant will meet and confer with State of California Fish & Wildlife, if required, the applicant shall apply and obtain necessary permits.

The applicant shall meet and confer with Public Works representative regarding County Roadway requirements, if required, the applicant shall apply and obtain necessary permits.

Cannabis Operation Design Standards

The applicant is proposing a Cannabis Operations Facility that includes vertical integration of the following operations; cultivation-outdoor; cultivation indoor mixed-light; processing; manufacturing, distribution and non-storefront retail delivery. Multiple licenses are to be co-located on the proposed property consistent with county ordinances and state law. Vertical integration of cannabis operations has multiple benefits:

1. Security
2. Optimize operations and labor
3. Economy of scale
4. Emergency response
5. Inspection/monitoring/records
6. To ensure the safety, quality and consistency that our patients have grown to trust

The applicant's business model anticipates the need for security, efficiencies, and other benefits of vertical integration. As such, the multiple licenses are inter-dependent to the success of the proposed cannabis operation. Each license type and cannabis operation has been designed to meet industry standard and both state and local requirements.

Minimum Site Area - The subject property is not located within one thousand feet (1,000) from any sensitive receptor. The minimum site area for outdoor cultivation on AG zoned land is 10 acres. Similarly, the minimum site area for indoor cultivation on AG zoned land is 10 acres. The subject property is approximately 100 acres, exceeding the minimum acreage required by the ordinance.

Setbacks - outdoor cannabis shall be setback a minimum of 300' from the property line. The subject property has sufficient area on the property to accommodate required setbacks. As allowed by ordinance Section 22.30.310 reduction of setbacks will be requested along one (1) property line, due to similar cannabis operation on the adjacent property operated by the cultivator/applicant. As such, setbacks along this property line are unnecessary.

Setbacks – Mixed-light cannabis cultivation shall occur in a fully enclosed greenhouse building that has been set back as per Section 22.30.310 No existing off-site residences, pools, patio or living area of separate ownership are within 100' of the subject property lines.

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Air quality –Private access is existing and is anticipated to remain. On-site roads are all-weather and shall be maintained for dust control. BMP's for standard agricultural practices will be implemented to mitigate dust control.

Water – the subject property is not located in a groundwater basin that is in overdraft. An existing well is located on-site producing 21 GPM (well report attached). Additional storage capacity (per Cal Fire requirements) in steel tanks will be added to serve new buildings permitted from this use permit. Application of irrigation water shall be via drip irrigation and hose with shut-off valve, as appropriate to the growth of the plants. A Water Management Plan shall be prepared.

The Central Coast Regional Water Quality Control Board has recently finalized permitting for cannabis cultivators. The applicant shall register under the Cannabis General Order and will submit necessary documents to obtain required permits for a Site Management Plan. In the meantime, the following minimum environmental measures will apply:

- Only divert surface waters in compliance with state laws and regulations.
- Protect surface waters from erosion impacts due to site development, maintenance, and cultivation.
- Maintain stream crossings ~~only~~ in compliance with Department of Fish and Wildlife laws and regulations.
- Protect surface waters, wetlands, and riparian areas by maintaining natural inflows and keeping nutrients, pesticides, and herbicides from entering them.
- Implement irrigation and nutrient management practices to prevent discharges of nutrients to surface waters and groundwater.
- Use pesticides, herbicides, and other chemicals only in compliance with all local, state, and federal laws and in a manner protective of human health and the environment.
- Keep petroleum products and other chemicals contained.
- Properly manage cultivation-related waste, refuse, and human waste.

Screening/Fencing – The applicant is requesting no fencing of outdoor cannabis cultivation sites for the following reasons.

1.) Applicant is a biodynamic farm and practices crop rotation to replenish soil nutrients and build soil profiles. Areas of cultivation shall be limited to 3 acres maximum at any one time, locations of cannabis cultivation on the site will change due to crop rotation. Mapping will be available for site inspections to identify designated current cultivation areas.

2.) Outdoor cultivation is located sufficient distances from public roads and from adjacent properties such that fencing is not warranted.

Renewable energy – the greenhouse (mixed-light) cultivation will utilize artificial light and therefore shall comply with State regulations regarding energy requirements.

Nuisance odors – all cannabis cultivation shall be sited and/or operated in a manner that prevents nuisance odors from being detected offsite. The indoor cannabis mixed-light greenhouses shall have

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installed ventilation controls with mitigation measures such as carbon scrubbers or other method capable of eliminating nuisance odor from being detected offsite.

Pesticides – use of pesticide and fertilizer on cannabis shall be compliant with governing agencies standards for use, storage, labeling, and application. The applicant shall avoid contamination, leakage, and inadvertent damage to rodents, pests, or wildlife. Reference attached documents in the CUP application from California Environmental Protection Agency – Department of Pesticide Regulation

Use of residence – one (1) existing residence is to be used for residential purposes. No cannabis cultivation, processing, manufacturing, or distribution activities shall occur in the subject residences.

Monitoring program – the applicant anticipates participation in the County-run monitoring program upon the County having the program established with operational guidelines and procedures in place.

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Overview of Operation

Riparian Biosupport, Inc (RB, Inc.) is a medical cannabis business that was founded as an S-Corporation in California in 2015. Since its founding RB, Inc. has operated in compliance with new laws and ordinances being adopted under Proposition 64, and local agencies develop ordinances to regulate and tax cannabis. BP, Inc. has positioned itself to evolve current operations to optimize operations, increase productivity, and operate a fully licensed and permitted cannabis business in San Luis Obispo County. Prior to the passage of Prop 64; RB, Inc. operated under The Compassionate Use Act of 1996 (Prop 215).

Medical Cannabis

Because the applicant's cannabis and products derived from cannabis are "intended to be sold for use pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the Health and Safety Code, by a medical cannabis patient in California who possesses a physician's recommendation", the Applicants cannabis and products constitute "medical cannabis products".

Additionally, some of the applicant's cannabis and products derived from cannabis are "intended to be sold for use pursuant to the Prop 64, the Applicants cannabis and products constitute Adult Use Cannabis Products". The Applicant will seek the licenses referenced below the purpose of California "State" Law. License application will be obtained through the following:

Cal Cannabis - California Department of Food and Agriculture

- Medium Mixed-Light (hoophouses) 10,000-43,560 SF (1 license)
- Small Mixed-Light (hoophouses) 5,001-10,000 SF (9 licenses)
- Small Mixed-Light 5,001-10,000 SF (2 licenses)
- Specialty Mixed-Light 2,501-5,000 SF (1 license)
- Cannabis nursery Greenhouse Mixed-Light R & D 50,900 SF (1 license)
- Processor (1 license)

Manufactured Cannabis Safety Branch - California Department of Public Health

- Manufacturing A and M (adult-use and medicinal) (1 license)
- Type 6 Non-volatile extraction (1 license)
- Type N Infusions (1 license)
- Type P Packaging and labeling (1 license)

Bureau of Cannabis Control - California Department of Consumer Affairs

- Self-Distributor (1 license)
- Non-storefront Retail Delivery (1 license)

Cultivation Operations

1385 Klau Mine Road – Parcel B, Paso Robles; where the business operation will be permitted via a Conditional Use Permit in San Luis Obispo County is zoned Agriculture and meets requirements set forth in the San Luis Obispo County Land Use Element Section 22.40 Cannabis Activities. The subject property

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is currently 40.16 acres and will be adjusted to 100 acres through a Lot Line Adjustment (COAL-18--0124). Parcel B takes access through 1375 Klau Mine Road – Parcel A, via an access easement.

