



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/10/2019

TO: 2nd 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, Upper Salinas/Las Tablas Resource Conservation District, CA Fish and Wildlife, RWQCB, AB52

FROM: Young Choi (ychoi@co.slo.ca.us or 805-781-2086)

PROJECT NUMBER & NAME: DRC2019-00055 FOX GLOBE LLC

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 2 acres outdoor, 22,000 sq/ft indoor cannabis cultivation, non-volatile manufacturing, and distribution transport-only to be located at Santa Rosa Creek Rd. Cambria, CA

APN(s): 014-131-051

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 Kellie Williams Daytime Phone (805) 927-2269
Mailing Address 5550 Santa Rosa Creek Road, Cambria 93428 Zip Code 93428
Email Address: brokerkellie@inreach.com

☒ Applicant Name Fox Globe, LLC Daytime Phone (323) 451-7376 ext.110
Mailing Address 1010 S Arroyo Parkway, Suite 6 Zip Code 91105
Email Address: dragon@cfa-la.com

☒ Agent Name Craig Fry & Associates, LLC Daytime Phone (323) 451-7376 ext.110
Mailing Address 1010 S Arroyo Parkway, Suite 6 Zip Code 91105
Email Address: dragon@cfa-la.com

PROPERTY INFORMATION

Total Size of Site: 17.39 Acres Assessor Parcel Number(s): 014-131-051
Legal Description: T27S R9E PTNS SECS 16 & 21
Address of the project (if known): 5550 Santa Rosa Creek Road, Cambria 93428
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Access via Santa Rosa Creek Rd and Cinnabar Rock Trail
Describe current uses, existing structures, and other improvements and vegetation on the property:
Residential structure, vacant land

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 87,100 of outdoor cultivation. 22,000 sq ft indoor cultivation, nursery and processing

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

Kellie Williams

Date

3/30/19

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Setback modification and parking modification

Describe existing and future access to the proposed project site: Existing and future access via Santa Rosa Creek Rd and Cinnabar Rock Trail

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

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

North: Agriculture South: Agriculture
East: Agriculture West: Agriculture

For all projects, answer the following:

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

Buildings: 68,200 sq. feet 9 % Landscaping: 0 sq. feet _____ %
Paving: 0 sq. feet _____ % Other (specify) _____
Total area of all paving and structures: 68,200 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: 25 Height of tallest structure: 14'5"
Number of trees to be removed: 0 Type: _____
Setbacks: Front 150 ft Right 150 ft Left 150 ft Back 150 ft

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 4.5 ☐ sq. feet ☒ acres
Total floor area of all structures including upper stories: 68,200 sq. ft

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____ sf
Total of area of the lot(s) minus building footprint and parking spaces: _____



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: 8.56 acres
Moderate slopes - 10-20%: 8.8 acres
20-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: Santa Rosa Creek within 200 feet of property line
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

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 Cannabis cultivation, processing, nursery.
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 4,567.12 gallons/day
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: There are two wells on site, well report attached.
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 Well Completion Report and Pump Test report

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 3,000 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☒ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☒ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: Mission County Disposal
3. Where is the waste disposal storage in relation to buildings? Composting and waste within 100 feet, see attached plans
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: Coast Unified School District
2. Location of nearest police station: San Luis Obispo County Sheriff-356 Main Street Templeton CA 93465
3. Location of nearest fire station: CALFire Station 10, Cambria Fire Station- 2850 Burton Drive, Cambria CA 93428
4. Location of nearest public transit stop: Burton @ Main Street
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: residence and vacant land
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

1. Days of Operation: 7 Hours of Operation: 7 a.m.-7 p.m.
2. How many people will this project employ? 15 full-time, 7 seasonal
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift _____
7 a.m.-3 p.m. 8 full-time, 11 total when seasonal, and 11 a.m.-7p.m. 7 full-time, and 11 when seasonal
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: N/A
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No
If yes, please describe in detail: See attached findings
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. 28* Between 4:00 to 6:00 p.m. 24*
*without rideshare program *without rideshare program

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: off-site parking and rideshare to minimize traffic
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

Special Project Information

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

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Use of solar, ridesharing, and eco-friendly building materials

*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: Rideshare, solar, building materials, construct the building to minimize grading.
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): See attached findings

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



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

PLN-2018
12/8/2017

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

Cannabis Activities Proposed

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

For Cultivation and Nurseries ONLY

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

Approved registration number: CCM2016- N/A

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: N/A

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

- ☐ Yes ☐ No

What type of State cultivation license are you seeking?

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

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

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

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

CANNABIS APPLICATION SUPPLEMENT

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

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

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

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

Source or utility name	Expected kWh drawn annually
PG&E	180,000 kWh
See attached findings	
Total Annual kWh:	180,000

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 Water		
Month and Year			
1 2019	138,916.66 gallons		
2 2019	138,916.66 gallons		
3 2019	138,916.66 gallons		
4 2019	138,916.66 gallons		
5 2020	138,916.66 gallons		
6 2020	138,916.66 gallons		
7 2020	138,916.66 gallons		
8 2020	138,916.66 gallons		
9 2020	138,916.66 gallons		
10 2020	138,916.66 gallons		
11 2020	138,916.66 gallons		
12 2020	138,916.66 gallons		
Totals	1,667,000 Gallons/ year		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: See attached findings

For Manufacturing ONLY

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

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

What type of products do you plan on manufacturing?

☒ Oils ☐ Edibles ☐ Topicals ☐ Other _____

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

☒ Yes ☐ No

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

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

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

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

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

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

Type 9 – non-storefront dispensary

☐ Type 10

Microbusiness

Will you be delivering to other jurisdictions?

Yes

☐ No

How many vehicles do you anticipate delivering product?

1-5

☐ 6-10

☐ 11+

☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

<10

☐ 11-50

☐ 51-100

☐ >100

☐ N/A Storage Only/Other

COUNTY OF SAN LUIS OBISPO

LAND USE PERMIT – SUPPLEMENTAL INFORMATION

CANNABIS CULTIVATION, MANUFACTURING AND NURSERY

5550 Santa Rosa Creek Road, Cambria, California 93428 (APN No. 014-131-051)

APPLICANT:

Fox Globe, LLC
1010 South Arroyo Parkway
Suite No. 6
Pasadena, California 91105
(310) 621-2309
dragon@craigfryandassociates.com

PROPERTY OWNER:

Kellie Williams
5550 Santa Rosa Creek Road
Cambria, California 93428
(805) 235-6754
brokerkellie@inreach.com

PROPERTY DESCRIPTION

The subject property is a single triangular parcel of land zoned for agricultural uses that is 17.3 acres in size. The lot is approximately 2,000 feet deep along a straight western boundary, and about 1,750 feet deep down its irregularly-drawn eastern property line, which fronts Cinnabar Rock Trail, a private road. The subject property has approximately 920 feet of frontage on Santa Rosa Creek Road, a paved roadway that is maintained by the County. The portion of the property that Applicant will be leasing is unimproved with no structures and largely consists of vacant land and features wild grasses, shrubs and a number of mature trees.

The property slopes down from the apex of the triangle towards Santa Rosa Creek Road, dropping approximately 217 feet with an average grade of about 10.85%. The upper portion of the site that Applicant will utilize for its cannabis operations is similarly shaped like a triangle and covers approximately 4.1 acres, but this area is generally more gently sloped than the property as a whole, with an average grade of about 6.58%. Applicant will also utilize a small area 0.40 acres in size near the entrance to the site that is generally flat. This is where the entrance to Applicant's site will be located. Guest will turn off Santa Rosa Creek Road onto a short road (that will be paved by Applicant) that will bring guests into a parking area where our Visitor and Security Center is located. The building's lobby will receive guests and parcel deliveries, but no members of the public will have any access to the site beyond without good cause and without an escort to accompany them at all times.

As will be shown in the accompanying Site Plan, Applicant will use its best efforts to minimize the impact on the existing trees. The site is in a GSA Geological Hazard Area and

within a Moderate Hazard Fire Hazard Severity Zone. The average response time for emergency services is between 5-10 minutes. The property is not within the Coastal Zone and is not within an area designated as a Level III Severity zone for water availability.

SITE ACCESS

The project site is accessible from Santa Rosa Creek Road, a County-maintained road, and is approximately 4 miles from the City of Cambria. The County has recently earmarked funds to repair and maintain several roadways in the region, including Santa Rosa Creek Road. After reaching the project site, vehicles will turn onto a private road that is within the land being leased by Applicant. Although currently unimproved, Applicant intends to pave this road for approximately 200 feet.

After turning off Santa Rosa Creek Road, immediately to the left will be a parking lot in front of Applicant's Site Visitor and Security Center. Further access to the site is not available to anyone without a proper security clearance. A lobby will receive guests as well as mail and parcel deliveries, but no members of the public will have any access to the site beyond this point without good cause and without an escort at all times.

PROPOSED PROJECT

The proposed project includes the occupancy, development and maintenance of an approximately 4.5-acre portion of a 17.39-acre parcel for the conduct of licensed cannabis operations, which will include cultivation along with ancillary activities that include the operation of a cannabis nursery, cannabis processing and the transport of cannabis and cannabis products. In addition, we are seeking the right to engage in the non-volatile manufacturing of cannabis products, which will be limited to the processing of the raw cannabis materials that we will grow at the site.

Outdoor Cultivation

The project will include 87,100 square feet of outdoor cannabis cultivation canopy which will be located within 55 hoop houses, each providing 2,400 square feet of covered space. Hoop houses are favored by cannabis cultivators for outdoor growing, as they provide shade to cool the plants during warm months and minimize water needs, while protecting the plants from heavy weather and facilitating the delivery of nutrients. Inside of each hoop house will be as distinctly defined canopy area that will consist two rows arranged in a layout that is colorfully known as a "Hippie Hedge." The Hippie Hedge will have paths of travel on the side of each row of cannabis, which will provide our cultivators easy access to the plants for care and harvesting. This arrangement will yield a net canopy area of 1,600 square feet within each hoop house.

Indoor Cultivation

Our indoor cultivation will be conducted entirely within a greenhouse that can be quickly assembled from pre-built, modular sections. Each greenhouse will be 30 feet wide and will have a variable length to allow us to better conform to the layout of the site. Within each greenhouse, young plantings will be oriented in rows along the length of the greenhouse. To properly care for the nursery, our cultivators will have the use of a clearly-defined 8-foot wide service aisle within each greenhouse. Taking these non-growing service areas into account, by utilizing 30,000 square feet of greenhouse space, we will obtain our maximum canopy of 22,000 square feet of indoor canopy cultivation space.

Apart from our cannabis greenhouses, we will also employ another group of greenhouses on the site that will service as ancillary nursery for immature cannabis plants in their vegetative state. Using the same greenhouse configuration as the indoor layout described above for our mature cannabis plants, our nursery will enclose a gross area of 27,600 square feet, which will yield a net canopy area of 20,240 square feet, which is only 18.6% of the area Applicant seeks to cultivate at the site, and less than the 25% maximum set forth in Section 22.40.050 of the County Code. None of the immature plants, seeds or clones grown in our nursery will not be sold or transported off the premises.

Cannabis Processing

All cannabis plant material meeting our quality standards will be harvested from our cultivation areas and taken to our processing area, which will be housed within a metal building. This is where raw, nonmanufactured cannabis will be dried, cured, graded, trimmed, rolled, stored, packaged and labeled. Using the same indoor layout as described above for our greenhouses, our processing facility will enclose a gross area of 8,100 square feet, which will yield a net canopy area of 5,940 square feet.

Manufacturing

Section 22.40.070 of the San Luis Obispo County Code limits manufacturing activities on Agriculturally zoned land to only the processing of raw cannabis materials that are grown on the site. All cannabis manufacturing operations will take place within a newly-built 2,000 square foot metal building that will be located near the entrance to our site and adjacent to our Visitor and Security Center. Our proposed manufacturing processes will involve the extraction of cannabis oils using mechanical means (i.e., grinding, sieving, pressure), as well as using other non-volatile extraction methods, such as a closed-loop CO₂ gas extraction, in accordance with State of California's cannabis manufacturing guidelines. No solvents or

agents will be used in the extraction process, and as such, the only related chemicals we plan to store on the site will be cleaning agents used to maintain the extraction equipment. All chemicals that are brought onsite will be stored in a separate, locked cabinet and maintained free of debris, in a secure area that as indicated on our Site Plan. All of our staff will be trained in the handling, use and safe disposal of the chemicals they will be using in their work. All employees will have access to current MSDS information for all chemicals and hazardous substances in the workplace.

