

RIPARIAN BIOSUPPORT, INC.
PARCEL B
DRC2020-00096
MINOR USE PERMIT: OUTDOOR CANNABIS CULTIVATION
PROPOSAL
UPDATED MARCH 2021

Project Name: 1385 Klau Mine Road – Parcel B

Proposal: **3.75 acre area for Outdoor Cannabis Cultivation (3 ac canopy in hoop houses; 27,500sf Greenhouse (22,000sf canopy), 2,700sf Ancillary Nursery (2,200sf canopy); Ancillary Transport**

Parcel Size: Proposed (subject to COAL 18-0124): 149.75 Acres
Existing: 40.6 acres

APN: 014-331-064

Address: 1385 Klau Mine Road, Paso Robles, California

Land Use Designation: Agriculture

Williamson Act: No

Water: Existing 16 gallons per-minute well, two-inch water lines

Existing Land Use: Cattle grazing, irrigated row crops, agriculture building-workshop, residence

Adjacent Land Use: Cattle grazing, vineyards

Access: Offsite-via easement over adjacent parcel from San Luis Obispo County maintained Klau Mine Road, Existing 16’ wide d.g. access road to existing planting areas (improvements proposed)

Overview

Riparian Biosupport, Inc. (Riparian Biosupport) is applying for a Minor Use Permit to authorize the cultivation of cannabis totaling three acres of outdoor canopy (130,680 square feet), 22,000sf canopy indoor cultivation with ancillary activities (nursery and transport). In March 2019, two Conditional Use Permits were submitted to San Luis Obispo County Planning and Building Department (DRC2019-00047 and DRC2019-00048) at this project site. Both submissions included multiple activities: cultivation, nursery, manufacturing, distribution, processing, and non-storefront dispensary. The project has transitioned to a Minor Use Permit to authorize the cultivation of cannabis, while cattle grazing and irrigated and dry-farmed products will continue to be raised on the remainder of the property outside the proposed site.

The property is registered through a Certification of Cannabis Cultivation Registration Case Identification (CCM2016-00120 Kirk Azevedo, D.C.). The proposed project has been designed in full compliance with LUO Section 4, Chapter 18322.30 - Cannabis Activities as approved by the Board of Supervisors on 27 November 2017. No ground disturbance is proposed, as land preparation within the current project area has occurred for at least 40 years for irrigated and dry-farmed crops (personal communications, Skip Dodd 2018). The proposed project is located at 1375 Klau Mine Road, Paso Robles, California which is approximately 2 miles south of the Adelaida

Cemetery.

SITE

The Riparian Biosupport cultivation located at 1385 Klau Mine Road (Accessor Parcel Number (APN) 014-331-064), in the North County Adelaida Sub Planning Area. Existing uses on the site include an Agriculture shop, pole barn, irrigated crop farming, dry-farming, cattle grazing, and a residence. The location is zoned Agriculture and meets requirements set forth in the San Luis Obispo County Land Use Element Section 22.40 Cannabis Activities. The subject property is currently 40.6 acres and will be adjusted to 149.75 acres through a Lot Line Adjustment (COAL-08-0124).

EXISTING CONDITIONS

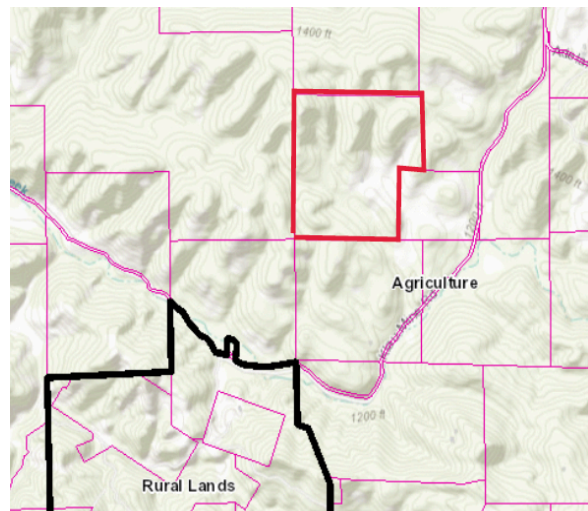
The property is in a sparsely developed region of the county with very low human population density and larger parcel sizes (100+) acres. The site's topography is relatively flat with an average slope of 5% and no areas of cultivation greater than 10%. The site consists of existing, undeveloped irrigated farmland. No ground vegetation or tree removal, land preparation, or grading is required or proposed.