The property is a remote rural acreage taking access off Klau Mine Road through Parcel B. Locking gates will allow personnel and equipment to enter/exit the property through a security check-point and then be cleared to proceed to the administration building or to continue to the cultivation area(s) further within the property interior. Cannabis cultivation areas are far removed from adjacent property dwellings or other structures, we will request fencing of cannabis grow locations be limited (upon review with SLO County staff) maintain a secure perimeter always. This cannabis cultivation site diagram shall be demarked and identified in compliance with State law. The approximate size of each cultivation license/premise is depicted on the site plan dated February 15, 2019.

It is the intent of the applicant to practice crop rotation, i.e. periodic resting of soil and planting of cover crops, to rebuild soil nutrients and microorganisms. As such, the applicant has depicted all potential plots where cannabis may be cultivated on the property. Each plot is 22'x100' is size. The total acreage of the identified plots is 9.82 acres, well in excess of the 3 acres allowed for cannabis cultivation. The applicant will rotate cannabis and other crops in these plots for the purpose of replenishing beneficial soil nutrients and building soil composition. The applicant will maintain a detailed mapping system with GPS coordinates to identify location of cannabis being cultivated. The detailed mapping will be provided to public agencies for monitoring and reporting.

Cannabis Cultivation

Outdoor cultivation is limited to a maximum of three (3) acres comprised of multiple co-located state licenses. Each premise shall be clearly defined from one another, as defined in *Article 1, Section 8000 – Definitions, Chapter (x) Premises, State of California Regulations*.

Due to the remote location of the property, the location of the outdoor cannabis cultivation locations, and BMP's of crop rotation (shifting annual location to rebuild soil profile), the applicant is requesting not to fence outdoor cannabis per San Luis Obispo County Section 22.40.050.D.6.

Each outdoor location will require multiple hose bibs with backflow devices and shall have a drip watering system sufficient to deliver water to all plants. Mixed-Light Indoor cannabis will be cultivated in a fully enclosed permitted structure(s) in compliance with conditions as defined by State license types. The applicant intends to cultivate cannabis in a year-round capacity with multiple harvests per year.

Outdoor and indoor mixed-light cannabis will be cultivated using only permitted pesticides, fertilizers. authorized for use on consumable plant products. Rodenticides will be used minimally. Strict compliance with the County Ag Commissioners Office and the Regional Water Quality Control Board and California Department of Fish and Wildlife will be followed.

Nursery greenhouses and outdoor shade-cloth hardening-off area will be used to propagate clones for cultivation and to conduct agricultural research and development.

Construction of greenhouses on the property will occur in a phased deployment. Greenhouses will be constructed to accommodate automated Light Deprivation/Augmentation; automated

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irrigation/fertigation; and mechanical ventilation which that meet NEMA 3 electrical/mechanical code requirements.

Bulk Processing Facility

A new 6,000 SF administration & processing building will be constructed where the following activities will occur such as: Processing, Self-Distribution, Manufacturing/extraction, Mobil delivery dispatch, drying, curing, trimming, sifting, grading, packaging, and storing/brokering of cannabis products.

The building shall be constructed to meet the requirements of the California Fire Code per Section 413 of the California Building Code.

Administration / Manufacturing / Research and Development Facility

A new 6,000 SF Administration building to contain the following functions:

- Administration Office
- Self-Distribution
- Manufacturing
- Research/Development
- Mobil Delivery Dispatch

In addition to the functions noted above, cannabis flower and trim material will be further refined in one of the following processes:

- Co2 Non-volatile Extraction
- Ethanol Extraction
- Packaging

The above referenced processes shall be located within a segregated area of the Administration Facility to meet public safety and health department requirements. The area of operation shall be designed to meet Fire and Building Code requirements for occupancy classification, and other code sections as may be applicable. The following secure rooms will be contained within the new structure:

- Operations office
- Point of sale office
- Product storage rooms
- DVR room

Other areas within the Administration building include:

- Reception Area
- Administrative Offices
- Employee Restroom and Shower
- Secure Cannabis Flower/Oil storage
- Trimming Area
- Shipping & Receiving Area

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Self-Distribution

The Applicant will obtain a Self-Distribution license from the State of California, Bureau of Cannabis Control (BCC). The Applicant will use the Self Distribution license to transport cannabis products to and from licensed testing facilities, manufacturing facilities, and dispensaries.

Parking Plan

Onsite parking will be provided to accommodate up:

- 23 parking spaces to serve vendors, guests, and employees (1 ADA space)
- 3 parking spaces for product loading zone.

Parking will be located on an all-weather-surface, clearly demarking standard 9'x18' parking spaces, product loading areas, accessibility symbols, and one (1) van accessible parking area and loading area are to be provided.

Modification of parking standards is requested under this Conditional Use Permit and is consistent with Chapter 22.18. The project will require limited staff (4 daily and up to 8 seasonally), because of the limited staffing required for the operations of the site, parking standards as per Nursery Specialties are inappropriate for the proposed use. The project meets the required findings of fact that and have been provided for staff use in this request for modification of parking standards of Chapter 22.18, Nursery Specialties:

- The project consists of a cannabis greenhouse requiring limited staff and limited seasonal staff which do not require the number of parking spaces indicated in this chapter.
- Parking spaces appropriate to the staffing, vendors, and guests (standard 9'x18') have been provided including 1 van accessible ADA parking space.
- No traffic safety issue would result from granting this request for reduction of parking. There is adequate parking provided to serve the limited staffing of the project. The location of the project is located a significant distance from the public right of way.

Equipment parking for tractors, fork lifts, and other farm equipment shall be in designated areas and shall be maintained to mitigate spills from oils, hydraulic fluids, coolants, or other solvents by incorporating Secondary Containment and Best Management Practices.

Harvest, Processing, Track and Trace

Cannabis harvested from the subject property shall be collected by a licensed Processor and remain segregated by license type during further processing within the proposed 6,000 SF Processing Building. Processing shall render the bulk cannabis into packaged salable units as per state regulation as defined by:

- Manufactured Cannabis Safety Branch - California Department of Public Health
- Bureau of Cannabis Control - California Department of Consumer Affairs

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Cannabis harvested from both the outdoor and indoor cultivation would be removed from the specific growing location, tagged, logged for Track-n-Trace, weighed, quality inspected, and then placed in the Processing Building for trimming, drying, curing, grading, sifting, packaging, and labeling of cannabis products. Trim material shall be gathered and; weighed, logged for Track-n-Trace, quality inspected, and then stored in sealed containers with date, lot number, and weight noted.

Cannabis Waste Material

Cannabis waste material consisting of organic material discarded from the harvesting of the plant (i.e. twigs, stems, trim waste, stalks, roots, and soil containing roots, shall be integrated into compost windrows and stockpiled in a composting yard. The cannabis waste and other organic waste is to be allowed to compost, turning the compost regularly to promote decomposition and breakdown of organics. Upon satisfactory decomposition of organics, on-site soil and soil recycled from previous onsite cultivation will be mixed together for re-use. The composting areas will be in proximity to cultivation and shall not allow runoff of compost waste concentrate. Best Management Practices (BMP) shall be implemented to eliminate runoff and reduce dust and odor to acceptable levels.

Odor Management

The project is designed to fully comply with setback requirements as specified in Section 22.40.050.D.8- Nuisance Odors. As such, the project meets requirements for mitigating nuisance odors arising from the project. Should verified complaints be received by the applicant or through the County Monitoring Program, the applicant would address immediately.

