

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

THIS IS A NEW PROJECT REFERRAL

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DATE: 11/19/2018

TO: 2nd District Legislative Assistant, Agricultural Commissioner, Air Pollution Control District, Building Division, Assessor, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, Los Osos Community Advisory Council, Geo Review, AB52

FROM:Cassidy McSurdy (805-788-2959 or cmcsurdy@co.slo.ca.us)PROJECT NUMBER & NAME:DRC2018-00195 POWERS_VELEY

PROJECT DESCRIPTION: Proposed Minor Use Permit for 1.97 acres outdoor cannabis cultivation to be located 2979 Clark Valley Rd. Los Osos, CA <u>APN(s)</u>: 067-132-015

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

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.

| | 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 |
| | APPLICANT INFORMATION Check box for contact person assigned to this project Landowner Name Susan Veley Daytime Phone <u>805-441-4643</u> Mailing Address <u>597 Loma St., Los Osos, CA</u> Zip Code <u>93402</u> Email Address: <u>SveVeley ADL.com</u> |
| | Applicant Name <u>Eric</u> Powers Daytime Phone <u>805-441-7475</u> Mailing Address <u>630</u> Quintann Pd. #113, Morro Bay, CA Zip Code <u>93442</u> Email Address: <u>ERICOIS</u> , POWERS (6) Gmail.com |
| | Agent Name <u>Eric</u> Powers Daytime Phone <u>805-441-7475</u> Mailing Address <u>630</u> Quintana R2, #113, Morro Bar, CA Zip Code <u>93442</u> Email Address: <u>EKIC, IS. POWERS</u> <u>Daytime Phone</u> <u>805-441-7475</u> |
| 0 | PROPERTY INFORMATION Total Size of Site: <u>30.68 Acres</u> Assessor Parcel Number(s): <u>067-132-015</u> Legal Description: <u>PM 16/7 PAR 4</u> Address of the project (if known): <u>2979 Clark Valley Rd. Los 0505, CA, 93407</u> Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: <u>Head West on LOVR</u> , <u>Tom right on Clark</u> Valley Rd. Describe current uses, existing structures, and other improvements and vegetation on the property: Ne <u>Primary residence</u> , <u>one Sccondary residence</u> , <u>one AG exempt barn</u> , <u>Cannabis Withinfor</u> , farming, and Norses. PROPOSED PROJECT Describe the proposed project (inc. sq. ft. of all buildings): <u>8581³ Saft of Outdoor Cannabis</u> Cultivation |
| | 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 ZMAM Date Date Date Date |
| | |

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| San Luis Obispo County Department of Planning and Building | N ile No | | | |
|--|--|--|--|--|
| Type of project: Commercial Industrial Residential Re | ecreational 😥 Other | | | |
| Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): <u>Setbuck</u> adjustments from ordinance needed and the reason for the request (if a natvial barrier. See Project Side of property as there exist Describe existing and future access to the proposed project site: <u>Existing</u> all weather Carfire approved rod accesses the property. A low will be extended to the proposed site. Surrounding parcel ownership: Do you own adjacent property? Yes ANO 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 proper please specify all agricultural uses): North: <u>Pesidence</u> , <u>Agricuture</u> South: <u>Pesidence</u> , <u>Agricuture</u> West: <u>Residence</u> | erty (when applicable, ricutule, cell towers | | | |
| For all projects, answer the following: Square footage and percentage of the total site (approximately) that will be used for the following: Buildings: | | | | |
| 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 su | bmit copy) | | | |
| Proposed sewage disposal: Individual on-site system Other M Community System - List the agency or company responsible for sewage d Do you have a valid will-serve letter? Yes No (If yes, please su | 10 Sewinge produced_ lisposal: bmit copy) SLO County Fire Dept. | | | |
| For commercial/industrial projects answer the following: Total outdoor use area: <u>1.97</u> [] sq. feet [X] acres Total floor area of all structures including upper stories: <u>()</u> sq. feet | | | | |
| For residential projects, answer the following: Number of residential units: Number of bedrooms per un Total floor area of all structures including upper stories, but not garages and ca Total of area of the lot(s) minus building footprint and parking spaces: s | i lt: arports: sf f | | | |
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San Luis Obispo County Department of Planning and Building

