

UPDATED PROJECT DESCRIPTION

Project Description

Sidifoax, Inc. (“Sidifoax” or “Applicant”) hereby submits the following updated project description to the application for a Major Conditional Use Permit to conduct cannabis activities submitted on May 1, 2019 (DRC2019-00086). The subject property is located at 7575 Carissa Highway, Santa Margarita, CA, 93453, APN# 072-311-008. The property is approximately 106 acres in size and is zoned for Agricultural use (AG). It is owned by JTA Roth LLC, which is managed by the husband of Sidifoax’s CEO.

Applicant is seeking authorization to cultivate up to 22,000 square feet of cannabis indoors (in greenhouses); one acre of cannabis outdoors; and 5,000 square feet of nursery (in the microbusiness building) on the property. These would be built in phases, as described below.

In addition to cultivation operations, Applicant is proposing to conduct small-scale, non-volatile manufacturing on the property as is permitted by the San Luis Obispo County Code. No infusion would be conducted unless such becomes allowable per county rules. The space allotted for manufacturing would be within the limits set by the county.

Applicant is also seeking authorization to conduct transportation activities as permitted by the County Code. Specifically, only cannabis products harvested or produced on the property would be transported off-site. This has always been part of Applicant’s plan, though it was not specifically mentioned in the Updated Project Description submitted in response to Information Hold Letter #1.

The state licenses that would be applied for include:

- Microbusiness
 - Nursery +
 - Non-Volatile Manufacturing +
 - Distribution (Transport Only)
- Cultivation - Small Mixed-Light
- Cultivation - Medium Outdoor

As indicated above, Applicant would be eligible for a microbusiness license from the Bureau of Cannabis Control since they would be engaging in three of the four listed commercial cannabis activities (cultivation - nursery; manufacturing; and distribution), and these activities would all take place in the same building (the “Microbusiness Building”). Additionally, Applicant would apply for three small mixed-light cultivation licenses, which would correspond to the three greenhouses that are now being proposed on the property. The maximum canopy that Applicant would use between the three greenhouses is 22,000 square feet. Applicant also wishes to reserve the right to apply for one acre of outdoor cultivation at some point in the

future, which would represent the final phase of the project. This would require a medium outdoor cultivation license from CDFA.

The project will occur in phases to allow Applicant to gradually scale up. Phase One will involve the installation of the first set of greenhouses and the cultivation of 8000 square feet of canopy, as well as the construction and operation of the microbusiness building, and would begin upon receipt of the necessary permits and licenses. Phase Two will involve the installation of the second set of greenhouses and the cultivation of 7000 square feet of canopy, and would begin approximately six (6) months after the commencement of Phase One. Phase Three will involve the installation of the third set of greenhouses and the cultivation of 7000 square feet of canopy, and would begin approximately three (3) months after the commencement of Phase Two. Phase Four will involve the outdoor cultivation of up to one acre of canopy, and would occur approximately one (1) to five (5) years after the commencement of Phase Three, if at all. Please refer to the "Breakdown of Project Components" submitted previously for additional information, which is included on the following page for reference.

Exterior lighting fixtures will be mounted at approximately 10 feet above the ground; be spaced 100 feet apart along the driveway fence and at all building entrances and exits; and have no more than a 10 foot-candle intensity at ground level average. There will be a composting area on-site measuring approximately 15' x 15', as indicated on the updated site plan that has been provided.

A Kit Fox Habitat Evaluation Form has been prepared by a qualified, County-approved biological consultant; a copy of that form is included with this re-submission.

Breakdown of Project Components

Project Component	Structure Size (dimensions)	Count	Footprint (sf)	Canopy (sf)
<i>Phase One</i>				
Greenhouses	105' x 96'	3	10,080	8,000
Microbusiness Building	55' x 30'	1	7,150	5,000 for nursery (utilizing "stacking")
Total Phase One		5	17,230	13,000
<i>Phase Two</i>				
Greenhouses	105' x 96'	3	10,080	7,000
Total Phase Two		3	10,080	7,000
<i>Phase Three</i>				
Greenhouses	105' x 96'	3	10,080	7,000
Total Phase Three		3	10,080	7,000
<i>Phase Four</i>				
Outdoor Grow	N/A	N/A	54,000	43,560
Total Phase Four			54,000	43,560
Water Storage Tanks: Four (4) 10,000-gallon tanks, to be built in Phase One				