Storage and Hazzard Response Plan

The applicant who is operating a cannabis facility on the adjacent Parcel A will utilize the proposed processing building on Parcel A for storage of equipment and materials. The storage building on Parcel A (refer to attached plans) shall be used for the purpose of securing pesticides, fertilizers, and equipment shared between the two adjacent operations. Storage and use of pesticides and fertilizers shall comply with San Luis Obispo Department of Agriculture requirements. The applicant shall obtain an Operator Identification Number and shall receive, store, apply and dispose of such fertilizers, pesticides and other materials in full compliance with applicable regulations. The list of allowed pesticides and fertilizers for cannabis have been included in this application.

Security - Site

The physical address where cannabis will be cultivated is 1385Klau Mine Road, Paso Robles, CA. The APN number is 014-331-064. The location meets San Luis Obispo County Cannabis Ordinance Section 22.40.040.

Hours of Operation: 24 hours a day, 7 days a week*

*Note: Most activity shall occur between 6am and 10pm daily. However, due to the necessity of farming activities the Applicant cannot limit times or days of operation of cannabis farming activity. Security lights and worker safety lights attached to the greenhouse building and around the cultivation area shall be photo-cell on, timer off, and shall be motion sensor activated.

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Security Lighting & Video Surveillance

The security plan for this vertically integrated cannabis operation is designed to reduce potential for security breaches and activate an immediate response in the event of a breach. Further, it is intentionally designed to control access to the vertically integrated cannabis operation by restricting access to authorized personnel with proper identification.

This security plan is intended to describe the general methods and procedures to be implemented to meet the minimum security required for this facility. Upon implementation, the applicant shall contract with a licensed and bonded security company to provide the hardware, personnel, and monitoring of equipment and procedures necessary to meet State and local requirements for security.

Upon executing the security contract, the selected security company shall provide an updated plan to San Luis Obispo County for review and approval; specifically addressing the procedures, hardware, monitoring, and personnel required to provide the described security measures below.

Perimeter Security – Comprised of three (3) layers, perimeter security shall alert security personnel of any approach by persons or vehicles onto the property.

- Layer 1 – Video surveillance shall record approaching vehicles entering upon the property. Entry request by two-way-intercom will be located at the primary entries to the property (2 total). Engaging the intercom will connect to person requesting entry to security personnel. Proper identification/authorization would be presented to security personnel for vetting and log entry recording of information.
- Layer 2 – Security personnel would activate automatic gate entry to open and allow authorized personnel, such as employees with proper identification to enter upon the property. Authorized vendors, distributors, delivery services, agency personnel, fire, police, or other individuals may require escort from security personnel to authorized locations within the facility.
- Layer 3 – Motion Activated Lights and Video at cultivation sites.

Lighting

Crime Prevention Through Environmental Design (CPTED) embraces the theory that crimes are less likely to occur when they cannot be hidden from view. Lighting is one key component to a well-executed security lighting plan. Lighting incorporated into building facades with downward positioned shield will be placed approximately 30' apart around the entire perimeter of the new processing building and new greenhouses.

By reducing potential dark or shrouded areas and detecting unauthorized movement. The shielded light fixtures will illuminate the ground plane and will not direct light into the sky. Employee parking areas will also be illuminated with either building-mounted or pole-mounted downward directed lighting at approximately 30' on center. Lighting will be controlled by photo-cell on, timer off, motion activated.

Security – Buildings & Cannabis Cultivation Areas

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Outdoor Cannabis Cultivation Security – Will be achieved by limited strategic location of video cameras and motion control lights mounted on poles near cultivation areas.

Mixed-Light Greenhouse Cannabis Cultivation Security– Will be achieved by placement of digital video cameras at entry doors and loading areas, along building perimeter, at all internal rooms and processing areas (except bathrooms and employee break areas), such that all floor area is viewable to digital video cameras and that no concealed spaces exist. Digital video cameras shall wirelessly transmit signal to the Secure DVR Room for monitoring and review by authorized personnel and law enforcement.

Processing Building security will be achieved by placement of digital video cameras at entry doors and loading areas, along building perimeter, at all secure rooms, (except bathrooms and employee break areas), such that all floor area is viewable to digital video cameras. Digital video cameras shall wirelessly transmit signal to the Secure DVR Room for monitoring and review by authorized personnel and law enforcement. The building design shall include the following security measures:

- Areas where cannabis will be stored, dried or cured shall have no windows.
- Exterior door assemblies and frames shall have advanced security modifications and shall be equipped with video monitoring to prevent unauthorized entry.
- Interior doors into secure rooms with controlled access shall be solid core with hinge-pin-locking screws to reduce unauthorized entry.

Floor Plans & Site Plans

Proposed floor plans are included in the CUP Application for review of the Greenhouses, Processing Building and other buildings. Plans note operational layout of use areas, entry, exit, loading, storage, and growing areas detailing location of:

- Entry and passage doors,
- Roll-up/equipment doors,
- Camera placement and field-of-view,
- Panic devices, motion detectors, alarm sirens,
- Digital video recording secure room,
- Restricted areas and employee areas,
- Cultivation areas.

Security Personnel

Security Personnel - will be present on the property 24/7 patrolling the entire grounds and buildings. Security personnel will be trained to observe and report potential breach activity or actual criminal activity to law enforcement for response. Security personnel shall be properly licensed, trained, and bonded per California law.

Digital Video Recording

The Applicant has incorporated a Digital Video Recorder (DVR) in the administration & processing building's secure room with remote cameras for the specific needs of this facility. The DVR equipment is intended for use by security personnel in their daily patrol. Additionally, this equipment shall be capable

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of secure storage of up to 90 days of DVR files from all cameras located onsite. DVR's are available on demand by authorized personnel.

Signage

Signage inside and outside the facility shall indicate the facility is under surveillance 24/7. Signage must also indicate that consumption of cannabis on the premises on in the immediate vicinity of the premise is prohibited. Further, any business name, sign copy, or sign graphics shall not depict cannabis plants, or leaf images.

One sign approximately 4'x4' noting the following will be posted at the site entry:

Business Name

Business Address

"Anyone entering this site must register upon entry"

Access Control for Staff and Non-Staff Business Associates

Points of entry, both ingress and egress shall be clearly marked and monitored by cameras covering a full field of view. Uniformed security guard shall enhance the electronic security system to observe, report, and facilitate ingress and egress of staff, approved vendors, law enforcement, and County staff.

Private vehicle parking at the cannabis cultivation, processing and manufacturing facility, shall be in the designated parking area. All employees shall be required to wear their personal identification/proximity cards always when onsite. All employees shall use primary entrance to the facility as they enter and exit the facility.

Access to restricted areas of at the cannabis cultivation, processing, and manufacturing facility by non-staff business personnel shall only be permitted when accompanied by approved staff members. Proximity card readers shall be installed on each restricted access door which includes:

- Operations office
- Point of Sale office
- DVR secure office
- Secure Product Storage

Non-Public Access

Persons other than residents, management, employees, vendors and contractors may on occasion have legitimate reasons to visit this facility, these include:

- Law Enforcement
- Fire Department
- Political Officials and Government Employees
- University Personnel
- Medical, Health, and Social Service Professionals

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- Guests of Management/Residents
- The Media (only under special and limited circumstances)

The Applicant shall ensure that only employees and law enforcement/fire department may enter the restricted areas of the facility unless their visit has been pre-approved by management and they are wearing a Temporary Identification Tag, and they are accompanied by a staff member who has been specifically authorized to accompany said individual into restricted-access areas.

Internal Access-Point Control

Movement of employees within the cannabis cultivation and processing facility will be carefully controlled. All main access doors and doors into secure areas shall require keycards and electronic passcodes. Only permitted employees shall be allowed entry into this facility.