REQUESTED ACTIONS

In accordance with County Code Section 22.40.040(B), Applicant respectfully requests a Conditional Use Permit to authorize land use permits for two distinct cannabis activities on one site—the cultivation of cannabis indoors and outdoors pursuant to Section 22.40.050 and the manufacturing of raw cannabis materials grown at the site under Section 22.40.070. In seeking a land use permit for cultivation, Applicant requests the right to engage in the following principal and ancillary activities:

- (1) Outdoor cannabis cultivation with an aggregate canopy of 87,100 square feet.
- (2) Indoor cannabis cultivation with an aggregate canopy of 22,000 square feet.
- (3) The ancillary right to engage in the processing and transport of cannabis grown at the site.
- (4) The ancillary right to operate a cannabis nursery with an aggregate canopy of 20,240 square feet.

In addition to the foregoing entitlements, and as more particularly explained herein, Applicant also requests relief from two other sections of the County Code: (i) the 300-foot setback that is required under County Code Section 22.40.050(D)(3)(b), and (ii) the onsite parking of the County Code Section 22.18.050(C)(1). Finally, we would like to ask the County to approve our use of two metal buildings at the entrance to the site as the functional equivalent of a fence.

REQUIRED GENERAL FINDINGS

The project meets the requirement set forth in Section 22.62.060(c)(4) of the San Luis Obispo County Code as the proposed project is in harmony with the Land Use Element of the County's General Plan and satisfies all applicable provisions of this Title. Additionally, we will ensure that our operations on the site will not be detrimental to the public's health, safety or welfare. We do not make these statements lightly. Rather, we are committed to the success of this project. We have experienced team of professionals who have a long track record of ethical and responsible engagement with government and private industry.

Given the agricultural uses that have long been present in the area surrounding the project site, we will make sure that its cultivation and processing operations fit into the character of the surrounding community by positioning the majority of the cultivation canopy in areas where it cannot be seen from the adjacent public right-of-way. Moreover, we will further mask the site from view by making use of shielded fencing, topographical features, and landscaping features that currently exist and others that we will add as part of our development of the site. Our presence at the site will feature minimal signage and our operations will not be open to the public. The proposed project will require limited staffing, even during peak harvest times, and will not generate an incremental volume of traffic that will exceed the safe capacity of Santa Rosa Creed Road and other local access roads. Moreover, the total land that we will use to grow cannabis will be far less than acreage being cultivated with non-cannabis crops in the nearby area.

Our activities are appropriate with the site's zoning and land use designations and consistent with the character of the surrounding neighborhood. We also believe our proposed operation meets the required findings for a Conditional Use Permit that would allow us to conduct vertically-integrated cannabis cultivation and manufacturing activities at a single site. If such rights granted by the County, we intend to seek the following complimentary licenses from the State of California in connection with the proposed project:

- (1) California State Type 2B Small Mixed-Light Cultivation Licenses
- (2) California State Type 2 Small Outdoor Cultivation Licenses
- (3) California State Type 4 Nursery Licenses
- (4) California State Type 6 Non-Volatile Manufacturing License
- (5) California State Type 13 Distributor Transport Only License (Self-Distribution)

To ensure compliance with local and state regulations, the software platform that will be used by our business will interface directly with METRC, the State's official Track-and-Trace system. All of our operations, from the nursery, outdoor and indoor cultivation, processing, waste management and disposal, manufacturing and transport, will be faithfully and accurately recorded in the METRC system.

STATEMENT OF NEIGHBORHOOD COMPATIBILITY

Neighboring land uses are generally homogeneous and occupy low-density parcels that have long been zoned for agriculture. The proposed project site is outside of 1,000 feet of any sensitive receptor, such as schools and day care centers, libraries, parks and playgrounds, recreation or youth center, licensed drug or alcohol recovery facility, licensed sober living facility, nursing homes and hospitals. The owner we are leasing the site from has a home on another

section of the parcel. In addition to the property owner, there are a handful of other residences within one-half mile of the project site. As we proceed with the County's review of our requested entitlements, we plan on reaching out to all the residents nearby and inviting them to attend a meeting where we can introduce them to our team, review our proposed site and operating plans, and respond to any questions or concerns they may have.

We do not anticipate any noise concerns during what we expect to be a limited construction phase. We will employ noise and dust mitigation methods during construction for the safety and welfare of our workers and neighbors. Additionally, we will assign a responsible staff member to act as a community liaison. We will publish the name of this person to our neighbors and she or he will be available 24 hours a day to address neighborhood concerns. This neighborhood liaison will meet with our neighbors, members of the local community, and law enforcement and emergency response teams to ensure that any concerns or recommendations are heard and acted upon.

Although the County does not recognize the cultivation of cannabis as a form of agriculture, in operating our business, we share the same values as our farming cousins—we both have a great respect for the land, we both do our best to conserve precious water and protect our natural resources, as the availability of clean, safe water and fertile earth will ultimately determine the quality of our crops, we both do our work discretely and quietly, without drawing attention to ourselves, and finally, when our work is done, our presence can easily be erased from the land. As a result, we believe that our proposed operations will be a good fit with a rural community with a long agricultural tradition.

ENVIRONMENTAL

The proposed project is being designed to have minimal impact on the site's natural resources. We will utilize natural topographical features and limit our activities to the most level areas on the site in order to minimize the environmental disturbance that accompanies grading activities. We have arranged our presence on the site so as to respect the natural tree lines. In addition to native shrubs and grasses, our initial observations have indicated that there may be a stand of Coast Live Oak trees on the property. During our site planning, we have identified three separate trees that will need to be removed to allow a unified cultivation area. Each of these trees is growing on open ground apart from all other trees. We plan on engaging a certified arborist to visit the sites and assess all trees on the premises, including the three trees we would like to remove. If these trees are not a protected species, we will mitigate the loss by replanting similar trees on a two-for-one basis. In the event that the trees we propose to remove are Coast Live Oaks, we will mitigate their loss on a four-to-one basis.

Before commencing site preparation, we will have a certified arborist plot the location and extent of the driplines for all trees adjacent to the areas that will be improved with access roads,

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hoop houses, greenhouses, metal buildings, wells, fences or other accessory structures related to our cannabis operations. The arborist will be asked to set the boundaries of construction envelopes that lie outside of the driplines of all oak trees and riparian areas on the site. All ground disturbances including any grading or access road construction will be prohibited outside the designated construction envelopes. Moreover, any oak trees within 25 feet of a proposed ground disturbance will be temporarily cordoned off with stakes connected by highly-visible ribbon throughout all grading and construction activities. This boundary marker will be installed six feet outside the dripline of each oak tree, and staked every six feet.

To further protect these trees, no construction equipment will be allowed to operate or park, nor will any rocks, fill soil or other construction materials be placed or stored, closer than six feet to the dripline of any oak tree. We will use a permeable paving material wherever our access roads or driveways encroach within 20 feet of an oak tree's dripline. We will not use any permanent irrigation within the dripline of any existing oak tree. Any trenching that is required within the dripline or sensitive root zone of an oak tree will be done by hand. Any construction activity required within three feet of an oak tree's dripline will be completed with hand tools. All of these standards will be noted and shown on all grading and building plans for our project.

TRAFFIC ANALYSIS

We are in the process of obtaining a traffic analysis from a licensed engineer, who will provide estimates of the trip generation and routing impacts that would result from our proposed cannabis operation. Based on our preliminary analysis of the expected traffic uses at the site, we have prepared the following table outlining average daily trips to and from the property. Our site is accessible directly from County-maintained Santa Rosa Creek Road, via either CA-46 to the east or Main Street and Highway 1 to the west.

	Average Daily Trips	
	AM	PM
Manufacturing Staff	2	2
Cultivation Staff	8	8
Delivery Staff	2	2
Transitional Staff*	6	6
Deliveries/Hauling*	1	1
Commercial	2	0
Total	21	19

*60 days per year

Trip generation rates for our proposed cannabis project are based on a combination of commercial activities and peak staffing capacities. The total number of anticipated peak daily trips is 21 between the hours of 12 a.m. and 11:59 a.m., with an additional 19 trips projected between the hours of 12 p.m. and 11:59 p.m.

PARKING PLAN

We are requesting relief from the number of off-street parking spaces that are ordinarily required under County Code Section 22.18.050(C)(1), in accordance with the following required findings:

- (1) *The characteristics of the proposed use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by this Chapter*

Due to the relatively low number of employees we will need for our cannabis operations, the number of parking spaces required by the County Code far exceeds the demand for parking. As Nursery Specialty land use (the closest defined use in the parking regulations), we will require one parking space for each 500 square feet of indoor floor area, and one parking space for every 1,000 square feet of outdoor use area. The 87,100 square feet of outdoor canopy we are proposing would require 87 parking spaces. In addition, the aggregate of 50,680 square feet of indoor space that is occupied by our greenhouses, processing, manufacturing and accessory areas, would require at least 101 additional parking spaces, for a total of 188.

During harvest times, we will employ transitional labor and hit our peak staffing levels of 22 workers on the site at any given time. Therefore, at such times we would only need a maximum of 22 parking spots to support the needs of our staff. Additionally, while we will provide sufficient parking to accommodate the greatest number of workers driving separately, we intend to institute a ridesharing program for our staff having common work schedules. Even during peak times, this should further reduce the need for onsite parking to approximately 12 vehicles.

- (2) *Reduced parking or an alternative to the parking design standards of this Chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is necessary because of specific features of the use, site, or site vicinity*

The provided site plan shows the availability of 25 parking spots, which should be more than sufficient to accommodate our peak staffing levels and will provide ample parking for the occasional use of hired contractors and guests, with many parking stalls expected to get little or no use. Moreover, while additional onsite parking is be available on the property as

needed, we want to do everything we can to minimize any unnecessary clearing and paving of land at the site.

(3) No traffic safety problems will result from the proposed modification of parking standards.

The modification of these parking standards will have no effect on the safety of our employees, guest or members of the general public, or affect the safe circulation of traffic in the area to and from our site, as our designated parking area will be properly maintained and can easily accommodate all of the off-street parking needed to support our cannabis operations. Moreover, as the long-term survival of our species is served by limiting our carbon footprint, we ask the County to relieve us of having to clear and pave prime agricultural lands for the unnecessary parking of automobiles.

SIGNAGE & POSTING

All signage will be only informational or directional only and will never contain any words, phrases, or images that depict cannabis or suggest any cannabis-related activities. All signage will be compliant with San Luis Obispo County regulations, as well as applicable State rules and regulations. We will conspicuously post at the site all of the Land Use Permits, licenses and approvals required by the County and State that are required to operate the proposed cannabis business. These franchise documents will be conspicuously posted in a central location at the site, and visible to our worker and guests alike. In addition, copies these documents will be also be carried in all of our vehicles that transport cannabis and cannabis products from the site.

SECURITY PLAN

Overview

Our comprehensive security protocols are designed to ensure that we responsibly operate a safe and secure cannabis business. Our security measures must be sufficient to restrict site access to only authorized persons and to deter trespass and theft of our cannabis and cannabis products. But even the best security plan is worthless unless faithfully executed. We are making this a top priority, as maintaining a safe and secure business is of paramount importance to our management team, our employees, the neighbors who live adjacent to our property, and the County of San Luis Obispo.

Access to the Site

Our Visitor and Security Center will be located toward Santa Rosa Creek Road. The entrance to our site will feature modest, neutral signage that will not identify our company as being

engaged in cannabis business activities. During regular business hours, visitors and employees alike will be directed to park in the adjacent parking lot when arriving at our site. Each employee must utilize his or her company identification card, which will contain a recent photo, in order to open a secure door that will admit them onto the site. Each employee must similarly use their ID badge in order to sign out of the facility at the end of the day. Our security system will log the name of the employee and the time of their arrival and departure. Any employee who allows another person to tailgate upon entering the secure portion of our site will be subject to termination.

All guests will be required to check-in with our security guard in the lobby of our newly-built 500 square foot Visitor and Security Center. This is where deliveries of mail and supplies will be accepted. No members of the public will be permitted to pass into the secure areas of our site unless their presence is approved by our management and unless they are escorted the entire time until leaving our premises. No visitor may loiter once their business at our site is done.