File No

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

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

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

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

Physical Site Characteristic Information

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

| 1. | Describe the topography of the site: Level to gently rolling, 0-10% slopes: Moderate slopes - 10-20%: 20-30%: <u>10.9</u> acres All Withwriten will occor on sto <u>acres</u> 0-10% <u>acres</u> | PES |
|----|--|-----|
| | Steep slopes over 30%: <u>19.78</u> acres | |
| 2. | Are there any springs, streams, lakes or marshes on or near the site? The INO If yes, please describe: Seasonal creek 250't away from the Site | |
| 3. | Are there any flooding problems on the site or in the surrounding area? | |
| 4. | Has a drainage plan been prepared? If yes, please include with application. Yes X No | |
| 5. | Has there been any grading or earthwork on the project site? Yes X No | |
| 6. | Has a grading plan been prepared? Yes X No If yes, please include with application. | |
| 7. | Are there any sewer ponds/waste disposal sites on/adjacent to the project? | |
| 8. | Is a railroad or highway within 300 feet of your project site? | |
| 9. | Can the proposed project be seen from surrounding public roads? | |

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Water Supply Information

| 1. | What type of water supply is proposed? |
|-----------------------|---|
| 2. | What is the proposed use of the water? |
| 3. 4. 5. | What is the expected daily water demand associated with the project? <u>Scc. Cannub's Application Supplement</u> How many service connections will be required? <u>O</u> Do operable water facilities exist on the site? |
| 6. | Has there been a sustained yield test on proposed or existing wells? |
| 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 XWater Quality Analysis(XOK or Problems) Will Serve Letter XPump Test Surrounding Well Logs Hydrologic Study Other |
| Ple | ase attach any letters or documents to verify that water is available for the proposed project. |
| <u>Sev</u> | vage Disposal Information |
| lf a | n on-site (individual) subsurface sewage disposal system will be used: |
| 1 2 3 4 5 | Has an engineered percolation test been accomplished? Yes No If yes, please attach a copy. What is the distance from proposed leach field to any neighboring water wells?feet 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 Has a piezometer test-been completed? Yes No If 'Yes', please attach. 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) |
| lf a | community sewage disposal system is to be used: |
| 1 2 3 | Is this project to be connected to an existing sewer line? Yes No Distance to nearest sewer line: Location of connection: What is the amount of proposed flow? GPD Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No |
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Solid Waste Information

- 1. What type of solid waste will be generated by the project?
- Industrial Agricultural Other, please explain? Domestic
- 2. Name of Solid Waste Disposal Company: West Construction and Clean-Up
- 3. Where is the waste disposal storage in relation to buildings? 700 feet North-East of buildings
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes **No**

Community Service Information

- 1. Name of School District: San Luis Coustal Unified School
- 2. Location of nearest police station: 2099 10th St., Los Osos, CA,
- Location of nearest fire station: 2315 Day view Herahts Dr., Los Osos,
 Location of nearest public transit stop: 10th St. at Los Osos Valley Road
- Are services (grocery/other shopping) within walking distance (1/2 mile or closer) 5. of the project? Yes X No

Historic and Archeological Information

- 1. Please describe the historic use of the property: Farming and Residence
- 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? No. Yes 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: Sundar through Saturday Hours of Operation: 24 haves
- 2. How many people will this project employ? THE and 2PTE
- 7-No 3. Will employees work in shifts? Yes If yes, please identify the shift times and number of employees for each shift _
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)? Howering No If yes, please explain: A stight odor mut be detectable during AYes
- 5. Will this project increase the noise level in the immediate vicinity? A Yes [If yes, please explain: Annual ripping, discing, and filling of fields. No (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: None
- 7. Will hazardous products be used or stored on-site? Yes If yes, please describe in detail: Cannub's related fertilizer
- If yes, please attach a copy. No. 8. Has a traffic study been prepared? Yes
- 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. 🖉 Between 4:00 to 6:00 p.m.

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- 10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce Yes No automobile trips by employees
- If yes, please specify what you are proposing: Most employees will live on site, see transportation Are you aware of any potentially problematic readiusty conditions that many one site, see transportation 11. Are you aware of any potentially problematic roadway conditions that may exist or result from the attache
- 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)?
- 2. If yes, is the site currently under land conservation contract?
- 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: Due to steep slopes on portions of the property, Agriculture will only take place on the yentle slopes.

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): M/A
- No 2. Will the development occur in phases? Yes If ves describe:
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with **T**Yes X No If yes, explain: this proposal?
- X No 4. Are there any proposed or existing deed restrictions? Yes If yes, please describe:

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: None

*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: Will use organic practices when possible
- 2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? If yes, please list:

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Yes XNo

Yes No

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): <u>SLO County business license</u>, <u>CA state Sellers Permit</u>, <u>9</u> <u>X</u> <u>Type2</u> Cultivation outdoor small Galifornia Cultivation Permits.