Electronic Security System

The Applicant shall install a multi-function electronic security system capable of:

- Digital video surveillance
- Digital video recording
- Third-party monitoring
- Intrusion detection
- Panic button activation (located at secure locations)

Further, the multi-function alarm system shall be capable of notifying first-responders through a third-party monitor of the following:

- Smoke alarm
- Fire alarm
- Burglary alarm
- Personal emergency (medical)

The electronic security system shall be provided by a licensed security professional and shall include Central Station Monitoring. The security professional shall maintain monitoring records for 5 years. The security professional shall provide regular testing and reporting of results on the following:

- Digital video equipment
- Third-party monitoring response
- Alarm systems
- Sensors
- Electrical connections
- Smoke detectors
- Motion detectors
- Panic buttons
- Phone connections
- Information storage and back-up
- Electrical back-up systems

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Intrusion and Motion Detection

The alarm system shall have motion detectors covering entryways, exits, hallways, storage rooms, and restricted-access rooms.

Burglary Alarm System

The Applicant shall install, maintain, and contract with a licensed professional security company. The Burglary alarm system shall include door motion detectors, both audio and video surveillance and in the event of a breach the monitoring service will be able to communicate directly through the system. The system shall be operational 24/7 without interruption.

Alarm Testing

A test signal shall be transmitted to the central station every twenty-four (24) hours. The alarm system shall provide coverage to the facilities points of ingress/egress, offices, production areas, storage areas, and product storage areas, cash safes in secure rooms. The system shall include at least one (1) holdup alarm for staff use, and the system shall be inspected, and all devices tested annually.

Panic Buttons and Internal Communication

The Applicant shall install panic buttons as follows:

- Secure product storage area
- Point of sale secure room
- Operations office

The Applicant shall install three (3) incoming phone lines and three (3) handsets in each of the above locations. Phones shall be VOIP via ISP.

Fire Safety Plan

The property is a remote farm located in northwest San Luis Obispo County. The fire response time is 15 minutes from the nearest CDF Fire Station. To provide adequate water storage capacity for the proposed buildings, the property would need additional steel water storage tanks and standpipes to be installed. Addressing per CDF standards would be posted visible from the driveway along Klau Mine Road. Standpipes would be marked with reflectorized tape to increase visibility at night.

Existing drive approach to the property provides direct access from Klau Mine Road (via an existing easement). This drive approach is presumed adequate for the current use. Upon the addition of the proposed administration/processing/manufacturing buildings and greenhouse(s) (to be phased) a new asphalt drive approach is proposed per County standards.

Entry to 1385 is via an existing all-weather 16' wide road to be improved to provide pullout areas every 400' to allow for vehicles to pass. A fire equipment turnaround (within 150' of the furthest building extent) per CDF standards, will be constructed and maintained.

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There is one existing residence located at the site. The existing residence will be included in the Fire Safety Plan though no cannabis activities would occur in the residences. The existing residence has been inspected and contains hardwired smoke and carbon monoxide detectors.

Fire sprinklers are planned for installation in new buildings as required by CDF. Fire suppression extinguishers shall be mounted as required by the California Fire Code, and shall be inspected, serviced, and tagged prior to final inspection.

An approved Nox Box shall be installed at a location approved by Cal Fire.

Emergency Operations Plan

All required annual Fire Department Permits shall be obtained and posted or available upon request by the local fire jurisdiction having authority and as specified in the California Fire Code, Section 105. The applicant shall perform annual inspections of all Fire related equipment and systems. All equipment and systems shall remain in compliance with applicable local and State and National standards. Records of inspections shall be maintained and kept onsite for Fire Department review.

Each of the new facilities shall be constructed to meet all applicable California 2016 codes and local amendments.

Policies and Procedures for Facility Security

The Applicant understands the need for training employees in the policies and procedures of proper emergency response. Additionally, cooperation with local law enforcement agencies to cover various contingencies such as evacuation, shelter-in-place, and lockdown procedures in the event of an area-wide emergency are essential.

Security personnel will have access to cellular phone communication. Regular employees will be trained in the following guidelines for dealing with security threats. All employees shall review and be able to execute these guidelines through regular training should they need to respond to an emergency or security threat.

- Assess emergency or security threat
- Response to various types of emergencies or threats
- Appropriate use of panic button
- Security alarm appropriate response
- Notification of authorities in appropriate situations

Policies and procedures shall be updated regularly and reviewed with local law enforcement for input.

Neighborhood and Community Interaction

The Applicant recognizes that open lines of communication between neighbors, community, and law enforcement is beneficial to avoiding conflicts. The applicant will periodically reach out to neighbors to make sure that any potential problems can be discussed and if necessary or appropriate can resolved.

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Community Benefit

The Applicant has routinely donated services to Coast Unified School District, Rotary, Loins Club – (Free healthcare to those in need), American Legion, Foreign Exchange, Boy Scouts of America, Habitat for Humanity as well as many other non-profit organizations. The Applicant is committed to continue their practice of contributing to local schools, non-profits, and other community organizations. The Applicant recognizes ongoing community needs and is committed to assisting when possible.

Neighborhood Compatibility

The Applicant has selected the site to conduct cannabis-related operations because it is remote and does not interfere with any existing non-agricultural uses within immediate proximity to the site chosen. All cannabis-related operations have been located on the property in full compliance with San Luis Obispo County Land Use Ordinance 22.40.040, and construction of new structures shall comply with Title 19 and the California Building Code.

Immediately adjacent properties on the west, north, and east are large acreage parcels conducting agricultural farming and grazing. The nature of existing nearby development is rural agriculture. Proposed improvements (administration/manufacturing building, greenhouses, processing building), are typical agricultural structures and are not inconsistent with agricultural infrastructure that would be expected to be seen and encountered in the neighborhood and agricultural zoning which is prevalent in the area.

Security Procedures

At the end of operations each day security procedures require that two (2) employees shall set alarms and exit the facility together. Procedures require that all interior rooms to be locked; cannabis storage areas shall be locked; cash storage safes shall be locked; and all alarms shall be activated.

Preventing Theft and Diversion

Theft or diversion of cannabis is a paramount concern to the Applicant. Procedures and cross-check methods shall be implemented to detect if theft or diversion is occurring. The attached drawings depict a detailed location of security cameras. Following is a list of security measures to be taken:

- Immediate termination of personnel involved in theft or diversion and filing of a report with law enforcement.
- Inventory monitoring daily with a Track-n-Trace software approved by the State of California.
- Unauthorized persons shall not be allowed in the facility without an escort.
- All cannabis harvested products shall be stored in locked buildings.
- Management employees shall be trained in DVR operations, review, storage and transmission.
- Records of shipping and deliveries in/out of the facility shall be logged into the Track-n-Trace system and shall be available for review upon request.

Preventing Onsite Consumption

Operation Plan
Riparian Biosupport, Inc.
1385 Parcel B Klau Mine Road

Use of cannabis products while at work by employees is strictly forbidden. Employees will be properly informed and aware that use of cannabis products while working is in violation of the law and of the employee work contract. If an employee is discovered to be consuming cannabis while at work will be reported to law enforcement.

Incident Log Review

An incident log shall be kept at the premises for a seven (7) year duration. The log shall document incidents that activated any alarm. Incident logs shall be made available to law enforcement on request. Law enforcement shall be notified within twenty-four (24) hours of an incident. The DVR system to be used shall be capable of storing up to 60 days of back-up digital video. Management shall be trained in replay and saving of segments of digital video for law enforcement records.

Loitering and Suspicious Activity

Given the remote location of the property, if loitering outside the property is observed management shall immediately warn individuals suspected of loitering to leave the area immediately. All vendors or

contractors shall be required to make appointments in advance and be cleared for entry by management. If individuals continue to loiter in the area law enforcement will be notified.