Security Infrastructure

Along the perimeter fence, we will install motion-detected lighting that will be shielded and only used for the purpose of illumination. Our site will also be equipped with a modern video surveillance system that is being designed specifically for our unique business needs. All high-value and high-risk areas of our site will be equipped with an intruder alert system. This alarm system is coupled with surveillance cameras that will utilize motion and sound detection technologies to sound loud audio warnings, while simultaneously sending mobile messages to our security staff and management team and making a video record of the intrusion.

In accordance with State laws, all of our video surveillance cameras will be permanently mounted in fixed locations and will allow for clear and certain identification of any person within view, and all activities in the areas being filmed. Our video recordings will utilize high-resolution sensors and will be night-vision capable. The surveillance system will continuously monitor all sensitive areas 24 hours per day and will accurately display the time and date of each recording. This will include interior areas of our site where any of our employees are handling cannabis. We expect that our video surveillance system will be a powerful tool in deterring employee theft. Our video recordings will be stored onsite on a server that will be located within a locked, tamper-proof compartment. All recordings will be kept for a minimum period of 30 days and will be accessible through a secured internet link.

Our surveillance system will be equipped with a failure notification system that will provide notification to our Head of Security and On-Duty Manager of any interruption or failure of the system on their mobile devices. We will make all surveillance recordings available to law enforcement, officials of the Bureau of Cannabis Control and the County upon request.

To prevent diversion, theft, and loss, we will store all cannabis produce in a secured and locked room or within an area that is surrounded by a secured and locked fence. Cannabis products will be kept in a secured and locked room or vault.

Incident Log

We will keep a detailed incident log of all security breaches for a period of two years, including any actual or attempted theft, burglary, robbery or break-in. This log will provide a description of the incident, the name of the responding security officer (along with the officer's California Guard ID Number), the time and date of the incident, the name of the manager on duty at the time, whether any law enforcement agencies were notified, and whether there was any resolution to the incident. The incident log will be kept at all times in the Security Office and made available upon request to the County and State officials upon request, as well as law enforcement agencies.

In operating our cannabis business, we will work closely with the San Luis Obispo County Sheriff's Department (the "Sherriff's Department") by having regular meetings to discuss significant security and safety issues facing Applicant's business and any "best practices" that Applicant may deploy in order to better secure both the business and work environment.

Information Systems Security

All employees will receive training in cyber security. All of our electronic systems and non-public data will be secured by use of the following protocols:

- Employees should make use of complex and non-trivial passwords that must each contain a combination of capital letters, lower-case letters, numbers and symbols. The sharing of passwords is forbidden.
- Every employee needing to use a computer as part of their job must use an approved antivirus program that is regularly updated and configured to have automatic scans performed not less than once per week.
- Employees should immediately install all available updates and patches to their applications and operating system software.
- In deploying wireless networking capabilities, our IT Manager will ensure that the router uses the best-available level of security.
- Employees will be prohibited from using company computers for their personal use and browsing any websites that are not job-related.

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- All computers will have software installed that will automatically back up all data each day. These backups will be securely stored onsite and a copy sent to a major cloud backup service. The backup file will be both encrypted and password protected.
- Our Accela “Track & Trace” system may only be used by authorized employees, who are responsible for ensuring the accuracy of all data input into the system.

SCREENING AND FENCING

All areas in which commercial cannabis activities are taking place will be appropriately fenced and screened in accordance with local and state regulations. Our site interior will be surrounded by a 6-foot high fence that will be masked by an opaque dark fabric. Access to the metal buildings used by our security staff, the safe room used for the storage of finished cannabis products, the areas used for the processing of harvested cannabis, and all other secured areas beyond the perimeter fencing, is only given to authorized staff using a key-card system that will control their movements and create a permanent log of their activity as they circulate throughout the site. Our perimeter fence will cover a relatively small portion of the overall parcel, allowing for the free movement of wildlife through other parts of the property.

There will be three gates at the boundaries of our site, and they will each be highly-secured. The use of two of these gates will be only made available to employees and first responders during emergencies, while the main gate adjacent to our Visitor and Security Center will become the primary means of controlling access to the inner areas of the premises. Our occupancy will be further hidden by the use of existing and newly-installed landscaping features that will soon mature and hide the perimeter fence from public view.

The two adjacent metal buildings near the entrance to the site that will house our Visitor and Security Center and manufacturing activity are being designed to be resistant to break-ins and to prevent passersby from seeing into the interior of the property. As these metal buildings will constitute a formidable bulwark to intruders and will provide the functional equivalent of fencing coupled with a privacy screen, we are requesting the County’s approval to a modification of the regulations to allow a small piece of our perimeter fencing to utilize the facades of these structures. Accordingly, we respectfully ask the County’s review authority to find that the characteristics of our site and the nature of our proposed metal buildings will make the required fencing both ineffective and unnecessary.

POWER SOURCES / RENEWABLE ENERGY

Besides the natural light of the sun, our primary energy source will electricity provided by the local utility supplier, Pacific Gas & Electric. Our use of power will largely be directed to the indoor cultivation areas, although LED lights will be utilized in connection with our mixed-light

and light-deprivation growing areas in order to minimize the amount of power we consume. We estimate that our cannabis project will consume an aggregate of 180,000 kWh per year, as illustrated in the power usage of the Cannabis Application Supplement. We are exploring the use of renewable energy generated by an array of solar panels that would top our proposed metal buildings. Solar power offers an attractive means to conserve energy and reduce our operating expenses at the same time.

WATER MANAGEMENT PLAN

It is our good fortune that the site we propose to use for our cannabis operations does not depend on a groundwater basin that the County of San Luis Obispo has assigned either a "Level III" or "Area of Severe Decline" severity rating, which would mean that the resource capacity of the basin has been either met or exceeded, or threatens to do so, due to historic reductions in the amount of available groundwater. As a result, we are not required to calculate and implement a water usage offset.

The annual water use for each of our major activity segments is projected below. Our water usage is further broken down by month and presented on the table contained in the Cannabis Application Supplement. We expect that the two existing wells on the property can satisfy all of our water needs. We have enclosed well reports for the County's review. At no time will we use water for irrigation and other cannabis operations that is transported to the site by vehicle or any other means.

Use	Gallons/Year
Indoor Nursery	496,000
Outdoor Canopy	535,500
Indoor Canopy	620,000
Ancillary Use	15,500
TOTAL	1,667,000

We will implement a multi-faceted water conservation program with the goal of tightly managing water use throughout our business. Our staff will be trained in the "best practices" currently being used to conserve water in the cultivation and processing of cannabis and in the manufacture of cannabis and cannabis products. Our managers will also be taught to appreciate the tremendous impact they can have in leading our Company to dramatic reductions in the use of water in our cannabis operations.

We intend to employ a sophisticated wastewater filtration system that will simultaneously utilize two discrete methodologies— sand filtration and reverse osmosis. The system is capable of processing wastewater into water that can be re-used for irrigation purpose and solid waste materials that can be composted. The system is capable of reducing the wastewater we generate by as much as 65% while also decreasing our overall water usage by 25%.

In addition to this wastewater processing system, all of our indoor greenhouses will employ mechanical reclamation systems to recapture moisture generated by the use of the HVAC system. To further limit water usage, our skilled cultivators will regularly assess the health of our cannabis plants, along with their salt content and nutrient levels, and will recalibrate our irrigation plans based on forthcoming weather patterns and the changing needs of our cannabis plants throughout their life cycle.

AIR QUALITY

Dust Control

To control the spread of fugitive dust at the site, the facility's access road off Santa Rosa Creek Road will be paved, as will a parking area at our Visitor and Security Center. Vehicle travel beyond the gate will be limited to roads that are either paved or covered with gravel to alleviate dust issues. During any periods of onsite construction, if any grading is required, appropriate measures will be taken to mitigate any actions that would emanate clouds of dust, such as using water or compounds that bind loose soil and avoiding work on excessively windy days.

Odor Management Plan

The displeasing scents that are sometimes released by a large number of cannabis plants being cultivated, processed or stored at a single location are the result of an accumulation of aromatic terpenes that are contained in the plant's essential oils. These terpenes are released as part of the natural decomposition and oxidation of cannabis compounds. The smell resulting from these molecules can be very strong, last for a long while, and can even travel off the premises if not properly controlled and neutralized. The strong odors emanating from cannabis products can negatively impact the success of a cannabis operator if effective measures are not proactively undertaken by the business owner. While Cultivators and distributors that handle very large volumes of cannabis have historically been challenged to improve air quality, with recent even these businesses, with proper planning and investment in the latest technology, can do much to eliminate objectionable odors emanating from their sites.

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Within our greenhouses, we intend to use an advanced air-handling system with carbon scrubbers to filter the air and control any odors that may originate with our cultivation and processing operations. Our greenhouses will employ a negative pressure system along with a two-phase carbon and silicate scrubbing filtration system to remove odors that are generated from within the greenhouse. In order to ensure the robust efficacy of our filtration system, we will undertake a program of regular maintenance and replace the filters as necessary.

We can mitigate the odors resulting from our outdoor cultivation by placing the canopy area on the property away from adjacent property owners and use natural physical barriers such as trees and topography to insulate neighboring land uses from the odors of cannabis cultivation. Additionally, all of our outdoor cultivation will take place entirely in hoop houses, thus creating a barrier between the maturing cannabis plants and the surrounding environment. We are also considering the use of natural measures to mask and neutralize any unpleasant odors that may result from our outdoor cultivation by co-locating plants known for their fragrance, such as Basil, Lavender, Eucalyptus and Mint.

We will evaluate our odor control methods regularly and assess their effectiveness. We will also address any neighborhood concerns through being actively involved with the community. Our neighborhood liaison will be on call to hear any concerns from neighbors about our operations, including concerns about odors coming from our site. We will responsibly act upon any such complaints and we will undertake any reasonable mitigation measures that are appropriate to resolve such neighbor concerns.

STORMWATER CONTROL / WASTEWATER DISCHARGE

Our Drainage, Erosion and Sedimentation plan will be prepared by a licensed Civil Engineer and provided to the County of San Luis Obispo when completed. Taking our temporary construction activities into account, this plan will help us limit the amount of sediment that is carried away and disturbed by construction activity. The plan may propose appropriate mitigating actions such as installing site drainage, erosion and sediment controls such as vegetated buffers, silt fences, fiber logs and temporary seeding, the use of mulch, and other methods that our Civil Engineer believes will be most effective. No stormwater or wastewater discharge is expected during our outdoor and indoor cultivation activities since we will capture and recirculate irrigation water by using a drip system that blends hydration with nutrition, in a process known to cannabis cultivators as "fertigation."

WASTE MANAGEMENT PLAN

We will fully comply with the waste management laws of County of San Luis Obispo, the State of California and the Federal government with respect to the processing, storage and disposal of any cannabis or hazardous waste.

Cannabis Waste Processing

All of our cultivation employees will be thoroughly trained in how to properly handle and process cannabis waste. As part of their duties, our cultivation employees will regularly prune and remove any dead or spent cannabis plant material and place this waste into a fully-enclosed and locked Waste Processing Area that is only accessible by Applicant, its authorized employees, representatives of the County or a waste hauler that has been authorized by the County.

Within the Waste Processing Area, our employees will render the cannabis waste unusable and unrecognizable through the use of an environmentally-friendly composting procedure. We will first grind the cannabis waste into small pieces before mixing in a non-hazardous waste material that will serve as a compost activator and compose not less than 50% of the resulting processed waste. Examples of compost activators include paper and cardboard, food waste, grease, Bokashi and soil. Once the discarded cannabis has been made unusable and unrecognizable by this process, the rendered waste will be placed into the custody of an authorized waste hauler for transport to a solid waste disposal facility that has a Certificate of Designation from the County or a composting facility that has a Certificate of Designation of the Department of Public Health and Environment, and that further satisfies all County, State and Federal environmental laws and regulations.

We will keep accurate records of all accumulated waste, including the name of each employee who determined that certain cannabis plants or trimmings constitute waste materials, the time, date and the specific reasons for such a determination, the weight of the cannabis material originally deemed as waste, how all such waste is processed, and ultimately, when and by whom the processed waste is removed from the site and disposed of. These records will be regularly subject to spot audits and reconciled with our waste inventory in order to ensure accuracy. These records will of course be made available upon request to representatives of the County and State licensing agencies.