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

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COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING

CANNABIS APPLICATION SUPPLEMENT

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

| Cannabis Activities Proposed | | | | | |
|--|---|--|---------------------|--|--|
| Cultivation | Nursery Dispensary | Manufacturing Distribution Fac | Facility cility | | |
| For Cultivation and Nurseries ON | LY | | | | |
| Approved Cooperative/Collective Re cooperative/collective registration, ye | gistration number. <i>Not</i> ou cannot apply for cu | te: If you do not hol Itivation until 2019. | d an approved | | |
| Approved registration numbe | Approved registration number: CCM2016-00049 | | | | |
| 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: Eric | Powers | | 2. | | |
| Are you planning on cultivating on the same site that a registration was approved for? | | | | | |
| Yes 🗌 No | | | | | |
| What type of State cultivation license are you seeking? | | | | | |
| Type 1 Typ Type 5 Mic Mixed-light | be 2 | oor | Type 4 Outdoor | | |
| Designate the total square footage of | of your cultivation cano | ny area(s) This is r | not necessarily the | | |

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.

<u>85,813.2</u> square-feet.

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.

CANNABIS APPLICATION SUPPLEMENT

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

On my floor plan submitted with the application

Non 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 |
|------------------------|-----------------------------|
| Generato (| 100 |
| | |
| Total Annual kWh: | 100 |

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 | wen | wert |
|----------------|---------|----------|-----------|
| Month and Year | 2019 | 2020 | 2021 |
| Jan 1 | , OI AF | SAME | SAME |
| Feb 2 | IOLAF | \wedge | Λ |
| Mar 3 | IDIAF | | |
| Apr 4 | *13AF | | |
| Ma-1 5 | OLGAF | | |
| June 6 | . 16 AF | | |
| July 7 | . 18 AF | | |
| Aug 8 | ,18AF | | |
| Sept 9 | ,16AF | | |
| Oct 10 | .16 AF | | |
| NoJ 11 | , 01 AF | | / |
| Dec 12 | OL AF | V | |
| Totals | 1.18 AF | SANE | SAME |

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CANNABIS APPLICATION SUPPLEMENT

| | Do you plan on using pesticides? | | | | |
|--|---|--|--|--|--|
| | Yes 🗌 No | | | | |
| | List of pesticides anticipated to be used: Grandevo, Botanigard, Azadirachtin, Bacillus thringiensis, Beauveria Bassiana, insecticidal soups, Iron phosphate Burkholderia good strain A316, natural oils, horticultural oils, isaria fumosorosea, Potasiun brearbonate, Potassium sorbate, sodium bicarbonate, suifer, Bacillus amyloliquefociens strain D747, aliocladium virens, Potassium silicate, Reynoutria sachalinensis extract, trichoderma harzianum, chromobacterium sabtsugae, | | | | |
| | 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 Microbusiness Type N Type P | | | | |
| | 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 | | | | |
| ١ | | | | | |

976 OSOS STREET, ROOM 300 | SAN LUIS OBISPO, CA 93408 | 805-781-5600 | TTY/TRS 7-1-1 planning@co.slo.ca.us | www.sloplanning.org

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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 10 Type 9 – non-storefront dispensary Mierobusiness Will you be delivering to other jurisdictions? **Yes** □ No How many vehicles do you anticipate defivering product? 1-5 11+ N/A Storage Only/Other 6-10 How many deliveries per day do you anticipate delivering product? ☑<10 N/A Storage Only/Other 11-50 51-100 >100

Operations Plan

Outdoor Cultivation

CCM2016-00049 will continue its operations at 2979 Clark Valley Rd. Los Osos CA 93402. The current site cultivates 5000 SQFT of cannabis, this application proposes 1.97 acres of canopy. The proposed area for cannabis production is currently being used for horses. The area will be fenced with a 6' no climb wire fence wrapped in 90% shade cloth held in place with lathes. Only one gate will be installed in order to control access. This gate will remain locked when not in use.

Cal Fire recommends an 18' road be extended from the existing 18' road to the AG exempt barn where a hammerhead turnaround will be located. A 5000 gallon steel water tank will be placed near the hammerhead turnaround.

The land will be prepared by an application of organic fertilizer pellets before ripping and discing.

Various strains and cultivars will be used based on their performance at this site.

Plants will either be grown from seed or clone at a density of 1,000 to 20,000 plants per acre. Seeds will either be started in containers or sown directly into the ground.

Up to 5000 SQFT of hoop house may be used to provide an early start for plants in containers before they are planted in the ground.

Plants that are expected to be over 3 feet in height may require trellising. Trellising will consist of t-posts and agricultural trellis netting.

Yields will vary depending on strains, weather, pest pressure, and many other variables.