Employee Security Procedures & Personnel Records

Ensuring employee safety and security is essential to on-going operations of the cannabis-related business activity to be conducted at the subject property. The Applicant expects to employ up to fifteen (15) persons. Background checks compliant with California State law (i.e. Live Scan) will be required for employment. Release on information forms are provided to employees for signature. Conviction of a felony in the past seven (7) years shall preclude employment at this facility.

Personnel records shall contain at a minimum the following:

- Copy of employment application.
- Documentation of training received with date, time, location and employee signature.
- Record of any disciplinary action taken.

Personnel records shall be maintained for at least six (6) months following separation of the employee from the company.

Cash Operation

No cash transactions shall occur at this location. **Business Hours**

As an agricultural business we must be able to operate 24/7 to respond to weather and other natural events in the production of our crop. We anticipate that most of the time we can conduct our operations between 7am and 10pm, however, we cannot restrict activity to these times, should we need to take immediate action to address severe weather or natural events impacting our cannabis crop.

Cannabis Storage

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All harvested cannabis shall be stored in a locked building with digital video surveillance. The locked building is only accessible to authorized employees with proximity card access. Daily records shall be maintained that Track-n-Trace the cannabis entering and exiting this facility. Records may be requested by law enforcement for review.

Wholesale Purchase and Sale

The Applicant is to sell products through State Licensed Distributors and is operating a wholesale cannabis business and mobile delivery service. No sales to the public shall occur on-site. All sales transactions will be monitored by the Track-n-Trace software. Further, all sales are monitored by the digital video surveillance system and stored for 90 days. Both employees and distributors / vendors will be recorded during the transaction. Written records will identify individuals participating in the transaction; the type, weight, product description, cost, payment method, date, and location.

Records

The Applicant is operating a business enterprise that requires both confidential records for business matters that are protected by privacy laws. However, cannabis operations require certain records to be viewable by law enforcement and other local agencies. Such records shall be available for confidential review upon 24 hours following a reasonable request by the agency having authority. The following records shall be available for review:

- DVR stored for 90 days
- Track-n-Trace data
- Shipping/Receiving manifest
- Incident reports
- Live Scan

Data protection is essential to long term business activity. Applicant will take aggressive measures to protect data and to maintain secure access to data for business purposes. Applicant will utilize a suite of protective measures such as encryption, unique passwords, and offsite back-up.

Employee Safety and Training Plan - Illness Injury and Prevention Program

In the California Code of Regulations for OSHA, Title 8, Section 3203:

(a) Effective July 1, 1991, every employer shall establish, implement and maintain an effective Injury and Illness Prevention Program (Program). The Program shall be in writing and, shall, at a minimum:

- (1) Identify the person or persons with authority and responsibility for implementing the Program.
- (2) Include a system for ensuring that employees comply with safe and healthy work practices. Substantial compliance with this provision includes recognition of employees who follow safe and healthful work practices, training and retraining programs, disciplinary actions, or any other such means that ensures employee compliance with safe and healthful work practices.
- (3) Include a system for communicating with employees in a form readily understandable by all affected employees on matters relating to occupational safety and health, including provisions designed to

Operation Plan

Riparian Biosupport, Inc.

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encourage employees to inform the employer of hazards at the worksite without fear of reprisal. Substantial compliance with this provision includes meetings, training programs, posting, written communications, a system of anonymous notification by employees about hazards, labor/management safety and health committees, or any other means that ensures communication with employees.

The Illness and Injury Prevention Program (IIPP) is a customized Company Safety Manual that shall include the necessary information and forms for employee acknowledgements, accident investigations, hazard communications and safety meeting records are included. We also provide the required CPR/AED and First Aid Training for the Job-site Supervisor.

The IIPP also includes a very thorough Heat Illness Training Component with all training materials and comprehension evaluations for all employees, known to be of vital importance to OSHA at this time in AG.

The IIPP also includes EPA Permissible Pesticides and Herbicides Manual and Safety Data Sheet (SDS)

Due to the agricultural nature of the business on-going training for agricultural safety to meet applicable OSHA standards and remain compliant with California agricultural labor statutes and regulations.

The facility shall have an emergency operations plan that shall be reviewed by all staff and personnel. Annual training shall cover the following:

- Emergency responders contact information
- Evacuation routes
- Local Public Safety and 911 phone numbers
- Utility contact emergency phone numbers
- Emergency reporting and evacuation routes
- Medical emergency first aid response best practices
- How to respond to fire emergencies
- How to respond to extended power outages
- How to respond to chemical spills
- How to handle telephone bomb threats
- How to manage critical operations in any situation
- What to do during severe weather or natural disasters

The Applicant shall at the request of the local fire authority provide a detailed Hazardous Materials Inventory Plan with MSDS/SDS sheets for currently used chemicals. The plan shall also include:

- Amounts and type of chemicals being used
- All product MSDS/SDS sheets
- Storage locations and amounts
- Any special hazardous materials, and
- Any stored extinguishing materials (wheeled carts, etc.)

Employee Security Procedures & Personnel Records

Ensuring employee safety and security is essential to on-going operations of the cannabis-related business activity to be conducted at the subject property. The Applicant expects to employ up to eight (8) persons.

Operation Plan

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Background checks compliant with California State law (i.e. Live Scan) will be required for employment. Release on information forms are provided to employees for signature. Conviction of a felony in the past seven (7) years shall preclude employment at this facility.

Personnel records shall contain at a minimum the following:

- Copy of employment application.
- Documentation of training received with date, time, location and employee signature.
- Record of any disciplinary action taken.

Personnel records shall be maintained for at least six (6) months following separation of the employee from the company.

Coordination with Local Law Enforcement & Community Representatives

The Applicant recognizes the reality that due to the remote location response time from law enforcement is unlikely to be swift unless a patrol vehicle happens to be in the area on other business. As such, the Applicant has placed procedures into operation that would maintain lines of open communication with law enforcement to both inform and stay informed of conditions that may require involvement by law enforcement. The positive outcome of such communication is to keep law enforcement and the community well informed about legal cannabis operations occurring at this location and to receive information that can improve both facility and community safety. The following procedures are to be implemented:

- Provide designated law enforcement with phone contact of management.
- Regularly meet with assigned law enforcement to keep communication open.
- Regularly meet with community representatives (i.e. local advisory committee member).

WATER DEMAND ANALYSIS and MANAGEMENT PLAN

Cannabis Cultivation Description and Plant Count

San Luis Obispo County Planning & Building has requested the proposed cannabis cultivation operations to provide a Water Demand Analysis for the proposed use defined in the MUP application. The following is a detailed analysis of the irrigation system water use estimated to support year-round cultivation of cannabis plants for the proposed canopy area as depicted on plans dated 02/15/2019 and revised 11/18.

For this analysis of water demand, all “outdoor” cultivation will be within hoop houses (metal structure with .6 mil plastic covering). Indoor/Mixed-Light cultivation will be within greenhouses.