Hazardous Waste Processing

We will always strive to minimize the need for bringing any hazardous materials onto our site, such as materials that are toxic, flammable, corrosive, or reactive. However, we realize that occasionally that materials such as fuels, paints, solvents, lubricants, and other hazardous chemicals and compounds may be essential for the operation of our business. Therefore, from time-to-time, we expect that we will have a need to temporarily store and then dispose of

hazardous waste materials. In such circumstances, we will follow all applicable Federal, State and County laws, regulations, rules and other requirements, including without limitation, the California Environmental Quality Act (CEQA).

All containers of hazardous materials and mixtures of hazardous materials must have a label with the full name of the material and the associated hazards. Hazardous materials must be stored in closed containers and incompatible materials must be safety segregated. We will keep accurate records of hazardous materials that are brought onsite and will keep updated copies of Material Safety Data Sheets (MSDS) that will be available upon request in the immediate area where hazardous materials used. All persons using hazardous materials must receive training on their safe use prior to beginning work. This training will include how to respond to spills and other unplanned releases, and proper storage, labeling and disposal.

HAZARDOUS MATERIALS

Storage and Response Plan

County Code Section 22.40.050(C)(4) requires that all cannabis operators develop and maintain a hazard response plan for all pesticides, fertilizers, and any other hazardous materials they use or store at their location. We will obtain an Operator Identification Number from the County's Department of Agriculture and will comply with all application, reporting and use requirements for hazardous chemicals. The chemical agents we will use in our cultivation and manufacturing processes will be stored in a separated, locked area, and accessed only by authorized members of our staff who have been properly trained in their use and handling.

In accordance with State law, chemicals will be kept in two secure storage containers strategically placed on the site in close proximity to where they are expected to be used, so as to minimize the likelihood of any contamination during transport. Each container is 400 square feet and one will be used for pesticides and the second for nutritional compounds. In addition, two other storage areas will be provided onsite for equipment and miscellaneous storage needs. Any spills or other uncontrolled release of hazard chemicals will be contained and properly cleaned in accordance with controls in place for the commercial farming industry.

Pesticides & Nutrients

Pesticides		Nutrients	
AzaMax	Smite	Armor Si	Heavy Crude Oil
Azatrol	Trifecta	Azos	Mykos
Banish	Trilogy	Calimagic	Rapid Start
Cease	Venerate XC	Diamond Nectar	Superthrive

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M-Pede	Vigor	Floralicious	Vigor Sea-Cal
Procidic		Floranova	

SETBACKS

We will observe all setbacks that are required under the County Code for all structures we construct on the property, including the unique setback regulations pertaining to buildings where indoor cultivation, manufacturing, and nursery activities will be conducted. All of our cultivation activities will be located more than 100 feet from any existing offsite residence, swimming pool, patio or other living area under separate ownership.

In addition, our outdoor cultivation operations will not be located within 50 feet of any riparian vegetation or watercourses and will not be nearer than 100 feet to any wetland. However, we are requesting relief from the regulation expressed in County Code Section 22.40.050(D)(3)(e) that requires a 300-foot setback from the nearest the property line for any outdoor cultivation activities. Accordingly, we are asking for the County's approval of the following setbacks:

Setback	Required	Requested	Residence
Front	300'	150'	700'
West	300'	150'	750'
East	300'	150'	750'

The combination of the uniformly large size of the parcels in the immediate area, including the lot on which the proposed project is located, and their corresponding low-density uses, will allow the reduced distance of 150 feet to be an appropriate buffer from the houses on the neighboring properties. With these requested setbacks, the proposed outdoor cultivation area will be no closer than 750 feet from neighboring homes to the East and West, and 700 feet from the nearest home across County maintained Santa Rosa Creek Road. Additionally, all outdoor cannabis activities will take place within screened hoop houses.

EMPLOYEE SAFETY AND TRAINING PLAN

All of our employees will receive comprehensive training on safety, fire, security and operational procedures. Our training will take teach employees to identify and assess potential threats to safety and how to properly respond. Our training materials will be reviewed quarterly and updated as needed to ensure that current regulations, policies and "best practices" are taught to

our employees. At the same time, these training materials will be revised to address any deficiencies or areas in need of improvement.

Our training materials will cover the following topics:

- **Compliance Training:** will ensure that our employees are familiar with local and state regulations governing our cannabis operations.
- **Fire/Life Safety:** Emergency procedures for fire and natural disaster hazards.
- **Security:** What to do if there is a threat on the premises, secured access protocols, policies for third-party contractors and visitors.
- **Operational:** Job duties and general cannabis training.
- **Quality:** How to ensure that our products are fresh, viable and of superior quality, and meet or exceed market standards and customer expectations.

Who We Are

Craig Fry is a Pasadena business owner and a resident of nearby San Gabriel, and a long-time safety and compliance maven. Craig's story begins in civil service as a firefighter for the Los Angeles Fire Department. Joining the department while just 18 years of age, Craig still holds the title as the "youngest person to ever graduate from the Los Angeles Fire Academy." Craig then embarked on a path of recognition and valor, beginning with his work in Highland Park while stationed at Fire Station 12. His 31-year career took him up the ranks, culminating in his being promoted to the position of Deputy Fire Chief. In the late 90's Craig was stationed in Jefferson Park and was in charge of building community relations after tumultuous civil disturbances there in recent years. Demonstrating his ability to blend his fire-fighting talents with community relations, he was promoted to a new position in Hollywood where he was given the opportunity to really put these skills to the test. While stationed in Hollywood, Craig was awarded a California Medal of Valor for a dramatic rescue during the El Nino floods of that year when we jumped into a chest-high flooded street to rescue a stranded mother and two children in a car. Craig, the mother, the two children and another firefighter were carried by the flood for two blocks before they were finally able to scramble to safety. Two years later, Craig was promoted to Commander of the Department's In-Service Training Section. In this role, Craig was responsible for tracking one of the largest budgets in the fire department, oversaw the development of a Regional Training Center, and directly managed the training of all members of the Department, both sworn professionals and civilians in the Department's Paramedic Training Program.

Craig's commitment would further be put to the test the morning of September 11, 2001. When news broke of the terrorist attacks on the World Trade Center, Craig was part of a contingent of Los Angeles firefighters who were asked to report for duty in New York City because of the massive losses suffered by the New York City Fire Department. Once on the ground, Craig spent the next 21 days overseeing emergency search and rescue operations. As a result of his exemplary leadership, Craig was asked to serve as an advisor on President George W. Bush's Anti-Terrorism Advisory Committee.

In 2003, Craig became Battalion Chief of the Hollywood District and was responsible for the management of Emergency Operations in High Profile/Target Areas. In this assignment, he was responsible for commanding over one hundred LAFD employees and for the safety of over 450,000 citizens. At this time, Craig became very involved in the community affairs, and sat on the Hollywood Redevelopment Committee, Hollywood Traffic Committee, and the Hollywood Chamber of Commerce. He worked with homeowners to help resolve Fire Safety issues in the City's hillside area and brought new emphasis on the importance of the Fire Department's community outreach. Because of his distinguished efforts in the local community, Craig was named the *Hollywood Person of the Year* in 2009. That same year, the California State Firefighters' Association proudly recognized Assistant Chief Craig and three other firemen for their extraordinary acts of bravery. While making sure all the homes in a mobile home park were evacuated as a fire approached, Craig and another fireman found a bedridden woman who was unable to move herself. While Craig and another man were attempting to get this woman out of

BARBA PUMP COMPANY

P.O. Box 2100

Paso Robles Ca. 93447

(805) 238-9090

State Lic. (General Engineering A, Waterwell C-57) # 767541

Pura Pump on tank will be OK

WELL OWNER: David Warren
 BILLING ADDRESS: RR 1 Box 465
 (Santa Rosa Creek Rd.) Cambria California
 ZIP: 93428
 TELEPHONE: (805) 927-4419
 WELL LOC. - APN#:

PUMP SET: 90'
 PUMP SIZE: 1-H.P.
 TESTING METHOD: Open Discharge
 PERFORATIONS:
 STATIC WATER LEVEL PRIOR TO TEST: 31.0'
 T.D. (Total Depth): 100'

Test Date: 03/05/00

Ground Level to top of Csg.: 20"

Csg. Diam.: 5"

All Measurements from top of Csg.

PUMP TEST REPORT

TIME	WATER CONDITION	WATER LEVEL	WATER OVER INTAKE	G.P.M.	COMMENTS
10:35 AM		31'			Take Static
10:40	Clear/Haze	31'	59'	9	Start Test
10:42	"	31.10'	58.90'	10	
10:44	"	31.20'	58.80'	11	
10:46	"	31.30'	58.70'	12	
10:48	"	31.40'	58.60'	14	
10:50	Clear	31.50'	58.50'	16	
10:55	"	31.60'	58.40'	18.04	Maximum pump output
11:00 AM	"	31.70'	58.30'	18.18	
11:05	"	31.70'	58.30'	18.18	
11:10	"	31.70'	58.30'	18.18	
11:15	"	31.70'	58.30'	18.18	
11:20	"	31.70'	58.30'	18.18	
11:25	"	31.70'	58.30'	18.18	
11:30	"	31.70'	58.30'	18.18	
11:45	"	31.70'	58.30'	18.18	
12:00	"	31.70'	58.30'	18.18	
12:15	"	31.70'	58.30'	18.18	
12:30	"	31.70'	58.30'	18.18	
12:45	"	31.70'	58.30'	18.18	
1:00 PM	"	31.70'	58.30'	18.18	
1:15	"	31.70'	58.30'	18.18	
1:30	"	31.70'	58.30'	18.18	
1:45	"	31.70'	58.30'	18.18	
2:00 PM	"	31.70'	58.30'	18.18	
2:15	"	31.70'	58.30'	18.18	
2:30	"	31.70'	58.30'	18.18	Took sample for county potability test
2:45	"	31.70'	58.30'	18.18	End of test/ Shutdown pump
2:47		31.60'		0	10-Min. Recovery test
2:49		31.50'		0	
2:51		31.50'		0	
2:53		31.40'		0	
2:55		31.40'		0	
Test By: Mike Barba					