NEIGHBORHOOD COMPATIBILITY

Riparian Biosupport has deliberately selected the property to conduct cannabis-related operations because it is remote, the site is generally not visible from the public road or residences and conforms with existing land use within immediate proximity. All cannabis-related operations will be in full compliance with San Luis Obispo County Land Use Ordinance 22.40.040.

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. The general direction of the prevailing winds is east. Any motion detection lighting used for security will be cast downwards to reduce light pollution. There is no projected increase in noise level from this project.

The property is surrounded by Agriculture and Rural Lands, land use designated lands which consist of agricultural uses: cattle grazing and vineyards. There are not any schools, libraries, parks, playgrounds, recreation or youth centers, licensed drug or alcohol recovery facilities or licensed sober living facilities within 1,000 feet of this subject property. The nearest neighbor from this site is over 4,000 feet from the proposed outdoor cultivation area.



NEIGHBOR NOTICE

An original notice was provided to nearby residents within a 1,000' radius, in March 2019 when the initial application was filed. This project has since been simplified and a courtesy re-notice was resent February 13, 2020 notifying the same residents of the reduced project scope. A copy of such letter is included in this updated project application and the list of neighbors is provided on the plan set title sheet.

PROJECT DETAILS

According to County of SLO LUO Section 22.40, both outdoor/indoor cannabis cultivation activities are allowed on AG land subject to a Minor Use Permit and additional requirements set forth in that section. A minimum of 25 acres within the Agriculture land use category is required to host a maximum 3 acre outdoor cannabis cultivation. This site will be +/- 149.75 acres which will allow up to 3 acres in canopy. Outdoor cannabis cultivation will occur onsite within various clustered 10,000 sf in ground plots and larger in ground plots nearby (refer to site plan). County standards also allow an ancillary nursery so long as it doesn't exceed 25% of the proposed outdoor canopy area. There is a total 130,680 SF outdoor cannabis canopy proposed which would allow up to a 32,670 SF nursery. The applicant is proposing a +/- 2,700 SF ancillary nursery (2,200sf canopy). Additionally, the ordinance allows a 22,000sf canopy for indoor cultivation and a 27,500sf greenhouse structure with 22,000sf is proposed.

