



THIS IS A NEW PROJECT REFERRAL

DATE: 3/13/2018
TO: 5TH District Legislative Assistant, Ag Commissioner, Building Div, County Fire/Cal Fire, Public Works, Sheriff, RWQCB, Templeton Area Advisory Group, AB 52
FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
PROJECT NUMBER & NAME: DRC2018-00016 FINLEY FAMILY FARMS
PROJECT DESCRIPTION: Proposed Minor Use Permit for cannabis cultivation including 3 – 1acre outdoor cultivation sites and 1 2,200sq/ft greenhouse. To be located at 630 El Pomar Dr. Templeton, CA.
APN(S): 033-231-026

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
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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 Robert Finley Daytime Phone 805 610-3885
 Mailing Address 630 El Pomar Templeton CA Zip Code 93465
 Email Address: diamondfmg@gmail.com

☒ Applicant Name Bret Finley Daytime Phone 805 975-2853
 Mailing Address 630 El Pomar Templeton CA Zip Code 93465
 Email Address: diamondfmg@gmail.com

☐ Agent Name Matthew Goodman Daytime Phone 323-496-2122
 Mailing Address 1620 Nipomo St S.L.O. CA Zip Code 93401
 Email Address: img4goodman@gmail.com

PROPERTY INFORMATION

Total Size of Site: 5 acres (3 formable) Assessor Parcel Number(s): 033-231-026
 Legal Description: Connch's Perm
 Address of the project (if known): 630 El Pomar 2 Dr Templeton CA 93465
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Vineyard Exit Pass downtown to El Pomar
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Dry Farming / gravel

PROPOSED PROJECT

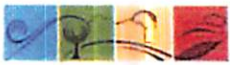
Describe the proposed project (inc. sq. ft. of all buildings): Cultivation and storage of conch

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 Robert Finley Date 3-1-18

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): N/A

Describe existing and future access to the proposed project site: ENC - 2018 0008

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: AS South: AS
East: AS West: AS

For all projects, answer the following:

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

Buildings: 0 sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other (specify) 1000 tents 3 acres
Total area of all paving and structures: _____ sq. feet _____ acres
Total area of grading or removal of ground cover: _____ sq. feet _____ acres
Number of parking spaces proposed: 6 Height of tallest structure: 10'
Number of trees to be removed: 0 Type: _____
Setbacks: Front 300 Right 300 Left 300 Back 300

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 Patch - Party
☐ 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: _____ sq. feet ☒ acres 3.5
Total floor area of all structures including upper stories: 0 sq. feet

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: _____ sf



File No _____

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 Ho DWP System
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 55,000 gpi. per month
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis (☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 1000+ 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: _____
3. Where is the waste disposal storage in relation to buildings? No 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: Templeton
2. Location of nearest police station: 2 mi
3. Location of nearest fire station: 19 mi
4. Location of nearest public transit stop: 12 mi
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: Logging & grazing
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.

6 am - 6 pm

1. Days of Operation: M-F Hours of Operation: 6 am - 6 pm
2. How many people will this project employ? 3
3. Will employees work in shifts? ☐ Yes ☒ No
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)?
☒ Yes ☐ No If yes, please explain: Cannabis odor mitigation addressed
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: _____
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. _____ Between 4:00 to 6:00 p.m. _____

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☒ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

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): Indicated on Plan sets
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: Phase 1: Infrastructure Phase 2: Plant Crop
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: Vertical Integration
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: Drought Resistant Landscaping

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Drought Resistant Landscaping

*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:
300 ft Set Back - 6 ft Max Section Fence
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