25
Test Pump Warren

Page 1

Maintained Road Index

Updated: 12/15/2017

County of San Luis Obispo Department of Public Works & Transportation

Riesling - Savage

Name	Extent	Rd #	Name	Extent	Rd #
Riesling Ln, Templeton	Via Rojas to Nly cul de sac	M 4386	San Juan Rd, Shandon	East Centre St to Toby Wy	M 5281
Righetti Rd, San Luis Obispo	Orcutt Rd to NEly end	M 2038	San Juan St, Avila Beach	Front St to First St	M 2083
Rim Rock Rd, Nipomo	Sheehy Rd to Dana Foothill Rd	M 1236	San Juan St, Shandon	First St to Second St	M 5284
Rio Vista Ln, Atascadero	Rocky Canyon Rd to River View Ln	M 4360	San Leandro Ct, Los Osos	San Dominico Ave to NEly end driveway	M 3180
Rio Vista Pl, San Miguel	River Rd to Sixteenth St	M 6040	San Luis Ave, Los Osos	Thirteenth St to Ely dead end	M 3071
Rio Vista Rd, Nipomo	Los Padres Rd to Country Hill Rd	M 1215	San Luis Bay Dr, Avila Beach	Avila Beach Dr to HWY 101	A 2068
River Grove Dr, Paso Robles	HWY 46 (W) to HWY 46 (E)	M 5286	San Luis Bay Dr, San Luis Obispo	Avila Beach Dr to HWY 101	A 2068
River Grove Dr, Whitley Gardens	HWY 46 (W) to HWY 46 (E)	M 5286	San Luis Bay Dr, San Luis Obispo	HWY 101 to Monte Rd	M 2068
River Rd, Paso Robles	Neal Spring Rd to Charolais Rd	M 5208	San Luis Obispo Rd, San Miguel	K St to Mission St	M 6034
River Rd, Paso Robles	Sly Paso Robles city limit to Mission St	A 5252	San Luis St Parkway, Avila Beach	Laurel St to San Luis St	M 2074
River Rd, San Miguel	Sly Paso Robles city limit to Mission St	A 5252	San Luis St, Avila Beach	Front St to Avila Beach Dr	M 2073
River Rd, Santa Margarita	Pozo Rd to Park Hill Rd	M 3091	San Luisito Creek Rd, Morro Bay	HWY 1 to Ely end	M 3210
River Rd, Templeton	Neal Spring Rd to Charolais Rd	M 5208	San Luisito Creek Rd, San Luis Obispo	HWY 1 to Ely end	M 3210
River Run Rd, Templeton	Headwaters Rd to Main St	M 4378	San Marcos Rd, Paso Robles	Nacimiento Lake Dr to HWY 101	C 6008
Riverside Rd, Nipomo	Division St to Riverside Rd	M 1005	San Miguel Alley, San Miguel	Eleventh St to Twelfth St	M 6035
Riviera Cir, Nipomo	Woodgreen Wy to Woodgreen Wy	M 1379	San Miguel Alley, San Miguel	Ninth St to Sixteenth St	M 6020
Rochelle Wy, Oceano	Christmas Tree Pl to Nly dead end	M 1485	San Miguel Alley, San Miguel	San Luis Obispo Rd to Sixteenth St	M 6022
Rocky Canyon Rd, Atascadero	Wly end to Webster Rd (HWY 229)	M 4054	San Miguel Rd, Atascadero	Old Morro Rd (Atascadero city limits) to Sly end gate	M 4328
Rocky Canyon Rd, Creston	Wly end to Webster Rd (HWY 229)	M 4054	San Miguel St, Avila Beach	Front St to Avila Beach Dr	M 2081
Rocky Canyon Rd, Templeton	Wly end to Webster Rd (HWY 229)	M 4054	San Rafael St, Avila Beach	Front St to San Luis St	M 2077
Rodeo Grounds Rd, Cambria	Burton Dr to Wly end	C 5099	San Ricardo Ln, Los Osos	Madera St to Sly cul de sac	M 3177
Rodman Ave, Cambria	Cardiff Dr to Dorking Ave	M 5055	San Sebastian Ln, Los Osos	Madera St to SEly cul de sac	M 3179
Rodman Dr, Los Osos	Ely dead end to Pecho Valley Rd	C 3002	San Simeon Creek Rd, Cambria	Lone Palm Rd to NEly end	M 5267
Rogers St, Cambria	Martindale St to Martindale St	M 5095	San Simeon Creek Rd, San Simeon	Lone Palm Rd to NEly end	M 5267
Rolfe Ln, Templeton	Santa Rita Rd to Wly cul de sac	M 4362	San Ysidro Ln, Nipomo	Pomeroy Rd to Nly cul de sac	M 1303
Romney Dr, Cambria	Ardath Dr to Amherst Pl	M 5047	Sand Canyon Ct, Arroyo Grande	Big Canyon Ct to NEly cul de sac	M 2218
Rosana Pl, Nipomo	Jessica Pl to NWly cul de sac	M 1301	Sandalwood Ln, Templeton	Burlwood Ln to Briarwood Pl	M 4369
Roscoe Pl, Cambria	Pickwick Ln to Nly cul de sac	M 5068	Sandoval Rd, Atascadero	El Camino Real to Santa Clara Rd	M 4060
Rose Dr, Nipomo	Tefft St to Ruby Ln	M 1203	Sandown Pl, Cambria	Ardath Dr to Emerson Rd	M 5050
Rosebay Wy, Paso Robles	Wly cul de sac to Duncan Rd	M 4391	Sandydale Dr, Nipomo	Frontage Rd to Pomeroy Rd	C 1183
Rosebay Wy, Templeton	Wly cul de sac to Duncan Rd	M 4391	Santa Barbara Ave, Cayucos	Orville Ave to Old Creek Rd	M 4231
Rosina, Los Osos	Pecho Rd to Doris Ave	M 3187	Santa Barbara Rd, Atascadero	Los Palos Rd to Atascadero city limits	M 4408
Ross Dr, Whitley Gardens	S Whitley Gardens Dr to Whitley Gardens Dr north of HWY 46		Santa Clara Rd, Atascadero	San Antonio Rd to Ely end pavement	M 4316
Ross Dr, Whitley Gardens	Whitley Gardens Dr to Almond Dr	M 5287	Santa Clara Rd, Atascadero	Wly end to NEly end	M 4059
Ross Rd, Cambria	Burton Dr to Ely dead end	M 5057	Santa Fe Rd, San Luis Obispo	Hoover Rd to	M 2128
Rossi Rd, Templeton	Vineyard Dr to SEly end	M 5330	Santa Fe Rd, San Luis Obispo	Sly end to Hoover Rd (SLO city limits)	M 2063
Royal Oak Pl, Arroyo Grande	Carpenter Canyon Rd (HWY 227) to Corbett Canyon Rd	M 2013	Santa Lucia Ave, Los Osos	First St to Third St	M 3127
Ruby Ln, Nipomo	La Loma Dr to NEI cul de sac	M 1202	Santa Margarita Lk Rd, Santa Margarita	Pozo Rd to NEly end park (KOA)	M 3090
Ruth Wy, Templeton	Cow Meadow Pl to Sly dead end	M 5402	Santa Margarita Rd, Atascadero	Powerline Rd to El Camino Real	M 4319
Ryan Rd, Creston	La Panza Rd to NWly end	M 4068	Santa Maria Ave, Los Osos	Eleventh St to Twelfth St	M 3128
Ryan Rd, Creston	Ryan Rd to NEly end	M 4069	Santa Maria Vista, Nipomo	Vista Del Pueblo to NWly end pavement	M 1534
S			Santa Rita Rd, Atascadero	Old Creek Rd to Vineyard Dr	C 4204
Sage Ave, Los Osos	Nipomo Ave to NEly end	M 3072	Santa Rita Rd, Cayucos	Old Creek Rd to Vineyard Dr	C 4204
Saint Andrews Wy, Nipomo	Colonial Pl to Wly cul de sac	M 1424	Santa Rita Rd, Templeton	Old Creek Rd to Vineyard Dr	C 4204
Saint James Rd, Cambria	Randall Dr to Saint Thomas Ave	M 5023	Santa Rita Rd, Templeton	Vineyard Dr to Templeton Hills Rd	M 4204
Saint Mary Ave, Cayucos	Park Ave to E St	M 4258	Santa Rosa Creek Rd, Cambria	Main St to HW 46	C 5086
Saint Thomas Ave, Cambria	Saint James Rd to Benson Ave	M 5022	Santa Rosa Creek Rd, Templeton	Main St to HW 46	C 5086
Salinas Ave, Templeton	Wly end to Eddy St	M 5176	Santa Ynez Ave, Los Osos	Wly end pavement to Mountain View Dr	M 3051
San Antonia St, Avila Beach	Front St to San Luis St	M 2078	Santa Ysabel Ave, Los Osos	South Bay Blvd to Ely dead end	M 3126
San Antonio Rd, Atascadero	Carmel Rd to Santa Barbara Rd (Atascadero city limits)	M 4058	Santa Ysabel Dr, Cayucos	Thirteenth St to Park Ave	M 4257
San Bernardo Creek Rd, Morro Bay	HWY 1 to NEly end	M 3209	Santa Ysabel Rd, Paso Robles	Sly end pavement to River Rd	M 4381
San Buenaventura Wy, San Miguel	St. Francis Wy to Twentieth St	M 6073	Santa Ysabel Rd, Templeton	Sly end pavement to River Rd	M 4381
San Dominico Ave, Los Osos	Madera St to SEly cul de sac	M 3178	Sarazen Ct, Nipomo	Jones Ln to Wly cul de sac	M 1451
San Francisco St, Avila Beach	Front St to First St	M 2082	Saturn Ct, Nipomo	NWly cul de sac to SEly cul de sac	M 1180
San Geronimo Rd, Cayucos	HWY 1 to Nly end	M 4290	Savage St, Nipomo	Bennett St to SEly dead end	M 1060
San Jacinto Dr, Los Osos	Rodman Dr to Ely cul de sac	M 3137			
San Juan Bautista St, San Miguel	Pala Mission Wy to Ladrillos Wy	M 6080			

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

File Original with DWR

State of California
Well Completion Report

Refer to Instruction Pamphlet
No. **e0318689**

Page 1 of 1

Owner's Well Number _____

Date Work Began 07/28/2016 Date Work Ended 7/29/2016

Local Permit Agency SAN LUIS OBISPO COUNTY HEALTH DEPARTMENT

Permit Number 2016-162 Permit Date 7/12/16

DWR Use Only - Do Not Fill In	
State Well Number/Site Number	
Latitude	Longitude
APN/TRS/Other	

Geologic Log				
Orientation	<input type="radio"/> Vertical	<input type="radio"/> Horizontal	<input type="radio"/> Angle	Specify _____
Drilling Method	Drilling Fluid			
Depth from Surface	Feet	Description		
0	3	TOP SOIL		
3	9	BROWN CLAY W/SAND & GRAVEL		
9	13	SAND & GRAVEL		
13	20	BROWN CLAY W/SAND & GRAVEL		
20	37	SAND & GRAVEL		
37	40	SANDY BROWN CLAY		
40	72	SAND & GRAVEL W/CLAY STRINGERS		
72	80	TIGHT RED ROCK		
80	125	FRACTURED GREEN & RED ROCK		
125	140	GRAY SHALE W/SANDSTONE & CLAY		
140	150	TIGHT BROWN SHALE		
150	155	GRAY CLAY		
155	165	FRACTURED GRAY SANDSTONE W/SHALE		
165	175	FRACTURED GRAY & GREEN SANDSTONE		
175	185	GRAY CLAY		
BLOW TEST				
10 GPM @ 180FT				
NOTE:				
ANY PERSON REMOVING THE CAP FROM THIS WELL OTHER THAN MILLER DRILLING CO OR AUTHORIZED CONTRACTOR APPROVED BY US WILL VOID ALL STRUCTURAL WARRANTIES				
Total Depth of Boring <u>185</u> Feet				
Total Depth of Completed Well <u>185</u> Feet				

Well Owner	
Name	<u>KELLIE WILLIAMS</u>
Mailing Address	<u>5550 SANTA ROSA CREEK ROAD</u>
City	<u>CAMBRIA</u> State <u>CA</u> Zip <u>93428</u>
Well Location	
Address	<u>5550 SANTA ROSA CREEK ROAD</u>
City	<u>CAMBRIA</u> County <u>San Luis Obispo</u>
Latitude	<u>35</u> <u>34</u> <u>41</u> N Longitude <u>121</u> <u>0</u> <u>46</u> W
Datum	Dec. Lat. _____ Dec. Long. _____
APN Book	<u>014</u> Page <u>131</u> Parcel <u>051</u>
Township	<u>27S</u> Range <u>16E</u> Section <u>17</u>
Location Sketch	
(Sketch must be drawn by hand after form is printed.)	
North	
Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.	
Activity	
<input checked="" type="radio"/> New Well	
<input type="radio"/> Modification/Repair	
<input type="radio"/> Deepen	
<input type="radio"/> Other _____	
<input type="radio"/> Destroy	
Describe procedures and materials under "GEOLOGIC LOG"	
Planned Uses	
<input checked="" type="radio"/> Water Supply	
<input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Public	
<input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial	
<input type="radio"/> Cathodic Protection	
<input type="radio"/> Dewatering	
<input type="radio"/> Heat Exchange	
<input type="radio"/> Injection	
<input type="radio"/> Monitoring	
<input type="radio"/> Remediation	
<input type="radio"/> Sparging	
<input type="radio"/> Test Well	
<input type="radio"/> Vapor Extraction	
<input type="radio"/> Other _____	
Water Level and Yield of Completed Well	
Depth to first water <u>72</u> (Feet below surface)	
Depth to Static _____	
Water Level <u>67</u> (Feet) Date Measured <u>07/29/2016</u>	
Estimated Yield * _____ (GPM) Test Type _____	
Test Length _____ (Hours) Total Drawdown _____ (Feet)	
*May not be representative of a well's long term yield.	