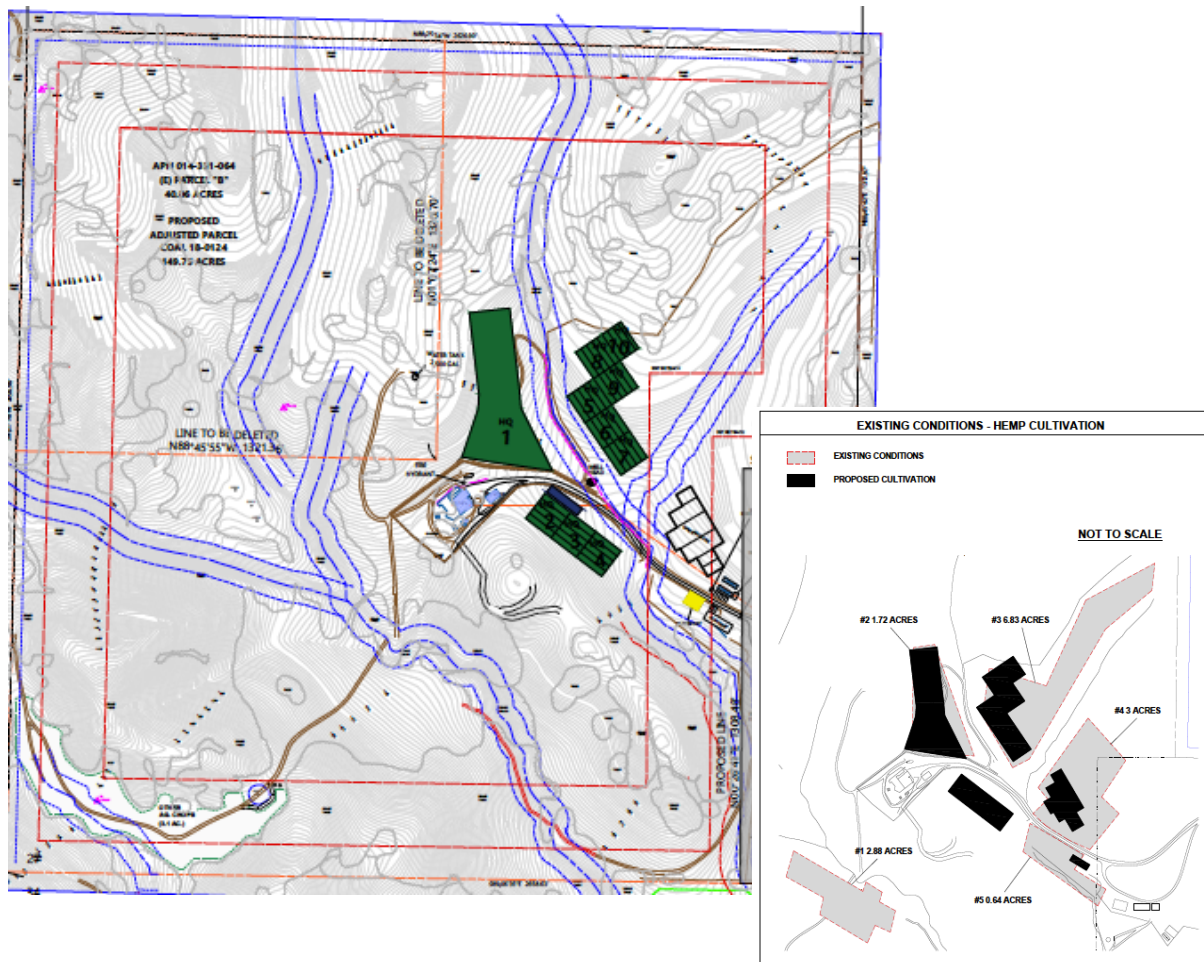
Cannabis Activity	Proposed Canopy		Proposed Gross		Max Allowed	
	SF	Acres	SF	Acres	Canopy	Gross
Outdoor Cultivation	130,680	3	163,350	3.75	3 acres	3.75
Greenhouse	22,000	0.5	27,500	0.63	22,000sf	27,500sf
Ancillary Nursery	2,200	0.05	2,700	0.06	32,670sf	40,837sf
Ancillary Transport	N/A	N/A	2,000	0.16	N/A	N/A
Pesticide Storage	N/A	N/A	320	0.007	N/A	N/A
Fertilizer Storage	N/A	N/A	320	0.007	N/A	N/A

Item #	Use/Activity Proposed	Specific Component	Square Feet	
			Canopy	Gross
1	Outdoor Cultivation	within hoops	130,680	163,350
2	Ancillary Nursery	new structure	2,200	2,700
3	Greenhouse	new structure	22,000	27,500
4	Parking		n/a	815
5	Ancillary Transport	existing transport -hemp	n/a	2,000
6	Composting Area	existing compost -hemp	n/a	3,150
7	Trash Recycling Area		n/a	500
8	Security shed		n/a	120
9	Water Tanks	some existing some new	n/a	2,000
10	Pesticide Storage/Fertilizer Storage	cargo containers	n/a	1,280
11	Restroom (s)	new detached structure	n/a	280
12	Solar			3,000
13	Overflow Parking			4,400

Outdoor Cultivation

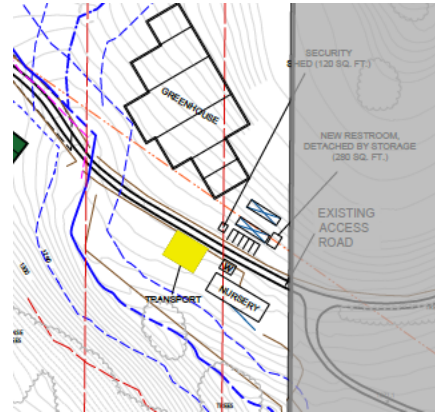
Outdoor cultivation is limited to a maximum of three acres comprised of multiple co-located state licenses. Each premise shall be clearly defined from one another, as defined in *Article 1, Section 8000 – Definitions, Premises, State of California Regulations*.