Harvest may begin as early as September and go as late as November. Additional harvest labor will be contracted as needed. Plants will be harvested, separated from the stalk, and placed on horizontal screens installed on t-posts outdoors to dry or the plants may be harvested and transported offsite for further processing.

Motion sensing lighting will be placed in key areas on the site for security purposes.

This site does not anticipate odor issues because it will meet either a 300' setback or a natural barrier.

A list of pesticide and fertilizer products that may be used are included in the Cannabis Application Supplement. All products are in compliance with the Department of Pesticide Regulation and the County of San Luis Obispo Agricultural Commissioner.

Waste will be minimal and most materials will be composted. Used agricultural plastics will be recycled at the proper facility.

Please see Cannabis Application Supplement for the proposed monthly water use.

Transportation Management Plan

Property Description

| Address: | 2979 Clark Valley Rd. Los Osos, Ca 93402 |
|--------------|--|
| APN: | 067-132-015 |
| Land Use: | AG |
| Parcel size: | 30.67 acres |
| Owner: | Susan Veley - 597 Loma St, Los Osos, Ca 93402 - (805) 441-4643 |
| Access: | From Clark Valley Rd, turn right onto a private driveway to property |
| Current Use: | Horses + Residences + Cannabis Cultivation |

Project Overview

| Applicant: | Eric Powers/Red Truck Management LLc |
|------------|--|
| Owner: | Eric Powers - 630 Quintana Rd, #113, Morro Bay, Ca - (805)441-7475 |
| Co-Owner: | Megan Souza - 630 Quintana Rd, #113, Morro Bay, Ca - (805)709-0662 |

Eric Powers seeks to establish a 1.97 acre outdoor cannabis cultivation site at 2979 Clark Valley Rd., Los Osos. The project will require up to 1 full-time employee and 2 part-time employees. The full time employee and 1 of the part time employees will live on-site in the farm support unit and 1 part time employee will commute from their home. On a regular workday, 1 full time employee and 1 part time employee will be working together during operating hours. Hours of operation will be 24/7. Most of the work will be performed during early morning hours. Trips generated from transporters, contractors, suppliers, etc will be scheduled outside of peak hours. During the harvest period additional labor may be contracted as needed. Operations during harvest period will be 24/7.

Site Access

Per CalFIRE recommendation, an 16ft-wide gravel road with a hammerhead turn around will be created to connect the cultivation site with the property access driveway.

Parking and Flow

The full time employee and 1 of 2 part time employees will live on-site and so will not be driving to work and will not require parking. There is ample dirt parking surrounding the cultivation site for the 1 part time employee who will require parking and for the various transporters, contractors, suppliers who will visit the site periodically. During harvest

period, the contracted labor will carpool in a vehicle provided by the company to reduce project's contribution to traffic congestion.

With the above scheduling and employee management, there will be no congestion on-site and good flow routes will be maintained—allowing for law enforcement, fire and other officials to show up unannounced without congestion.

Health and Safety Plan

Mold

Humidity in the presence of organic material promotes the growth of mold. The company's cultivation will occur outdoors where plenty of fresh air will be available. These conditions will not create a mold hazard. If employees are handling molded plant material it is recommended that they use either a respirator or a dust mask.

Sensitizers/ allergens

Case reports in the medical literature have described episodes of allergic reactions, hypersensitivity and anaphylaxis to cannabis. Skin contact through personal handling of plant material or occupational exposure has been associated with hives, itchy skin, and swollen or puffy eyes. As with most sensitizers, initial exposure results in a normal response, but over time, repeated exposures can lead to progressively strong and abnormal responses. All of the hierarchy of controls can be used to help eliminate or reduce the effects of sensitizers or allergens.

Jobs roles that include coming in direct contact with plants should be evaluated and a PPE assessment completed.

Our practices:

• The most effective exposure controls is to eliminate the exposure but this approach may not work in all situations.

- Exposure controls at the worker level include work scheduling, job rotation, and worker training.
- Conduct a PPE assessment to determine the need for respiratory protection, skin and eye protection or protective clothing.
- Consider gloves for employees whose jobs require direct handling of plants.
- If an employee develops a rash they should removed from the agent that caused the reaction.

Chemical

Chemical hazards pose a wide range of safety and health hazards. In order to ensure chemical safety in any workplace, information about the identities and hazards of the chemicals must be available and understandable to workers.