Casings								Annular Material				
Depth from Surface	Borehole Diameter	Type	Material	Wall Thickness	Outside Diameter	Screen Type	Slot Size If Any	Depth from Surface	Fill	Description		
Feet to Feet	(Inches)			(Inches)	(Inches)		(Inches)	Feet to Feet				
0	60	8 1/2	BLANK	F480 PVC	.265	5		0	50	CEMENT	NEET CEMENT	
60	185	8 1/2	PERF	F480 PVC	.265	5	Milled Slots	0.040	50	185	GRAVEL	BIRDSEYE

Attachments		Certification Statement	
<input type="checkbox"/> Geologic Log		I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief	
<input type="checkbox"/> Well Construction Diagram		Name <u>MILLER DRILLING COMPANY</u>	
<input type="checkbox"/> Geophysical Log(s)		Person, Firm or Corporation <u>329 NORTH MAIN STREET</u> <u>TEMPLETON</u> <u>CA</u> <u>93465</u>	
<input type="checkbox"/> Soil/Water Chemical Analyses		City <u>TEMPLETON</u> State <u>CA</u> Zip <u>93465</u>	
<input type="checkbox"/> Other _____		Signed <u>Kurt Bollinger</u> Date Signed <u>8-3-2016</u>	
Attach additional information, if it exists.		C-57 Licensed Water Well Contractor <u>324634</u> C-57 License Number	

TRIPLICATE
Owner's Copy

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

DWR USE ONLY - DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

Page 1 of 1
Owner's Well No. 1
Date Work Began 1-3-00, Ended 1-3-00
Local Permit Agency S.L.O.
Permit No. 99-455 Permit Date 11-22-99

GEOLOGIC LOG

ORIENTATION () VERTICAL HORIZONTAL ANGLE (SPECIFY)

DEPTH TO FIRST WATER 300 (Ft.) BELOW SURFACE

DESCRIPTION

Describe material, grain size, color, etc.

DEPTH FROM SURFACE		DESCRIPTION
Ft.	to Ft.	
0	20	Brown Clay
20	95	Red Rock Shale (Broken)
95	100	Blue Rock

TOTAL DEPTH OF BORING 100 (Feet)

TOTAL DEPTH OF COMPLETED WELL 100 (Feet)

WELL OWNER

Name David Warren

Mailing Address RR1 465

CITY Cambria, CA. 93428 STATE ZIP

WELL LOCATION

Address Santa Rosa Creek Road

City Cambria, CA 93428

County S.L.O.

APN Book 014 Page 131 Parcel 048

Township 27S Range 9E Section 16

Latitude DEG. MIN. SEC. NORTH Longitude DEG. MIN. SEC. WEST

LOCATION SKETCH

ACTIVITY ()

NEW WELL

MODIFICATION/REPAIR

Deepen

Other (Specify)

DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USE(S)

MONITORING

WATER SUPPLY

Domestic

Public

Irrigation

Industrial

"TEST WELL"

CATHODIC PROTECTION

OTHER (Specify)

SOUTH

Illustrate or Describe Distance of Well from Landmarks such as Roads, Buildings, Fences, Rivers, etc. PLEASE BE ACCURATE & COMPLETE.

DRILLING METHOD Rotary FLUID Air

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC WATER LEVEL 15 (Ft.) & DATE MEASURED

ESTIMATED YIELD 10 (GPM) & TEST TYPE Air Lift

TEST LENGTH (Hrs.) TOTAL DRAWDOWN (Ft.)

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

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)	CASING(S)				INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	ANNULAR MATERIAL			
Ft.	to Ft.		TYPE ()	MATERIAL / GRADE	TYPE ()	TYPE ()				TYPE ()	TYPE ()	TYPE ()	TYPE ()
0	10	5	X	PVC	5	F480	0	20	X				
40	100	5	X	PVC	5	F480							

ATTACHMENTS ()

Geologic Log

Well Construction Diagram

Geophysical Log(s)

Soil / Water Chemical Analyses

Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

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

NAME RAUCH DRILLING CO. (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS 245 MAIN STREET TEMPLETON, CA. 93465

Signed WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER



Parcel Information

APN: 014-131-051
Assessee: WILLIAMS KELLIE
Care Of:
Address: 5550 SANTA ROSA CREEK RD CAMBRIA
CA 93428
Description: T27S R9E PTNS SECS 16 & 21
Site Address:
05550 SANTA ROSA CREEK RD
Tax Rate Area Code: 061030
Estimated Acres: 12.62
Community Code: NCADEL
Supervisor District: Supdist 2
Avg Percent Slope: 21

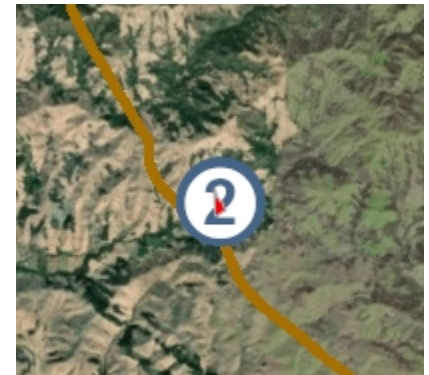


Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	GSA Geologic Hazard Area
----	--------------------------



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2019-00055	Land Use	4/1/2019 7:47:50 AM
ZON2016-00092	Zoning Clearance	8/11/2016 1:13:50 PM
PMT2012-00644	PMTR - Residential Permit	10/11/2012 2:03:03 PM
PMT2010-00452	PMTR - Residential Permit	9/10/2010 11:29:00 AM
ZON2005-00710	Zoning Clearance	3/6/2006 4:14:11 PM



C4516	PMTR - Residential Permit	5/2/2001 12:00:00 AM
S980163L	Subdivision	2/5/1999 12:00:00 AM
S970212C	Subdivision	5/27/1998 12:00:00 AM

Clerk Recorder Documents

2003-I-001018

2002-R-099571

2002-R-099570

2000-R-030444

2000-I-000285

Interactive Data Viewer



Legend

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

-752.33 0 376.17 752.33 Feet 1:4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department



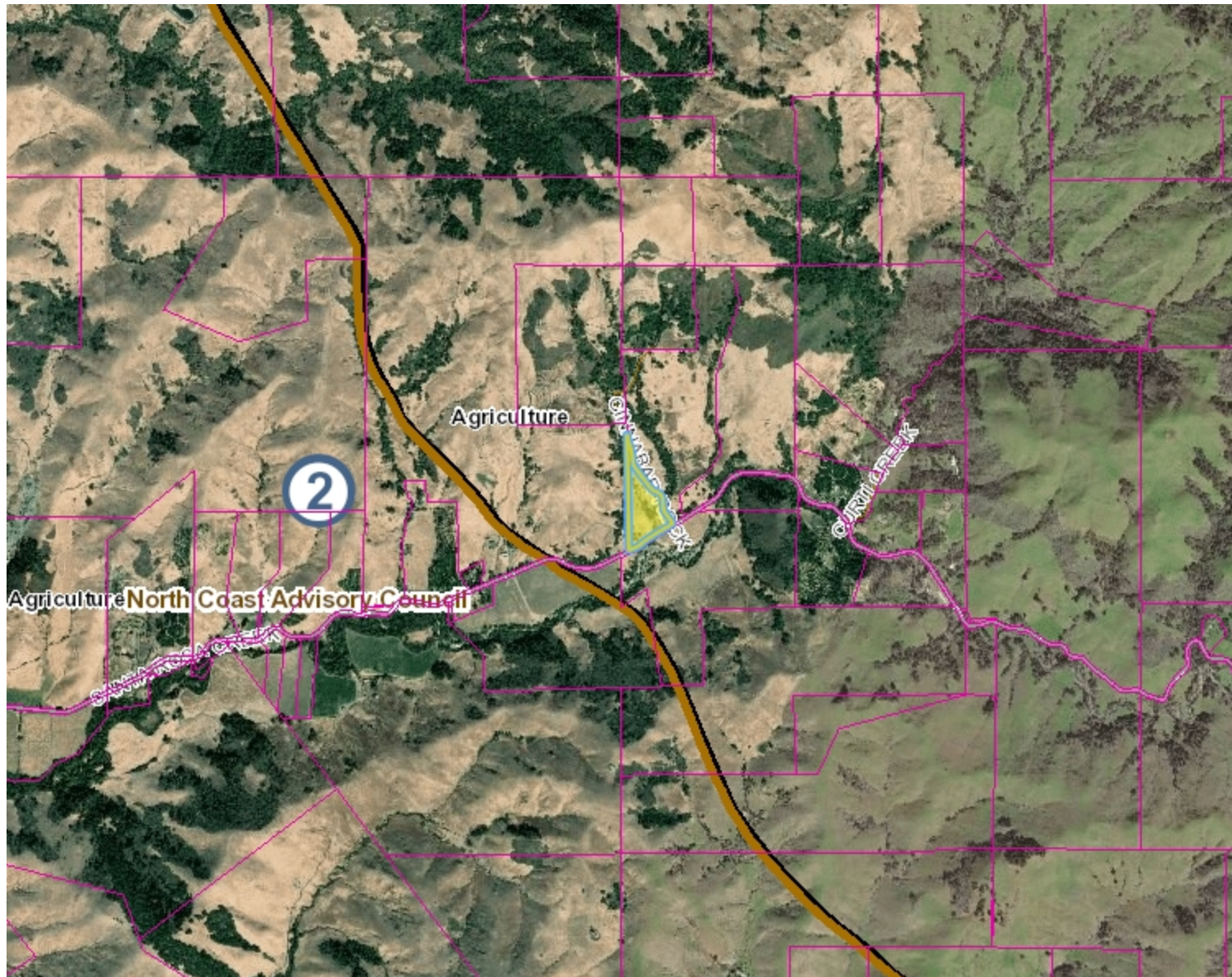
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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only













Referral -- Page 39 of 50

Interactive Data Viewer



Legend

-  SLO County Parcels
- Roads**
 -  CalTrans
 -  Maintained by SLO CO
 -  Private Maintenance
 -  Federal or State Maintenance
- Community Advisory Groups**
 -  Community Advisory Group Boundary
 -  Cayucos Citizens Advisory Council Subarea
 -  Creston Advisory Body Sub Areas
-  Supervisor Districts
-  Land Use Outlines

-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

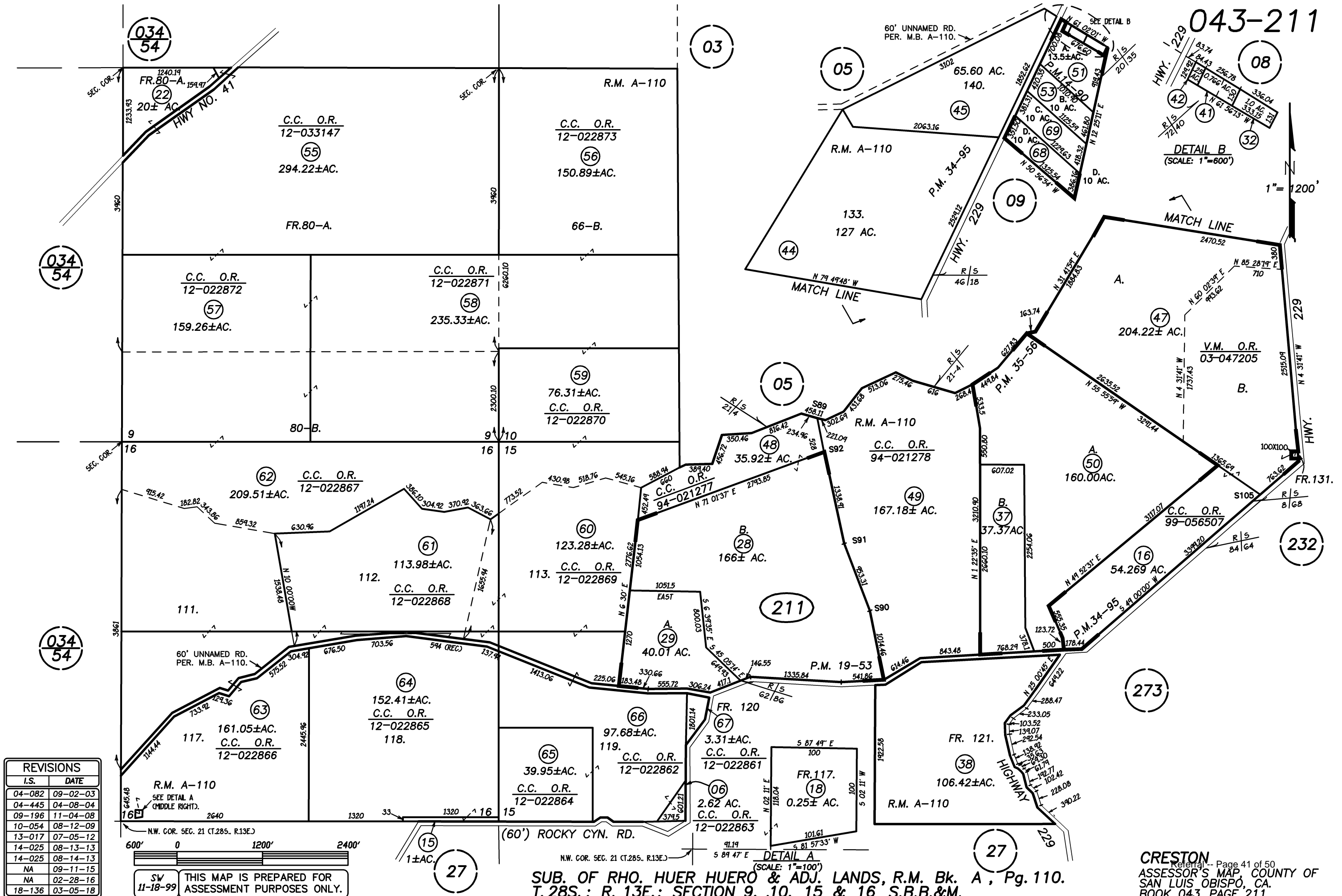


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Map for Reference Purposes Only