Canopy Type

130,680 SF outdoor cultivation canopy
75,000 SF outdoor nursery canopy
22,000 SF mixed-light indoor canopy

Outdoor + Indoor Water Use Estimate

WATER USE TABLE	Use factor	SF	Days	Gallons	AFY
GREENHOUSE					
Drip Irrigation Cannabis*	0.1	22,000	260	572,455	1.757
HOOP-HOUSE					
Drip Irrigation Cannabis*	0.03	130,680	260	1,019,304	3.128
NURSERY OUTDOOR					
Drip Irrigation Cannabis*	0.03	50,000	260	390,000	1.197
Employee	10 gpd	8	260	20,800	0.060
TOTAL				2,001,759	6.143

* Source – County of Santa Cruz Draft EIR Commercial Cannabis Cultivation and Manufacturing Regulations and Licensing Program August 2017

Recommendations and Conclusions

The method of drip irrigation used in this analysis is a very efficient method of water delivery for crop production. The proposed method affords precise delivery of water where it is needed most, at the rooting zone of the plant with minimal waste of resources. Additional measures can be included into the system which could further optimize water use and provide adequate water for maximum crop yield.

These methods do have cost associated with them and therefore are proposed as optional, given the demonstrated water use exhibited in this analysis.

Optional - Water Efficiency Tools & Methods

- **Tensiometers to monitor soil moisture** - The tensiometer gauges the amount of soil moisture suction required by the plant to extract water from the soil. The dryer the soil, the greater the suction and the higher the reading on the tensiometer vacuum gauge. Deploying tensiometers to measure soil moisture by zones in hoop houses and greenhouses would allow adjustments to the delivery of irrigation water and provide data that could be monitored.
- **Organic-fiber or Poly-film mulch** – Mulch helps reduce evaporation from the plants root zone. Both methods reduce evaporation from the root zone allowing for reduced water use. Organic-fiber can be any inert organic material, is subject to application inconsistency and can be a host for insects or mildew. Poly-film is rolled plastic .6 mil thick rolled plastic applied to root zones (similar to commercial strawberry cultivation), is a single use material, does not have pests or mildew issues associated with its use.
- **Infrared thermometers** - Measures surface temperature of plants, and other nearby surfaces. Used to determine leaf temperature and plant stress caused by environmental conditions and irrigation problems. The USDA has researched and discovered a correlation between plant stress levels and a rise in leaf temperature above ambient air temperature. The IR thermometer-gun provides a simple, fast and accurate means of testing the differential temperature. Measuring this data and making necessary adjustments to the ambient environment and irrigation can improve plant yield and conserve water use.
- **Observe and adjust** – Observation of conditions on the day of irrigation and adjusting watering duration by the grow manager, is a beneficial practice to conserve water. Daily micro-climate conditions can vary widely; cloud-cover, temperature, wind, and rain will alter daily water requirements. Careful observation by the grow manager and adjusting irrigation cycle durations, would conserve water and reduce over-watering.

The availability of water for the proposed project is evidenced by the Filipponi & Thompson well report. The report documents a well producing 60 gpm, with a recovery time of 4 hours. The peak irrigation demand on the well would require splitting irrigation times during any given day to AM and PM cycles. This practice would ensure the well is never required to perform above 50% of its capacity to recover in any 4-hour period, ensuring that ample water remains available for all existing and proposed uses on the project site.

**Water Management Plan
Riparian Biosupport, Inc.
1385 Klau Mine Road – Parcel B**

To the extent financially feasible the Optional Water Efficiency Tools & Methods noted above are recommended for future implementation as deemed appropriate and feasible by the applicant.

In conclusion, the water demand for the proposed cannabis operation as described herein, is within the capability of the existing well to supply adequate water to the proposed use and continue to support the existing residential uses with adequate reserve capacity for emergency fire response.

**Waste Management Plan
Riparian Biosupport, Inc.
1385 Klau Mine Road - Parcel B**

WASTE MANAGEMENT PLAN

REGULATIONS AND AUTHORITY

The cultivation activity anticipated would result in certain limited waste materials both solid and liquid. The waste materials described in the plan along with waste management planning protocols are intended to reduce and manage the waste stream; such that materials arising from the proposed cannabis operations identified are adequately processed from the point of origin to final point of waste destination.

In compliance with State Emergency Regulations for Cannabis Cultivation - Section 8108. Cannabis waste generated from the cultivation is organic waste, as defined in section 42649.8(c) of the Public Resources Code. An applicant's cannabis waste management plan shall identify one or more of the following methods for managing cannabis waste generated on their licensed premises:

- (a) On-premises composting of cannabis waste;
- (b) Collection and processing of cannabis waste by a local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by a local agency;
- (c) Self-haul cannabis waste to one or more of the following;
 - (1) A manned fully permitted solid waste landfill or transformation facility;
 - (2) A manned fully permitted composting facility or manned composting operation;
 - (3) A manned fully permitted in-vessel digestion facility or manned in-vessel digestion operation;
 - (4) A manned fully permitted transfer/processing facility or manned transfer/processing operation; or
 - (5) A manned fully permitted chip and grind operation or facility.

Authority: Sections 26012 and 26013, Business and Professions Code. Reference: Sections 26013 and 26060, Business and Professions Code; and Sections 40141 and 42649.8, Public Resources Code.

ON-SITE OPERATIONS GENERATING WASTE

The cannabis cultivation operation(s) to be conducted at 1385 Klau Mine Road -Parcel B consists of the following:

3 acres of outdoor cultivation (flowering)	9000 plants
1 acre of outdoor cultivation (nursery)	4500 plants
<u>0.5 acre of indoor mixed-light (flowering)</u>	<u>3000 plants</u>
Total canopy 5.5 acres	16500 plants

Production activities and materials to cultivate 16,500 mature cannabis plants include the following waste-producing activities:

Multi-use of 1-gallon and 5-gallon containers: Planting containers are reusable for many years and are anticipated to be a contributor to solid waste. An allowance of 480 lbs per year of plastic containers due to breakage is anticipated.

Waste Management Plan
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Plastic mulch membrane (.6mil thick) containing 30% post-consumer plastic content: 4.5 acres of cultivation is to be covered 50% - 2 harvests per year (196,020sf / 2400sf per roll = 81.6 rolls). Each roll of .6 mil plastic weighs 17.85 lbs (82 rolls x 17.85 lbs = 1,457.89 lbs). Approximately 1,458 pounds of .6mil plastic waste per year is generated annually to be picked up on-site by San Luis Obispo County licensed recycler/waste hauler.

Plant stalks and roots remaining after harvest will be shredded on-site and composted: 16,500 plants harvested twice annually (16,500 plants x 2 = 33,000 plants) for a total of 33,000 plants annually. Each plant is anticipated to yield up to 3 pounds of stalks and roots (33,000 plants x 3lbs = 99,000 lbs) for a total of 99,000 lbs. of material pre-composting or 49.5 tons (99,000 lbs / 2000 lbs = 49.5 tons). The volume of composting material is anticipated to be 247.5 cubic yards annually. Each ton of raw compost material yields 4-5 yards of material (49.5 tons x 5 yds = 247.5 cubic yards).

Composting is a waste management option which utilizes the natural process of biological decomposition to reduce the volume of organic matter to produce a useful soil amendment. The benefits of composting include reduced volume of waste to be incinerated or landfilled; reduced adverse environmental impacts from disposing organic waste into landfills; and production of a beneficial material, compost, which improves the productive potential and condition of soils.

The composted material will be reduced by weight by as much as 40-60% (by evaporation of water content) to achieve the ideal conditions for composting decomposition of organic material. Decomposition of the organic material is achieved by billions of microscopic organisms naturally present in leaf and plant waste, including bacteria, actinomycetes, and fungi. These microorganisms multiply rapidly in the organic material, using it as a source of food, and produce heat, carbon dioxide, water vapor, and compost in the process. The fully composted material would be used as a soil amendment to replace nutrients depleted during cultivation and build improved soil composition with beneficial organic materials derived from on-site cultivation.