Pesticides

cannabis cultivation facilities may have insecticides and fungicides used within the facility. Some pesticides, including neem oil are non-persistent and have low volatility. However, these pesticides have been associated with dermal and respiratory toxicity for the workers who apply them. Workers applying pesticides without proper personal protective equipment may be placing themselves at risk. Applicators need to know the product, use the product according to the label and understand the product's toxicity. Unlabeled or unknown products should never be used. In

addition to reading and following labels for correct pesticide use, labels should also be followed for the proper disposal of pesticide containers.

Management of the company will:

- Provide protections to workers and handlers from potential pesticide exposure;
- Provide training on the safe use of pesticides;
- Provide training on how to avoid exposures to pesticides; and

• Be able to identify pesticides exposure symptoms and how to respond and manage exposures to pesticides if they occur.

Our practices:

• Reading the product label and determining the hazard class of the pesticide from the human hazard signal word that is found on the label (caution, warning, or danger);

• Confirming what precautions must be considered when using the products to protect workers, the public, and the environment. This includes a PPE assessment for workers and handlers;

• Service containers should be labeled with the name of the product, active ingredient, EPA registration number, and each and every human hazard signal word.

• Pesticides must be used pesticides in a manner consistent with their label.

• All pesticide containers should be dedicated to a single product type or intended pest use if the products are compatible (e.g. insecticides, fungicides, herbicides).

- Maintain safety data sheets (SDS) for each product in a hazard communication plan.
- Ensure on a routine basis that only permitted pesticides are used.
- Ensure waste management procedures are consistent with the pesticide label requirements, EPA requirements for pesticide disposal.

• Ensure programs are in compliance with EPA's Agricultural Worker Protection Standard guidelines.

• Evaluate the use of administrative or engineering controls. If administrative or engineering controls cannot be effectively implemented, PPE needs should be assessed.

Nutrients and corrosive chemicals

Cultivation facilities may encounter corrosive chemicals in the mixing of nutrients used for plant growth. Corrosives are materials that can attack and chemically destroy exposed body tissues. Corrosives can also damage or even destroy metal. The stronger or more concentrated, the corrosive material is and the longer it touches the body, the worse injuries can be. Corrosive materials can severely irritate, or in some cases, burn the eyes. Skin can become badly burned or even blister on contact with corrosive chemicals. Respiratory hazards can also occur from breathing in corrosive vapors or particles that irritate or burn the inner lining of the nose, throat and lungs. Most corrosives are either acids or bases. Chemicals used in both liquid and solid forms will be a part of a hazard communication plan and should be stored away from incompatible materials.

Our Practices

Ensure safe working conditions, such as adequate ventilation, for employees using corrosive chemicals, and assess PPE compatibility and accessibility.

- Substitute with a less hazardous material where possible.
- Ensure safety data sheets (SDS) are provided, and nutrients and corrosive chemicals are labeled to identify their contents and hazards per hazard communication standards.
- Provide training on the use, storage, and emergency spill procedures for corrosives.

• Inspect all incoming containers of corrosives to ensure they are undamaged and properly labeled before storing them.

• Store corrosives in the type of containers recommended by the manufacturer or supplier. Corrosives can destroy containers made of improper materials.

• Segregate acids from bases when storing corrosives. Segregate inorganic oxidizing acids (e.g. nitric acid) from organic acids (e.g acetic acid), flammables, and combustibles.

- Segregate acids from water reactive metals such as sodium, potassium, and magnesium.
- Store corrosives on lower shelves at least below eye level and in compatible secondary containers.
- Do not store corrosives on metal shelves.
- Review PPE needed such as gloves and goggles. Ensure PPE is compatible with the chemical(s) being handled.
- Ensure employees are trained on how to appropriately use PPE.
- Provide areas where employees can wash up after using chemicals.

Flammable/ Combustible Liquids

Flammable and combustible liquids are liquids that can burn. Flammable and combustible liquids are present in almost every workplace, including the cannabis industry. Fuels and products such as solvents, thinners, cleaners, adhesives, paints, waxes and polishes may be flammable or combustible liquids. They are classified, or grouped, as either flammable or combustible based on their flashpoints. In general, flammable liquids will ignite and burn easily at normal working temperatures (below 37.8°C (100°F)). Combustible liquids have the ability to burn at temperatures that are usually above working temperatures (above 37.8 °C (100°F) and below 93.3°C (200°F). Containers of Category 1 or 2 flammable liquids or Category 3 flammable liquids with a flashpoint below 100°F (37.8°C) are required to be bonded and grounded. Bonding and grounding should always be used when dispensing flammable liquids as well.

Our Practices

• Eliminate, substitute less flammable chemicals or reduce the quantities of flammable liquids being used if possible.

• Ensure safety data sheets (SDS) for flammable liquids are included in a hazard communication plan.