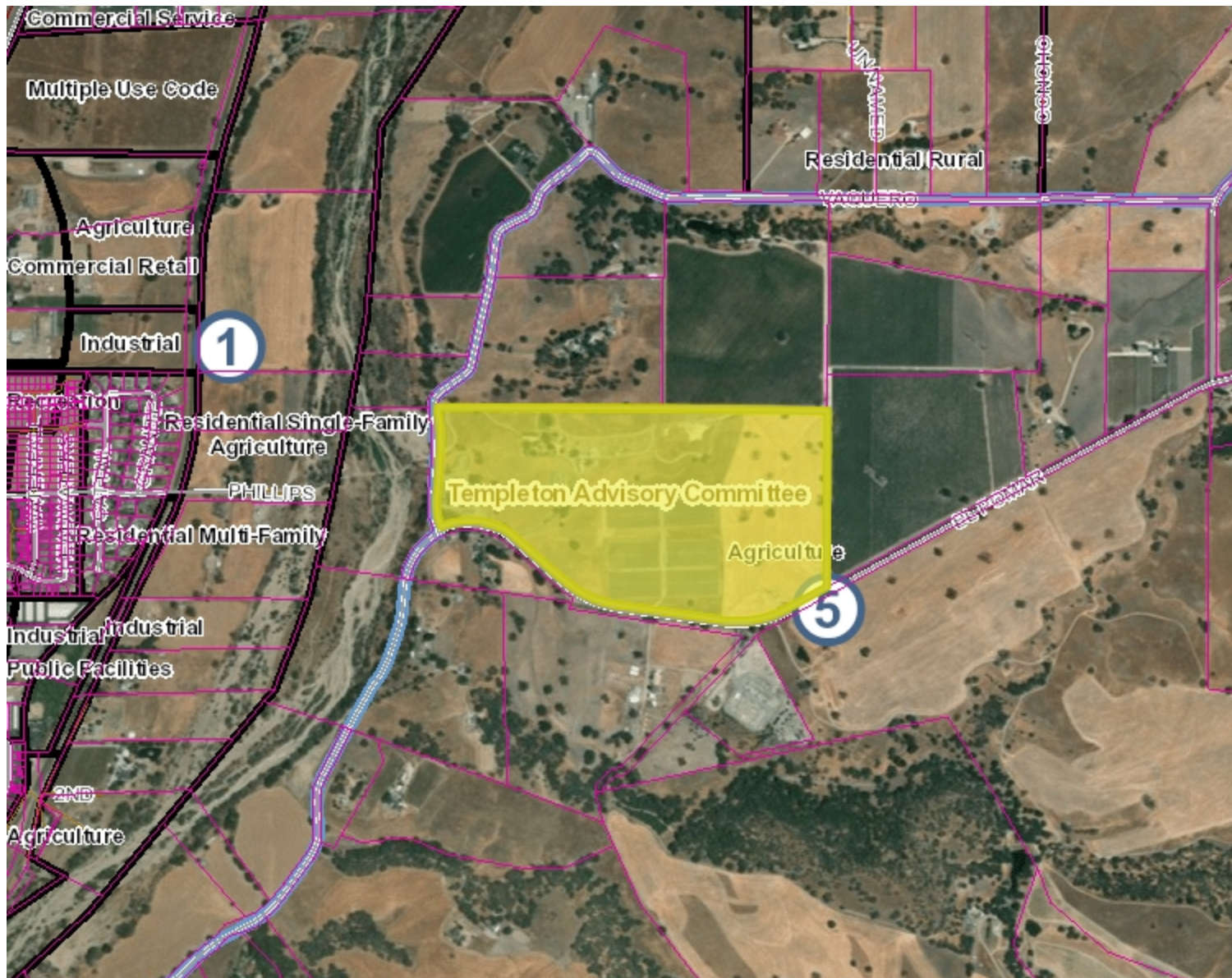
If yes, please describe and provide "ED" number(s): _____

Other Related Permits











1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): State Certification from Cal Councils

(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)

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

-3,009.33 0 1,504.66 3,009.33 Feet 1: 18,056

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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





Interactive Data Viewer



Legend

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

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

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Map for Reference Purposes Only





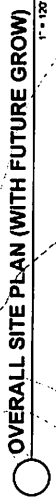


PLAN PREPARED FOR:

These drawings are the exclusive property of G.H. Drayton designs and shall be used solely for the purpose of this project on this site. Any use other than the intended use without the written consent of G.H. Drayton designs and Dave Humphrey is prohibited.