Referral -- Page 40 of 50



REVISIONS	
I.S.	DATE
04-082	09-02-03
04-445	04-08-04
09-196	11-04-08
10-054	08-12-09
13-017	07-05-12
14-025	08-13-13
14-025	08-14-13
NA	09-11-15
NA	02-28-16
18-136	03-05-18

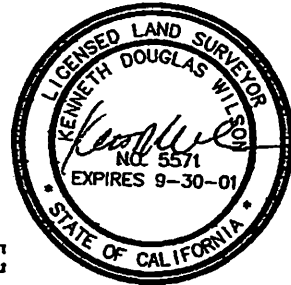
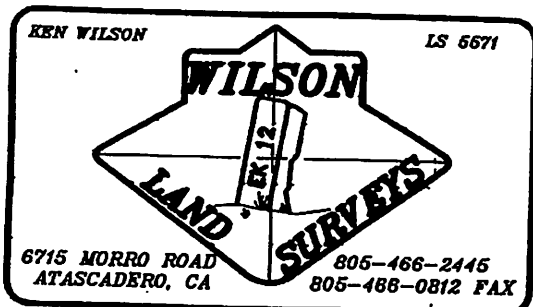
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

APN(S): 014-131-048 Portion
PROJECT NO: COAL 99-036

FILE NO: S980163L
PARCEL NO: 1

EXHIBIT B

Map

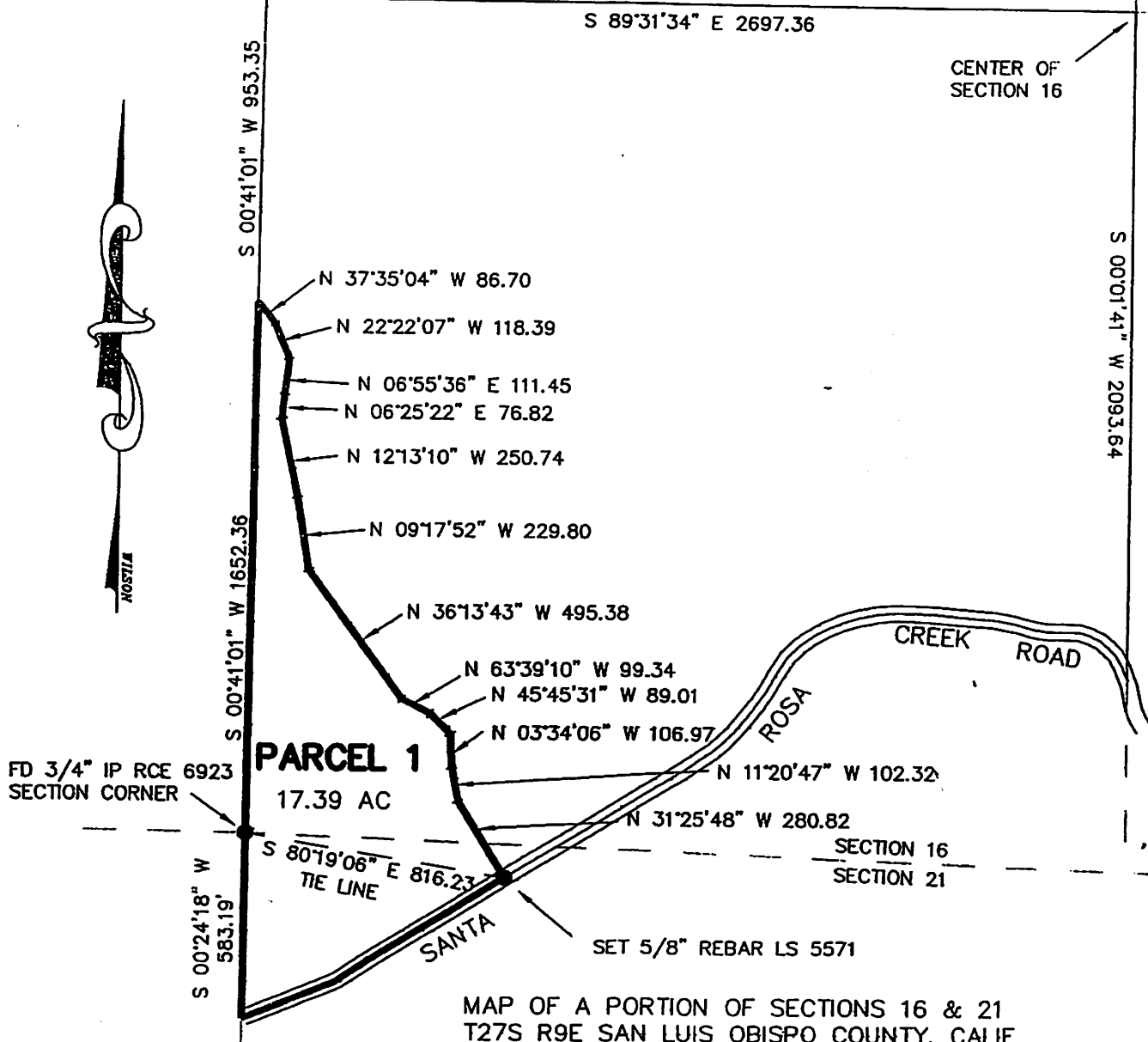


GRAPHIC SCALE



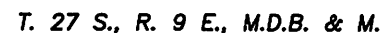
(IN FEET)

1 inch = 500 ft.



MAP OF A PORTION OF SECTIONS 16 & 21
T27S R9E SAN LUIS OBISPO COUNTY, CALIF
SCALE 1"=500'

1" = 1320'



ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 014 PAGE 131

EXHIBIT A
The Property

The Property consists of approximately 10.09 acres of a larger 12.46-acre lot located at 5550 Santa Rosa Creek Road, Cambria, CA 93428 (APN 014-131-051), and is highlighted in blue in the image below.



PROJECT DESCRIPTION

87,100 Sq./Ft. Outdoor Cultivation in Hoop Houses
22,000 Sq./Ft Indoor (Greenhouses) Cultivation Canopy
20,240 Sq./Ft Indoor (Greenhouses) Nursery
5,940 Sq./Ft Indoor (Greenhouses) Drying
2,000 Sq./Ft Manufacturing
500 Sq./Ft Security
100 Sq./Ft Pesticide Storage
100 Sq./Ft Nutrition Storage

PROJECT DIRECTORY

OWNER: KELLIE WILLIAMS
5550 SANTA ROSA CREEK RD.
CAMBRIA, CA 93428

PROJECT DATA

ADDRESS: 5550 SANTA ROSA CREEK RD.
CAMBRIA, CA 93428

SITE AREA: 17.39 (ESTIMATED ACRES)
APN: 014-131-051
DESCR: T27S R9E PTNS SECS 16 & 21

SHEET INDEX:

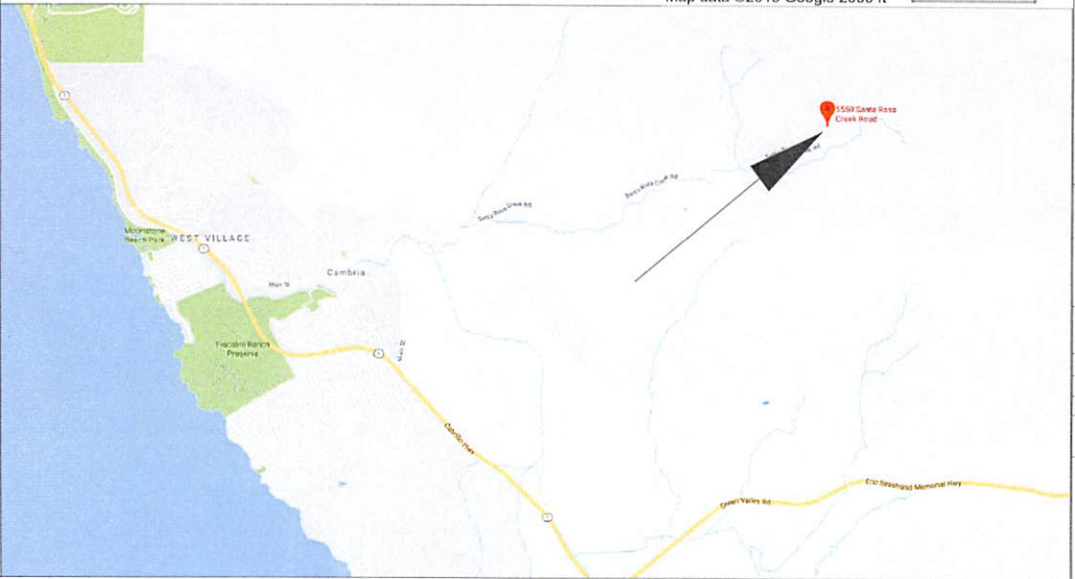
- T-1 TITLE SHEET
- A-1 SITE PLAN
- A-2 SITE PLAN DETAIL
- A-3 CONTOURS/OPEN SPACE
- A-4 BUFFER MAP
- A-5 BUILDING DETAIL