Three acres (130,680 square feet) of outdoor cultivation area will be cultivated on 3.75 acres of land within a clustered area located in the center of the parcel, where previous hemp cultivation occurred.



Greenhouse

A 27,500sf indoor cultivation structure- greenhouse is proposed near the easterly section of the site, near adjacent operations (separate proposal). The area where sited was previously used for hemp cultivation. The structure is staggered upslope setback from nearby drainage areas. The structure will be polycarbonate material and have a 22,000sf canopy, max allowed. Floor plans and elevations are included with this submittal.



Ancillary Nursery

A +/- 2,700 sf ancillary nursery (+/- 2,200sf canopy) is proposed where the existing pole barn is located.

The cannabis clones/seeds are at their infancy and will be relocated onsite where they will reach full maturity. This is an ancillary nursery so these young plants will not be sold to other licensees and will only be utilized onsite.

Greenhouse and Nursery Lighting

The Greenhouse and Nursery are mixed light and will be shielded from nighttime sky by light deprivation tarps. The tarps aid in plant growth by blocking external light from infiltrating inside the nursery, while also blocking light infiltration outside the structure. These tarps are plastic dark sheeting that are draped over the structures.



Ancillary Transport

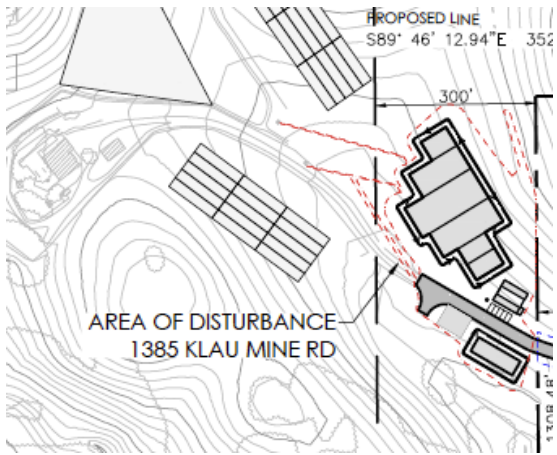
Product will be sold as whole, wet flower. Flowers will be taken off plants in the field, weighed, documented, and loaded into refrigerated, licensed transportation (most likely refrigerated truck) for off-site processing by licensed distributors/processors. There is a designated transport area where product will be loaded into secured vehicles and transported offsite to a licensed processing facility. The area is 2,000sf-refer to site plan. Minor leveling improvements will be necessary and is included in the grading plan area of disturbance. The area will be fenced in and secured, limited to employee

access. The transport is only for cannabis grown onsite and not for immature plants/clones from the ancillary nursery. This transport area is also NOT used as a dispensary or distribution.

Grading Activities:

The following quantities are proposed for site disturbance in order to create building pads (either in preparation for slab or directly attached to ground structures), access and infrastructure to the new greenhouse and nursery: The quantity below indicates disturbance for Parcel B only.

Additional access improvements are located on the adjacent parcel (over 1375 Klau Mine Rd.) and subject to that permit approval (refer to 1375 Klau Mine Rd. grading plans). Excess dirt will be spread amongst the site where cultivation areas are proposed (already disturbed land) and will be compacted and tilled.



PROJECT STATISTICS 1385 KLAU MINE RD (PARCEL B)

Cut 7,035 CY± *, Fill 5,635 CY± *, Total 12,760 CY±
Max. cut = 16 ft, Max. fill = 8 ft
Average slope > 10%
Parcel Area = 149.75 ac±
Pre-Project (sf ±)
Impervious Area = 0 , Total Project Area = 91,390
Post-Project (sf ±)
Total Impervious Area = 30,230, Pervious Area = 61,160
New Imp. Area = 30,230, Removed Imp. Area = 0
Replaced Imp. Surface = 0
Total Site Disturbance = 91,390

* Quantities shown are unadjusted. When subsidence and losses are considered, the earthwork will balance on site.