We anticipate that an area 50' x 32' would handle up to 118 yards every 120 days. The area would contain windrows of compost material 10'-12' wide and high. 10' areas between windrows are to be maintained for compost turnover by a tractor. Runoff from the compost area shall not be permitted to drain away from the site. Best Management Practices shall be used to ensure containment. Composting area will be located a minimum of 50' from drainage swales. Immediate measures shall be taken if runoff from the composting site is discovered.

Liquid fertilizer for plant growth is to be derived from Nitrogen/Urea, fish emulsion, Phosphorous, Potash, Earthworm castings, and beneficial microorganisms. 250-gallon containers of liquid microorganisms, fish emulsion, and humic acid are to be delivered to site for simultaneous micro-injection during drip irrigation. Location of bulk containers will be located

Waste Management Plan
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adjacent to irrigation pump equipment on a concrete pad with a 6" containment curb surrounding the storage vessel. Empty fertilizer storage vessels are returned to supplier upon subsequent deliveries. There is no waste from used containers. Due to micro-application from irrigation no significant liquid waste fertilizer is generated on-site, therefore no off-site hauling is necessary.

Pesticide use in association with cannabis is strictly controlled by the state of California. As such, The Department of Pesticide Regulation has developed a list of products that can be legally applied to cannabis in California. Refer to the list (Version 12/7) included in this application for a list of approved pesticide ingredients. The County Agricultural Commissioner enforces the use and sale of pesticides under Divisions 6 and 7 of the California Food and Agriculture Code, and the California Code of Regulations. All pesticide ingredients shall be stored in a locked storage building with required safety and content warning signs. The approved list of active ingredients for use on cannabis are to be used in accordance with labeling. When containers are disposed, they shall be empty of liquid contents and placed in on-site waste containers. Non-empty containers shall be disposed of as hazardous waste in accordance with State and County requirements to a franchised waste hauler.

There are two existing on-site residences with existing approved septic tanks and leach fields. The proposed Processing Building (25,600 sf) will have restrooms and breakrooms generating wastewater into new permitted septic tanks and leach fields.

The structures on-site (existing and proposed) will be served by a franchised waste hauler with weekly pick-up schedule of solid waste materials generated from residential and commercial administrative activities. Each building location will be provided a 96-gallon Recycling container and a 96-gallon Waste container for weekly service. No cannabis plant materials shall be deposited into these waste containers.

The cultivation practices generate the following waste stream and recycling materials:

- Residences: Recycling 192 gallons/week (up to 500 pounds)
- Residences: Waste: 192 gallons/week (up to 500 pounds)
- Processing Building: Recycling 96 gallons/week (up to 250 pounds)
- Processing Building: Waste 96 gallons/week (up to 250 pounds)
- Greenhouses: Recycling 96 gallons/week (up to 250 pounds)
- Greenhouses: Waste 96 gallons/week (up to 250 pounds)

SUMMARY OF SOLID AND LIQUID WASTE GENERATED

Buildings on-site (existing and proposed) will generate up to 250 lbs/week of recycling: 13,000 lbs/yr

Cultivation will generate up to .6 mil plastic film - 30% post-consumer content recycling: 1,458 lbs/yr

Total Recycling Material **14,458 lbs/yr**

**Waste Management Plan
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Buildings on-site (existing and proposed) will generate up to 250 lbs/week of waste: 13,000 lbs/yr

Miscellaneous 10 lbs/week of solid: 520 lbs/yr

Total Waste Material 13,520 lbs/yr

On-site composting of organic material: 90,000 lbs/yr

Total Composting Material 90,000 lbs/yr



Parcel Information

APN: 014-331-064

Assessee: SLOAN CHARLENE TRE ETAL

Care Of:

Address: 811 MONTE VISTA LOS BANOS
CA 93635

Description: T26S R10E PTN SEC 27

Site Address:
01375 KLAU MINE RD

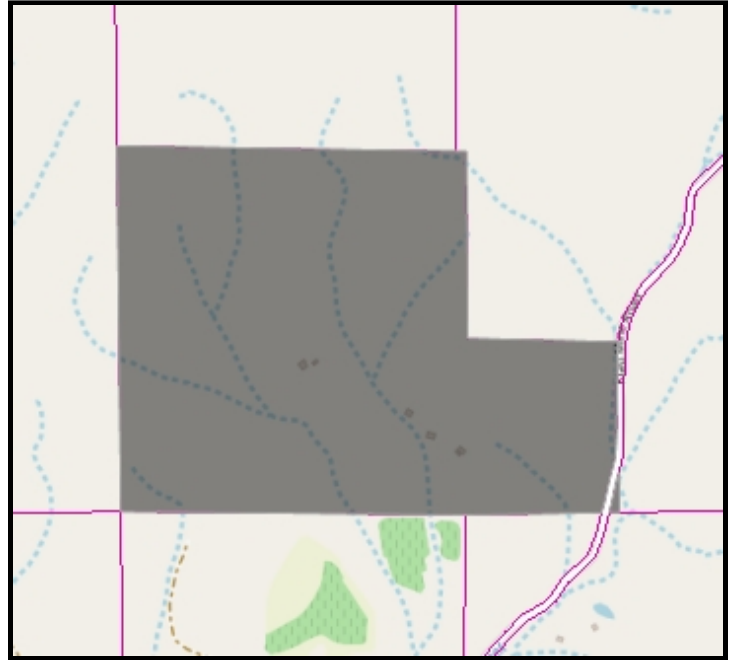
Tax Rate Area Code: 104004

Estimated Acres: 213.79

Community Code: NCADEL

Supervisor District: Supdist 1

Avg Percent Slope: 21



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	Energy Extractive Area
----	------------------------



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2019-00048	Land Use	3/29/2019 12:33:50 PM
DRC2019-00047	Land Use	3/29/2019 12:11:19 PM
PRE2017-00049	Pre-Application	2/8/2018 10:29:55 AM
AGP2007-00002	Conservation	8/8/2007 11:49:39 AM
PMT2004-03777	PMTR - Residential Permit	6/14/2005 1:28:16 PM



PMT2004-03776	Determination	6/14/2005 1:17:53 PM
S880276C	Subdivision	3/21/1997 12:00:00 AM
99165	PMTR - Residential Permit	7/25/1996 12:00:00 AM
97332	PMTR - Residential Permit	12/4/1995 12:00:00 AM
PMT2002-23942	Determination	8/24/1993 12:00:00 AM
91529	PMTR - Residential Permit	8/24/1993 12:00:00 AM
PMT2002-20639	PMTR - Residential Permit	7/19/1990 12:00:00 AM

Clerk Recorder Documents

2018-R-017309
1992-R-063962
1991-I-008058
1990-I-002127

Interactive Data Viewer



Legend

- SLO County Parcels
- Paso Groundwater Basin
- PRGWB Main Basin
- Atascadero Subbasin
- Unsaturated Area
- CA DWR Critically Overdrafted Groundwater Basins

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
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The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only