VICINITY MAP



Imagery ©2019 Google, Map data ©2019 Google 500 ft

Map data ©2019 Google 2000 ft



Craig Fry & Ass. LLC
1010 S. Arroyo Pkwy. #6
Pasadena, CA 91105
323.451.7376

Rev 4.0

Project Name

FOX GLOBE, LLC.
4135 SANTA ROSA CREEK RD.
CAMBRIA, CA 93428

Drawing Content

Design by
Date 3/31/19
Drawn by Kohler
Scale

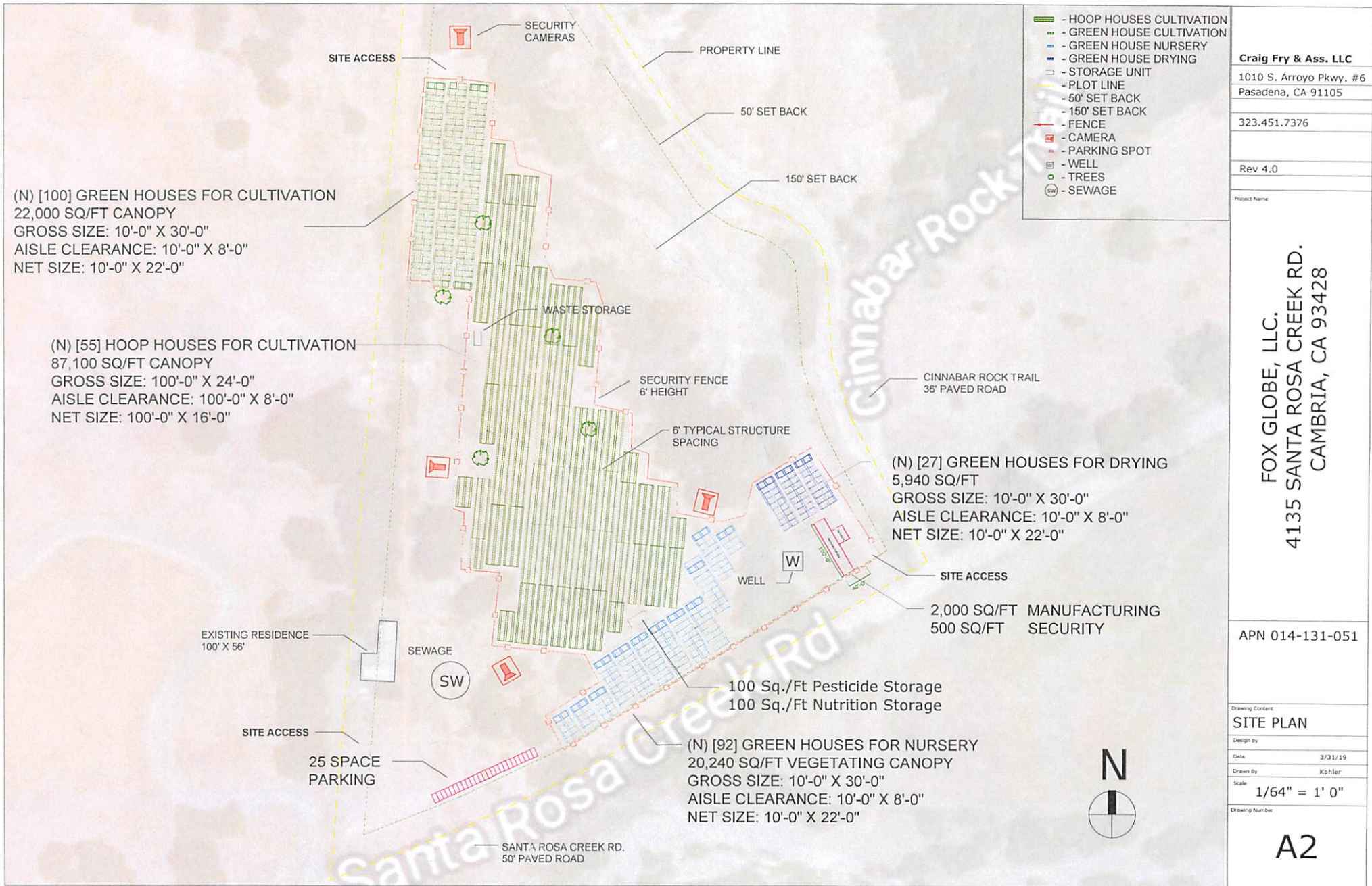
Drawing Number

T1



- HOOP HOUSES CULTIVATION
- GREEN HOUSE CULTIVATION
- GREEN HOUSE NURSERY
- GREEN HOUSE DRYING
- STORAGE UNIT
- PLOT LINE
- 50' SET BACK
- 150' SET BACK
- FENCE
- CAMERA
- PARKING SPOT
- WELL
- TREES
- SEWAGE

Craig Fry & Ass. LLC	
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Pasadena, CA 91105	
323.451.7376	
Rev 4.0	
Project Name	
FOX GLOBE, LLC.	
4135 SANTA ROSA CREEK RD.	
CAMBRIA, CA 93428	
APN 014-131-051	
Drawing Content:	
SITE PLAN	
Design By:	
Date:	3/31/19
Drawn By:	Kohler
Scale:	1/148" = 1' 0"
Drawing Number:	
A1	



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1010 S. Arroyo Pkwy. #6
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323.451.7376
Rev 4.0
Project Name

FOX GLOBE, LLC.
4135 SANTA ROSA CREEK RD.
CAMBRIA, CA 93428

APN 014-131-051

Drawing Content:
SITE PLAN
Design By:
Date: 3/31/19
Drawn By: Kohler
Scale: 1/64" = 1' 0"
Drawing Number:

A2

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1010 S. Arroyo Pkwy. #6
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323.451.7376

Rev 4.0

Project Name

FOX GLOBE, LLC.
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CAMBRIA, CA 93428

APN 014-131-051

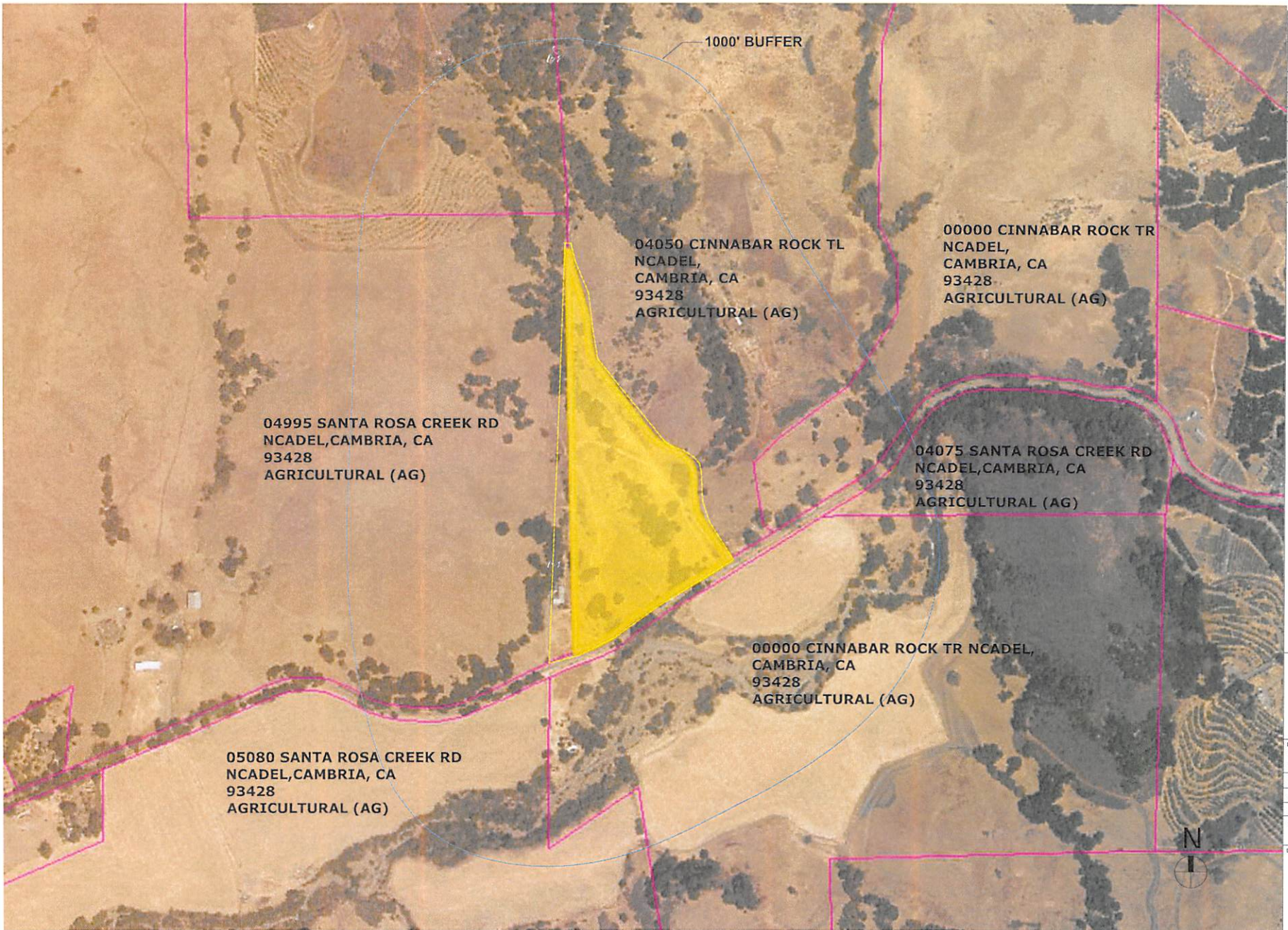
Drawing Content
CONTOURS

Design by
Date 3/31/19
Drawn by Kohler
Scale 1/96" = 1' 0"

Drawing Number

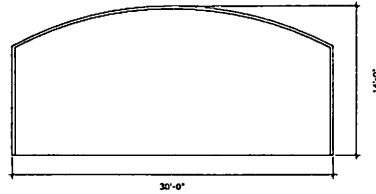
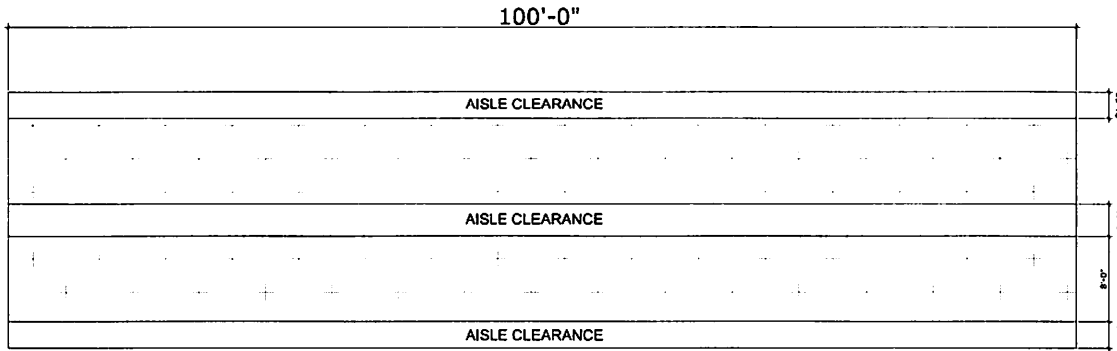
A3





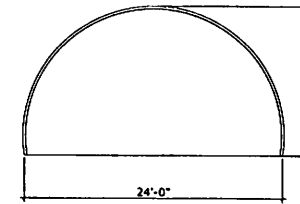
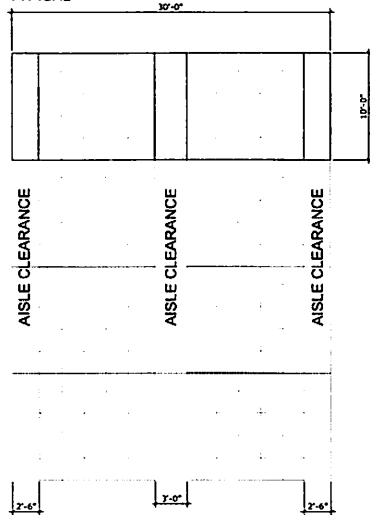
Craig Fry & Ass. LLC	
1010 S. Arroyo Pkwy. #6 Pasadena, CA 91105	
323.451.7376	
Rev 4.0	
Project Name	
FOX GLOBE, LLC. 4135 SANTA ROSA CREEK RD. CAMBRIA, CA 93428	
APN 014-131-051	
Drawing Content BUFFER MAP	
Design by	
Date	3/31/19
Drawn By	Kohler
Scale 1/196" = 1' 0"	
Drawing Number	
A4	

HOOPHOUSE
TYPICAL

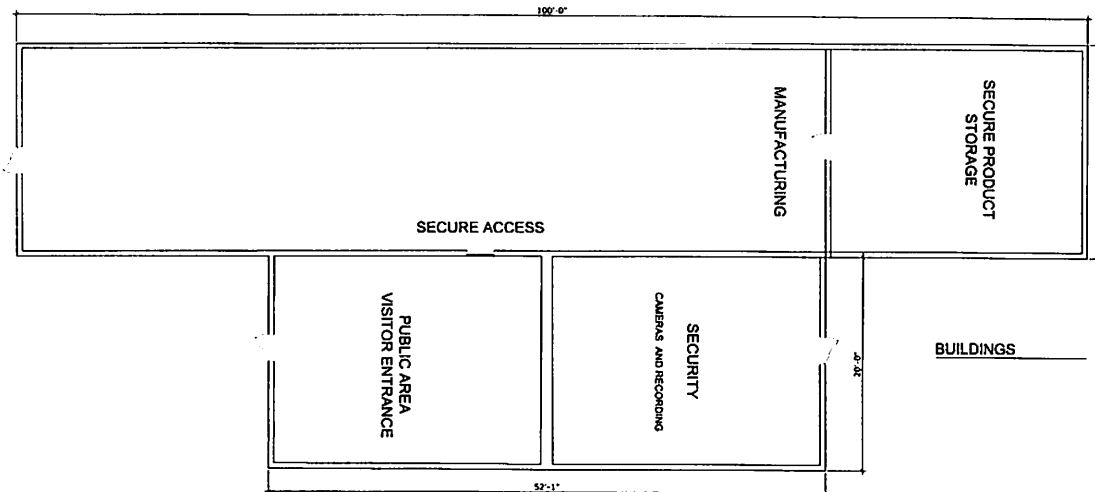


ELEVATION GREEN HOUSE
TYPICAL

GREEN HOUSE
TYPICAL



ELEVATION HOOP HOUSE
TYPICAL



Craig Fry & Ass. LLC

1010 S. Arroyo Pkwy. #6
Pasadena, CA 91105

323.451.7376

Rev 4.1

Project Name

FOX GLOBE, LLC.
4135 SANTA ROSA CREEK RD.
CAMBRIA, CA 93428

APN 014-131-051

Drawing Content
BUILDING DETAIL

Design by

Date 3/31/19

Drawn by Kohler

Scale 3/16" = 1' 0"

Drawing Number

A5