OPERATIONS

Access

The parcel is accessed from 1375 Klau Mine Road (Parcel A), a 24 foot paved roadbed maintained by San Luis Obispo County. There is an existing paved apron that tapers off Klau Mine Road to the property existing security gate entrance (Photograph 1). Legal access is established with an easement as Klau Mine Rd. crosses over Parcel A to get to Parcel B. The easement is 30' wide and is for ingress/egress per Doc No. 2009031372 O.R. The proposed cultivation site is accessed through the property on an existing 16 feet all-weather access road that stems off of said easement (Klau Mine Rd). The easement is currently being updated with the recent LLA proposal and is attached for reference.



Photograph 2. Existing Gated Entrance, View to the Northwest.

Security

Significantly, security will be greatly enhanced by the nature of the proposed cultivation only plan. Crime and theft exposure are greatly reduced when transporting the product off of the site when it is still wet. Time-risk exposure is reduced by approximately 95% and the value of the product per unit weight is reduced by 90%. This practice is consistent with the other high-value crops we grow such as avocados which are shipped off the farm and to the distributor as soon as possible after picking the fruit. The proposed security plan includes a secure main gate and security cameras overlooking the cultivation areas. Security cameras will be placed at all cultivation area access points, along with a field of view of each cannabis area as well as the product loading/transportation area (refer to site plans included in this submittal). Cultivation areas will have complete visual coverage through the network of surveillance cameras. The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to security protocols. An existing 5-string barbed wire fence runs along the property line and an additional locked gate is located at the ranch entrance. New 8' solid fencing around the cultivation areas and associated structures is proposed. Security camera locations are identified on the site plan. Additional security details are provided on the attached Security Plan.

Odor Management

San Luis Obispo County Land Use Ordinance 22.40.50.D.8 outlines requirements for Nuisance Odors from cannabis cultivation. The ordinance details that all cannabis cultivation shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite.

The proposed operations are not anticipated to cause any odor issues. Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 2,500 feet away, the existing dense vegetation, and topographical relief. The topography and dense vegetation create a natural landscape buffer that prevent odor drift. The project is designed to fully comply with setback requirements as specified in Section 22.40.050.D.8-Nuisance Odors, and as a result, the project meets requirements for mitigating nuisance odors arising from the project.

Indoor structures will implement carbon filters that will attach to the ventilation systems, providing an air extraction system that will capture odor before released into the air. The odor essentially is weeded out and will reduce odor inside the building and beyond.

Signage

No exterior signage distinctive to the cannabis operation is proposed. Signage inside and outside the facility shall indicate the facility is under surveillance twenty-four hours seven days a week. Signage must also indicate that consumption of cannabis on the premises or in the immediate vicinity of the premise is prohibited. One sign approximately 4 x 4 feet noting the following will be posted at the sites entry:

- Riparian Biosupport
- 1375/1385 Klau Mine Road, Paso Robles, California
- “Anyone entering this site must register upon entry”

Parking Plan

The property site provides ample parking areas for the cultivation operations and are not in conflict with any adjacent properties or uses. Onsite parking will be provided to accommodate up to five parking spaces to serve employees, along with a 4,400sf overflow parking area.

Parking is identified on the site plan as a +/-815sf area-5 spaces. Parking will be located on an all-weather-surface, clearly demarking standard four, 9’x18’ parking spaces, product loading areas, accessibility symbols, and one (1) van accessible parking area and loading area are to be provided. Harvest overflow parking areas are also available and noted on the site plan for use when other parking is being occupied.

Parking Modification Request

Modification of parking standards is requested under this Minor Use Permit and is consistent with Chapter 22.18. The project will require limited staff (11 max during harvest). The overall site manager will live onsite which makes one less parking space necessary. Harvest employees will carpool. Equipment parking for tractors, forklifts, and other farm equipment shall be in designated areas and shall be maintained to mitigate spills from oils, hydraulic fluids, coolants, or other solvents by incorporating Secondary Containment and Best Management Practices.