- Conduct a PPE assessment and ensure PPE is worn.
- Understand that storage requirements for flammable liquids have quantity and compatibility requirements.
- Understand bonding and grounding requirements for transfer of flammable liquids.
- Keep flammable liquid containers closed when not in use.

• Limit quantities of flammable liquids to the amount necessary for the work in progress.

Occupational injuries

Employees in any industry are susceptible to potential injury (work-related or not), which could be anything from slips, trips, or falls, to an auto accident or heart attack. Many minor injuries or health related incidents that occur in the workplace can be treated immediately using first aid. In more severe cases, first aid or CPR can help reduce the long-term severity of an injury or incident by providing temporary treatment until professional help can be obtained.. To handle potential workplace injuries, employers must ensure medical personnel and adequate first aid supplies are available to workers. Procedures should be developed to ensure medical personnel are ready and available for advice and consultation on the overall employee safety and health condition in the workplace. In addition, suitable facilities for immediate emergency use should be provided if exposure to injurious or corrosive materials is possible. Facilities should also use a "universal precautions" approach to infection control to treat all human blood and certain body fluids as if they were known to be infectious for HIV, HBV and other bloodborne pathogens. This involves avoiding contact with bodily fluids by wearing non-porous articles such as gloves, goggles and face shields.

Our Practices

- Develop a written first-aid plan.
- Ensure employees have been provided with clear instructions on how to report their injuries and how and where to seek emergency medical attention.
- Have a person or persons within the facility who are adequately trained to render first aid as needed.
- Employees should be aware of universal precautions should an event occur where they may be exposed to blood or bodily fluids in the workplace.
- Provide workplace first-aid kits that meet ANSI/ISEA Z308.1-2015 standards.
- If any workers are designated to perform first aid as a part of their job, they should be aware of the bloodborne pathogen risks.

Ergonomics

Ergonomics is the study of how humans interact with man-made objects. The goal of ergonomics is to create an environment that is well-suited to a user's physical needs. It is an applied science concerned with designing and arranging things people use so the people and things interact most efficiently and safely. Employers are responsible for providing a safe and healthful workplace for their workers. In the workplace, the number and severity of musculoskeletal disorders resulting from physical overexertion and their associated costs can be substantially reduced by applying ergonomic principles.

Our Practices

- Define clear goals and objectives for the ergonomic process, discuss them with their workers, assign responsibilities to designated staff members, and communicate clearly with the workforce.
- Rotate employees to other jobs that use different muscle-tendon groups.
- Encourage by example and schedule stretch, rest and movement breaks throughout the workday.
- Train staff, supervisors and managers in proper ergonomic postures and techniques to ensure employees are aware of potential ergonomic problems.
- Provide workstations that encourage proper ergonomic postures.
- Provide tools designed for the task, in a variety of sizes to fit the various sizes of employees.
- Encourage early reporting of musculoskeletal disorders (MSDs).
- Ensure tables and chairs to accommodate a variety of body types.

Workplace violence

There may be a false sense of security or general lack of awareness regarding workplace violence in the cannabis industry. The opportunities for violence exist due to the presence of large quantities of product, the possibility of disgruntled employees, angry terminated employees, and a high-stress environment. Workplace violence can take many forms including verbal threats, threatening behaviors or physical assaults. Violence can be committed by strangers, customers or clients, co-workers, or by personal relations.

Our Practices

- Establish a security plan
- Implement a sign-in procedure.
- Post applicable laws in visible locations.

• Establish a zero-tolerance policy toward workplace violence. This policy covers all workers, patients, clients, visitors, contractors, and anyone else who may come into contact with company personnel.

• Establish a clear policy for workplace violence, verbal and nonverbal threats and related actions. All personnel employed in the retail establishment should know the policy.

• Ensure no worker who reports or experiences workplace violence faces reprisals.

• Encourage workers to promptly report incidents and suggest ways to reduce or eliminate risks.

Walking and working surfaces

Regardless of the industry someone works in, workers and visitors to facilities can all be prone to slip, trip, and fall hazards both indoors and outdoors. Some of the causes of slip, trip, and fall injuries include:

- Distracted walking (listening, playing, or talking on devices).
- Uneven footing.
- Wet ground due to watering practices, nutrient mixing, and weather.
- Weather (wet/icy conditions).

• Clutter

Our Practices:

- Ensure walkways are kept orderly.
- Provide proper lighting in all areas to reduce shadows, dark areas, and glare so trip hazards or surface irregularities are clearly visible. Replace non-working light bulbs promptly.
- Encourage employees to wear slip-resistant footwear.