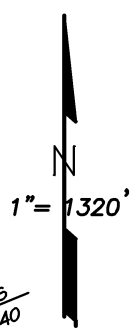


Referral -- Page 45 of 55

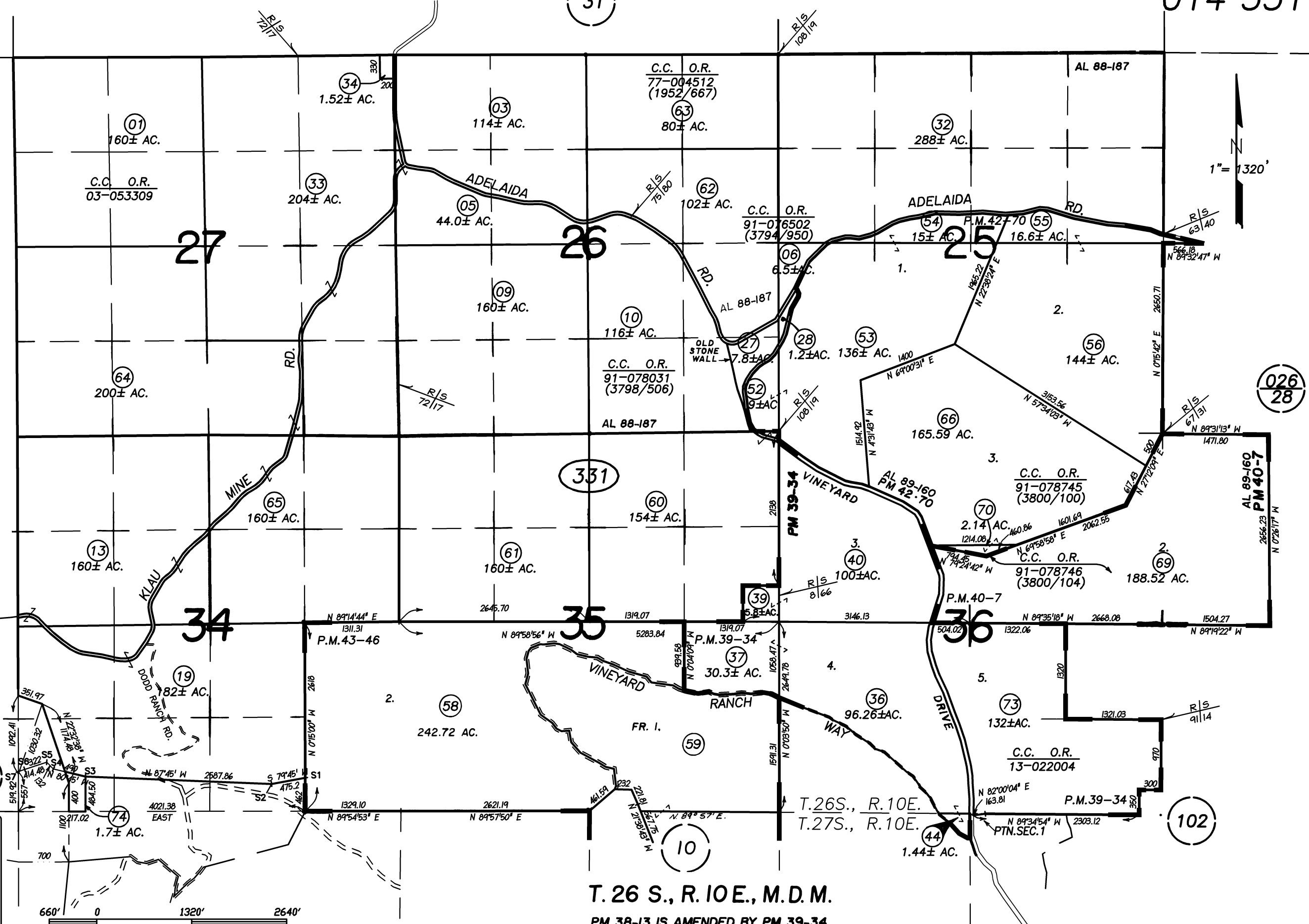
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REVISIONS	
I.S.	DATE
NA	04-05-05
14-043	08-27-13
14-043	08-28-13
16-032	06-19-15
NA	01-04-16
19-032	06-05-18



JAW 07-18-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T. 26 S., R. 10 E., M. D. M.
PM 38-13 IS AMENDED BY PM 39-34
AL 88-187, VOL. 3794, PG. 950 & VOL. 3798, PG. 506.
AL 89-160, O.R. VOL. 3800, PGS. 100-104.





1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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CONTRACTOR RESPONSIBILITY

number of firms



RICHARD D. LOW, JR., ARCHITECT C-24907

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No	Date	Revisions / Submissions
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Project File
RIPARIAN BIOSUPPORT, INC
1385 KLAU MINE ROAD
PASO ROBLES, CA 92466

PROPOSED NORTH, SOUTH, EAST &
WEST GREENHOUSE ELEVATIONS TYPE

Project Manager: R. LOW, ARCHITECT	Project ID: RIP-BIO-PARA-APN 014-331-054
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Drawn By RDL	Scale 1/8" = 1'-0"
Reviewed By	Checked By

RDL / TK
Date 2/15/19

CAD File Name	_____ of _____
R B PAR nB #1 V9 mod	9

FF

PROPOSED EAST ELEVATION

Scale: 1/8" = 1'-0"



NE

PROPOSED NORTH ELEVATION

Scale: 1/8" = 1'-0"



SE

PROPOSED SOUTH ELEVATION

Scale 1/8" = 1'-0"



WE

PROPOSED WEST ELEVATION

Scale: 1/8" = 1'-0"



GRAPHIC SCALE



WE

PROPOSED WEST ELEVATION

Scale: 1/16" = 1'-0"



EE

PROPOSED EAST ELEVATION

Scale: 1/16" = 1'-0"

EXTERIOR SECURITY
LIGHTING TYPICAL
EXHAUST FAN LOCATION
TYPICAL

CLEAR THINWALL ROOF
RIDGE TYPICAL



NE

PROPOSED NORTH ELEVATION

Scale: 1/16" = 1'-0"

300R 20 MIN. STEEL MAIN
DOOR TYPICAL
EXTERIOR METAL SIDING
TYPICAL



SE

PROPOSED SOUTH ELEVATION

Scale: 1/16" = 1'-0"



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CONTRACTOR RESPONSIBILITY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

Revised: 10/1/19



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No. Date Revisions / Submissions



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Project No.

RIPARIAN BIOSUPPORT, INC
1385 KLAU MINE ROAD
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RESEARCH & DEVELOPMENT
NURSERY GREEN HOUSE ELEVATIONS

Project Manager	R. LOW, ARCHITECT	Project No.	RIP BIO PAR A-APPN 014-333-004
Drawn By	RDL	Scale	1/16"=1'-0"
Reviewed By	RDL / TK	Sheeting No.	A-6
Date	2/15/19	Of	9
File Name	RIP BIO PAR 014-333-004		



METAL ROOFING TYPICAL

EXTERIOR 3068 20 MIN STEEL
MAN DOORS TYPICAL





A VIEW TO NORTH ALONG KLAU MINE RD AT ENTRANCE



AO VIEW TO SOUTH ALONG KLAU MINE ROAD



ER EXISTING RESIDENCE & BARN PARCEL B



AN AERIAL VIEW PARCEL B TO THE NORTH



AE AERIAL VIEW OF PARCEL B TO THE EAST



AS AERIAL VIEW PARCEL B TO THE SOUTH



AW AERIAL VIEW PARCEL B TO THE WEST



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Number of Sheets: 1



PLAN REVIEW SET
NOT FOR CONSTRUCTION

RICHARD D. LOW, JR., ARCHITECT C-24907

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1375 KLAU MINE ROAD
PASO ROBLES, CA 93466

No.	Date	Revisions / Submissions



GREENROAD
A DIVISION OF ASSOCIATED DEVELOPMENT SERVICES CORPORATION

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1385 KLAU MINE ROAD
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Drawing Title: PROPERTY SITE PHOTOGRAPHS

Project Manager	Project ID
R. LOW, ARCHITECT	RIP BIO PARA APN 014-331-064

Drawn By	Checked By
RDL	NONE

Reviewed By	Drawn By
RDL / TK	A-9

Date: 2/15/19

CAD File Name: # B PAR 06 #1 V5 PROJ