County LUO requires nurseries to provide one space per 500sf of floor area for indoor nursing facilities. The total required parking for indoor structures would be 60 spaces and on ADA space (assuming 30,200sf floor area (nursery and greenhouse). In order to grant a parking modification, the following findings must be made according to Chapter 22.18.020H:

- a. The characteristics of use, the site, or its immediate vicinity do not necessitate the number of spaces, type of design, or improvements required by this chapter; and
- b. 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 special features of the use, site, or site vicinity and
- c. No traffic safety problems will result from the proposed modifications of parking standards.

The characteristics of the proposed operation do not necessitate the number of parking spaces required by Chapter 22.18. At most there will be 11 employees total during harvest which occurs for a few days, five times a year and includes full time employees. Carpool measures will also be implemented. Four full time employees will be onsite at all times overseeing the operation, one of which resides onsite. No traffic safety problems will result from the proposed modification of parking standards. All parking, including an overflow parking area (unimproved) is located adjacent to the cultivation site and indoor structures, refer to site plan. Furthermore, the site has operated under its CCM license with this same number of employees and parking without incident.

Staffing and Employee Safety

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. No manufacturing, dispensary, processing or distribution activities are proposed. No public access to the site will occur at any time. The operation is defined in the table below:

Hours, Staffing, Harvests, Trips

Category	Component	Outdoor Cultivation	Indoor Cultivation, Nursery, & Processing	Maximum # Employees
Typical Season	Months of Operation	March - November	Year Round	4 full-time
	Hours of Operation	7 am – 8 pm, 7 days / week		
	Deliveries to site / month (vehicle type)	7 (van / truck)		N/A
Harvest ¹	Harvest # per Year / (Months)	2 per year / (June/July & Oct/Nov)	5 per year / (spread out during the year)	7 seasonal
	Hours of Operation	6 am – 8 pm, 7 days / week		
	Deliveries from site / month (vehicle type)	2 (van/truck)		N/A

Notes: ¹Deliveries to/from site during harvest are incorporated into typical totals.

Traffic

Typical traffic trips involve those created by the four full time employees (4 round trips) and some deliveries associated with administration (typical fed-ex type supply deliveries). Daily trips should not exceed 10 trips during typical operation. Harvest trips may add another 11 daily round trips for employees; however, these employees will most likely carpool as they have in the past with the hemp production.

Transport for each harvest will require 5-10 trips weekly during June/July and Oct/Nov for the outdoor product and an additional 5-10 during indoor harvest which occurs 5 times a year. Transport will be provided with an outside licensed transport (refrigerated truck/van that can enclose product) that will come and pick up product in the designated transport area and take product to a licensed facility for further processing. At any time (factoring in harvest, transport and max employees onsite) the site should not require more than 30 daily trips.

Water Management Plan

The site is served by one existing groundwater well that has historically served the property for agricultural use. (See attached well pump and irrigation water crop compatibility tests). No import of water is necessary or will occur in association with the proposed cannabis cultivation operations. Limited surrounding agriculture combined with high recharge potentials support the land use of commercial cannabis cultivation. The projected water usage for all cannabis operations is 4.21-acre feet per year (refer to attached Water Management Report-separate cover by Wallace Group). Water saving practices will include the use of drip and micro-sprinkler irrigation emitters. Wi-Fi connected water moisture sensors will be used to determine optimal irrigation timing. The availability of water for the proposed project is evidenced by the well test report by Farm Supply, Paso Robles. The report documents a well producing 16 gallons per minute, with a recovery time of six minutes 35 seconds proving ample available water for all existing, proposed uses, and reserve capacity for emergency fire response. The tables and excerpts below are quoted from Wallace Group’s water use evaluation report dated July 13, 2020.

Table 1: Annual Water Demand Estimate			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Outdoor Cultivation: 130,680 sf	130,680 square feet canopy area x 0.03 gal/sf/day x 180 days	705,672	2.17
Indoor Greenhouse Cultivation: 22,000 sf	22,000 square feet canopy area x 0.1 gal/sf/day x 270 days	594,000	1.82
Indoor Nursery Cultivation: 2,700 sf	2,700 square feet canopy area x 0.1 gal/sf/day x 270 days	72,900	0.22
Total New Water Demand			4.21