Working at heights

Falls from portable ladders (step, straight, combination and extension) are one of the leading causes of occupational fatalities and injuries. Thinking about fall hazards before the work begins will help the employer manage fall hazards and focus attention on prevention efforts. If personal fall protection systems are used, particular attention should be paid to identifying attachment points and ensuring employees know how to properly use and inspect the equipment.

Our Practices

- Ensure ladders are inspected prior to use and employees are trained on proper ladder safety.
- Ensure employee read and follow all labels/markings on the ladder and only use them for their designed purpose.
- Keep ladders free of oil, grease or other slipping hazards.
- Avoid electrical hazards. Make sure employees know to look for overhead power lines before handling a ladder. Avoid using metal ladders near power lines or exposed energized electrical equipment.
- Make sure employees using ladders always maintain a three-point (two hands and a foot, or two feet and a hand) contact on the ladder when climbing.
- Use ladders only on stable and level surfaces unless they are secured to prevent accidental movement.

• Provide fall protection for accessing or working on rooftops and some overhead storage areas. Include fall protection for work conditions six feet or more above lower level This includes unprotected side edges, leading edges and walking/working surfaces.

Noise

OSHA estimates nearly 30 million workers every year are exposed to hazardous levels of noise. Exposure to hazardous levels of occupational noise can cause noise-induced hearing loss. Noise-induced hearing loss (NIHL) is a reduction in a person's ability to hear sound due to exposure to hazardous levels of noise. This damage can be irreversible. Noise levels can be variable within the different areas of cultivation facilities. Specific tools or machines that are being used can contribute to high noise levels in the facility. To protect workers from NIHL OSHA has set an action level of 85 decibels (dbA). OSHA requires employers to institute a hearing conservation program when workers are exposed to noise levels at or above the action level of 85 dBA. Generally, if a job process or operation is occurring in an area where voices need to be raised from a normal conversations sound level, these areas may be above the action level of 85 dBA and warrant further investigation.

Our Practices

• Eliminate the noise source if possible. Substitution of the loud equipment for quieter equipment if elimination cannot be achieved. Noise controls should minimize or eliminate sources of noise; prevent the propagation, amplification, and reverberation of noise.

- Maintain tools and equipment routinely (such as lubricate gears)
- Reduce vibration where possible.
- Isolate the noise source in an insulated room or enclosure.
- Place a barrier between the noise source and the employee.
- Control exposure by changing work schedules to reduce the amount of time any one worker spends in the high noise area
- Use hearing protectors such as earplugs or earmuffs.

• Implement a hearing conservation program as required by OSHA if levels are at or above the action level of 85 dBA.

Emergencies

Emergencies such as fires and natural disasters can be a hazard in any industry. The most important aspect of preparation is ensuring prevention programs are put in place. The Emergency Action Plans (EAPs) clearly establishes employee roles and responsibilities, evacuation routes, and meeting locations during an emergency. Fire department inspections will help ensure compliance. It is essential to know where fire suppression systems are located and how to use them.

Our Practices

• Determine the sites emergency hazards, including the geographic area, population, and potential natural or manmade emergency situations

- Establish a clear chain of command, and designate a person who is authorized to order an evacuation or shutdown.
- Establish specific evacuation procedures, including routes and exits.
- Establish procedures for assisting visitors and employees to evacuate, consider those with disabilities or who do not speak English.
- Determine which, if any employees will remain after the evacuation alarm to shut down critical operations or perform other duties before evacuating.
- Establish a means to account for employees.
- Inspect and maintain fire suppression systems.

Machines and hand tools

For all machinery, it is key that preventative maintenance programs are put into place to ensure safe operation. Employees who use hand and power tools and are exposed to the hazards of falling, flying, abrasive and splashing objects, or to harmful dusts, fumes, mists, vapors, or gases must be provided with the appropriate PPE.

Our Practices

• Assess machine hazards and ensure engineering controls are in place to protect against employee injuries.

• Ensure employees using any type of machine are trained in their use.

• Ensure employees are trained in the proper use of all tools. Workers should be able to recognize the hazards associated with the different types of tools and the safety precautions necessary.