DATE 07/14/2019

A-1.2





DRAFT & DESIGN
10000 N. 10TH AVE.
SUITE 100
DENVER, CO 80231
303.755.1211

ROBERT FINLEY
630.640.EL POMAR DR.
TEMPLETON, CA 93465

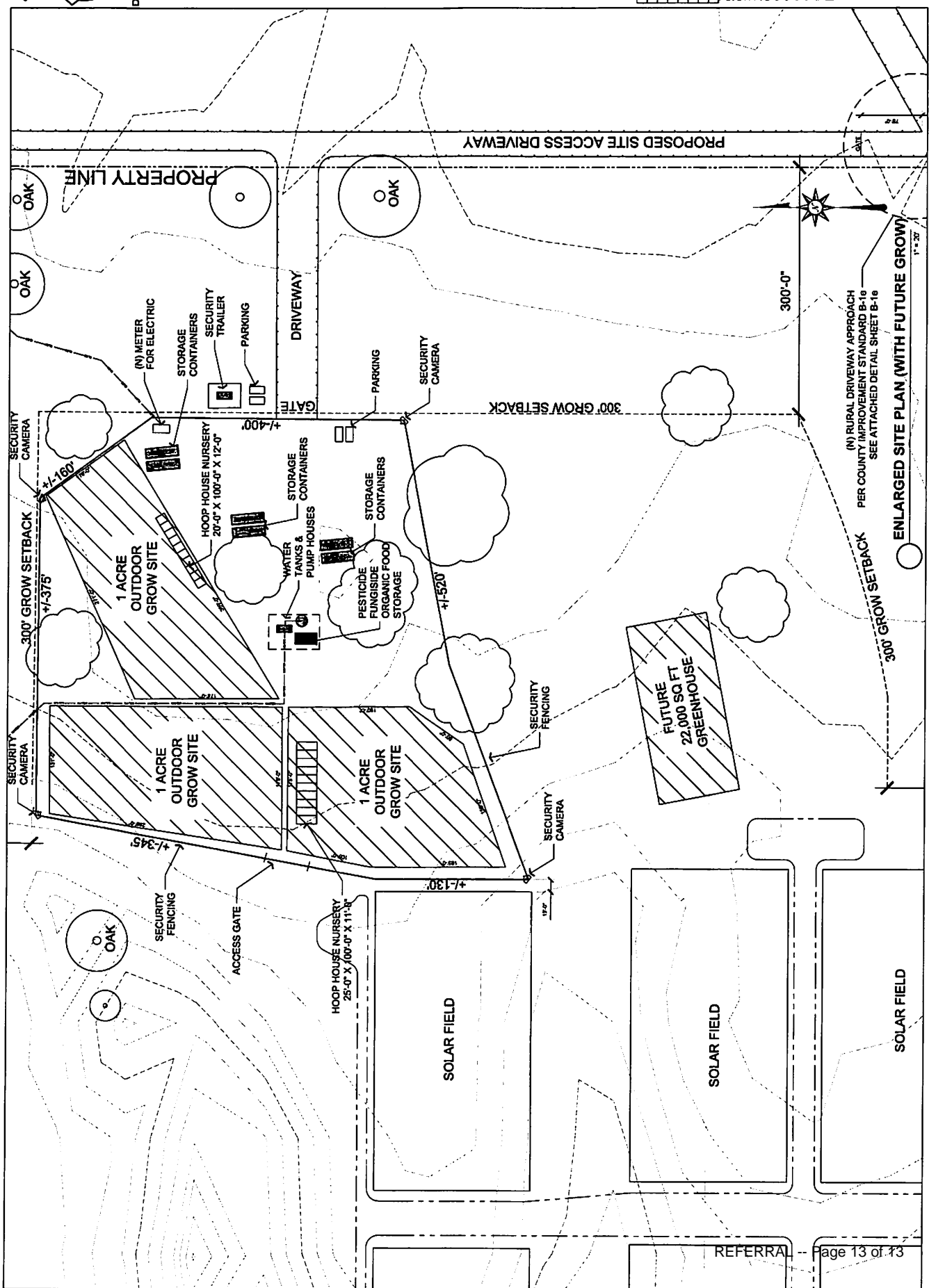
PLAN PREPARED FOR:

REV.	DESCRIPTION	DATE

PROJECT NO.
SHEET NO.
DATE
DRAWN BY
CHECKED BY
APPROVED BY

FUTURE GROW
SITES

A-3



(N) RURAL DRIVEWAY APPROACH
PER COUNTY IMPROVEMENT STANDARD B-16
SEE ATTACHED DETAIL SHEET B-16

300' GROW SETBACK

SOLAR FIELD

SOLAR FIELD

SOLAR FIELD

REFERRAL

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