Table 2. Estimated Monthly Water Demand for Cannabis Cultivation					
Month	ETo (in)**	Outdoor ETo During Growing Season (%)	Outdoor Cultivation Water Use/Month (AF)	Indoor Water Use/month (AF)	Total Water Use/month (AF)
October	3.50	-	-	0.17	0.17
November	2.02	-	-	0.17	0.17
December	1.51	-	-	0.17	0.17
January	1.69	-	-	0.17	0.17
February	2.24	-	-	0.17	0.17
March	3.72	-	-	0.17	0.17
April	4.76	13.5	0.29	0.17	0.46
May	6.03	17.1	0.37	0.17	0.54
June	6.56	18.6	0.40	0.17	0.57
July	6.60	18.8	0.41	0.17	0.58
August	6.30	17.9	0.39	0.17	0.56
September	4.94	14.0	0.30	0.17	0.47
Total	49.87	100%	2.17	2.05	4.21

**California Irrigation Management Information System (CIMIS) Weather Station #163; Atascadero (active November 2000 to March 2018)

An existing water tank (2,500 gallon) is noted on the site plan and additional 4 more 5,000 gallon tanks proposed in the same vicinity (near HQ 1) are also illustrated on the plans.

Wastewater and Cannabis Waste Material

Cannabis cultivation will not produce any wastewater, as all water is used within the planting environment. All green waste consisting of dead and/or stripped of flower plants in the field and soil is composted onsite within the site cultivation's composting area. No improvements are necessary to reach the compost area. There will be a +/-3,150sf compost area adjacent to the outdoor cultivation area, near the existing shop and residence. Regular trash and recycle bins will be collected by the local waste management company. No cannabis green or liquid waste will be allowed to be in these

containers. These containers are identified as 'W' on the site plan. The attached Waste Management Site Plan provides additional details.

Domestic waste will be treated with a new detached restroom area near the parking area. A new septic system and leachfield expansion area is proposed and located on the updated site and civil plans.

Pesticide and Fertilizer Usage

Pesticide and fertilizer usage will be in accordance to the County of San Luis Obispo Department of Agriculture standards. The applicant has a Pesticide Operator Identification Number (PA-4080065) and shall receive, store, apply, and dispose of such fertilizers, pesticides and other materials in full compliance with applicable regulations. All pesticides and fertilizers will be stored in separate cargo containers (1,280sf total) near the greenhouse and parking area.

All materials stored within the pesticide storage shed will be conducted according to standard good agricultural practices. Strict compliance with the County Ag Commissioners Office and the Regional Water Quality Control Board and California Department of Fish and Wildlife will be followed. Further details are included in the attached Hazardous Material and Pesticide Plan.

Setbacks

Land Use Ordinance Section 22.40.050 (D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 feet from all property lines and public rights of way unless a modification request is made. The cultivation areas are beyond the 300' required setback from all property lines. All other structures meet the required setbacks. The nursery and greenhouse have been placed outside of the 100' setback and restrooms and storage structures are more than 30' from all property lines. No modifications to the setback standards are requested.

The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et. al) are located well outside the 1000-foot setback required by Land Use Ordinance Section 22.30.D.1. The Agriculture zoned parcel size of 149.75 acres meets the size requirement of 25 acres for 3 acres of outdoor cultivation.

Air Quality

The project is located on an existing agricultural site, accessed through a private driveway with no new grading required. There are no predicted air quality impacts.

Dust Control

Dust suppression measures will be applied to the existing access road for operation mitigation. Additionally, the cultivation area will be ripped, disked just after the rainy season to strategize for cultivation. Onsite roads will also implement dust control measures in compliance with the Air Pollution Control District's CEQA Handbook Section 3.6.3.

Screening and Fencing

There is an existing five strand barbed wire cattle fencing along Klau Mine Road and around the perimeter of the property which will remain. The site has a main controlled gate with a camera. New cultivation perimeter fencing is proposed and is illustrated on the security fencing plan. The fencing will be solid and 8' in height. Additionally, the site is not visible and screened with topography and dense oak groves which makes it impossible to see the operation from public view.

Cultural Resources

The Cultural Resources Survey Report (Joslin 2018) is provided under separate cover. An updated letter that corresponds to the latest project plans is provided as a supplemental review.

Biological Resources

An updated Biological Resources Report (Merk 2020) is provided under a separate cover.