Parcel Summary Report

Parcel Information

| APN: 067-132-015 | | | | |
|-------------------------|----------------------------|----------------|--|--|
| Assessee: | VELEY SUS | AN E TRE | | |
| Care Of: | | | | |
| Address: | 597 LOMA S | T LOS OSOS | | |
| | CA 934 | 102 | | |
| Description | 1: PARCEL | MAP 16/7 PAR 4 | | |
| Site Addres | ss: | | | |
| 2979 CLAF | 2979 CLARK VALLEY RD, L.O. | | | |
| Tax Rate Area Code: 1 | | 112050 | | |
| Estimated Acres: | | 30.68 | | |
| Community Code: | | EST | | |
| Supervisor District: | | Supdist 2 | | |
| Avg Percent Slope: | | 32 | | |



Selected Parcel

Land Use Information

| Land Uses | Combining Designations | | |
|-----------|-------------------------------|--------------------------|---|
| AG | Coastal Zone Creek or Stream | Flood Hazard Area | |
| | | GSA Geologic Hazard Area | 2 |
| | | Coastal Zone | Parcel location within San Luis Obispo County |

Permit Information

| Permit PROJ-2018-00073 | Description Cannabis Activities | Application Date 11/6/2018 12:00:00 AM |
|----------------------------------|---|---|
| DRC2018-00195 | Land Use | 11/1/2018 2:20:01 PM |
| PRE2018-00065 | Pre-Application | 5/14/2018 9:04:43 AM |
| PMTR2018-00772 | PMTR - Residential Permit | 5/8/2018 9:00:03 AM |
| PMTR2018-00595 | PMTR - Residential Permit | 4/18/2018 12:48:54 PM |
| | | |

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

| PMT2017-01381 | PMTR - Residential Permit | 10/31/2017 4:30:44 PM |
|---------------|---------------------------------------|------------------------|
| CCM2016-00049 | CCM - Condition Compliance Monitoring | 11/1/2016 2:44:03 PM |
| PMT2015-04661 | PMTR - Residential Permit | 6/13/2016 1:45:36 PM |
| DRC2014-00029 | Land Use | 9/18/2014 4:01:17 PM |
| COD2012-00143 | Code Enforcement | 9/26/2012 1:45:05 PM |
| PMT2010-01935 | Determination | 5/12/2011 10:08:51 AM |
| ZON2010-00634 | Zoning Clearance | 5/12/2011 10:05:32 AM |
| COD2008-00633 | Code Enforcement | 5/19/2009 10:40:56 AM |
| SUB2005-00261 | Subdivision | 6/2/2006 3:26:14 PM |
| PRE2005-00092 | Pre-Application | 10/27/2005 12:32:21 PM |
| C1806 | PMTR - Residential Permit | 11/7/2000 12:00:00 AM |

Clerk Recorder Documents

| Clerk Document 2000-R-066087 | Date 11/08/2000 | Document Type O |
|---------------------------------|---------------------------|--------------------|
| 1986-R-010183 | 02/21/1986 | 0 |
| 1975-R-C12011 | 04/22/1975 | C |



Interactive Data Viewer





Interactive Data Viewer







SITE PLAN

| | San Luis Soils & Soid Farm | V Los Osos Valley Ra | JONATHAN McALPIN ARCHITECT |
|---------------------------------|--|---|--|
| | Clark Valley RZ | SITE LOCATION 2979 CLARK VALLEY ROAD | P.O. BOX 639 CAYUCOS, CA 93430 |
| | VICINITY MAP | SCALE: NTS | |
| | SITE ADDRESS: 2979 CLARK VALLEY ROAD LOS OSOS, CA 93402 APN: 067-132-015 APPLICANT: RED TRUCK MANAGEMENT 630 QUINTANA ROAD, UNIT 113 MORRO BAY, CA 93442 ERIC POWERS (805) 441-7475 | ARCHITECT: JONATHAN MCALPIN P.O. BOX 639 CAYUCOS, CA 93430 C-23402 DRAFTER: JOSH MINKEL | |
| | OWNER: VELEY FAMILY TRUST SUSAN VELEY 597 LOMA STREET LOS OSOS, CA 93402 (805) 441-4643 <u>SITE AREA:</u> 30.96 ACRES | | Z |
| | PROJECT DATA | | D |
| | TOTAL EXISTING CULTIVATION TOTAL PROPOSED CULTIVATION AREA WITHIN SETBACK: TOTAL CULTIVATION AREA: | AREA: +0.65 ACRES ON AREA: +1.10 ACRES N +0.22 ACRES 1.97 ACRES | OUTDOOR CANNABIS CULTIV 2979 CLARK VALLEY ROA LOS OSOS, CA 93402 |
| | REFERENCE NOTES 1. 6'-0" NO CLIMB WIRE FEN AROUND PERIMETER OF STORAGE AREAS. 2. COMPOST PILE LOCATIC 3. PESTICIDE AND CHEMIC/4. | ICE WITH SHADE CLOTH CULTIVATION AND N. AL STORAGE LOCATION. | DATE: 10-29-2018 SITE PLAN |
| SCALE: 1"=100'-0" 0 50' 100' | 5. | | A-1 |