



THIS IS A NEW PROJECT REFERRAL

DATE: 4/20/2018
TO: 1st District Legislative Assistant, Building Division, CalFire/County Fire, Public Works, RWQCB, CA Fish and Wildlife, U.S. Fish and Wildlife, Cal Trans, Templeton Area Advisory Council, AB52
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)

PROJECT NUMBER & NAME: DRC2018-00053 GARDNER/MCALLISTER

PROJECT DESCRIPTION: Proposed Minor Use Permit for three 1 acre outdoor cannabis cultivation sites and 22,000 sq/ft indoor cannabis cultivation alongside 4,800 sq/ft accessory buildings to be used for processing to be located at 6480A York Mountain Rd. Templeton

APN(s): 014-221-010

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.

Form with columns for Date, Name, and Phone.



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit  Tree Permit  Minor Use Permit
- Conditional Use Permit/Development Plan  Plot Plan
- Curb, Gutter & Sidewalk Waiver  Other  Site Plan
- Surface Mining/Reclamation Plan  Zoning Clearance
- Amendment to approved land use permit  Variance

Department Use Only  
Do Not Mark  
(Staff Apply Label Here)

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Frank Ricigliano and Susan Sullivan Daytime Phone \_\_\_\_\_  
 Mailing Address PO box 1060 Templeton, CA 93465 Zip Code \_\_\_\_\_  
 Email Address: [REDACTED]

Applicant Name Laura A. Gardner (CCM2016-00156) / Jim McAllister (CCM2916-00135) Daytime Phone \_\_\_\_\_  
 Mailing Address 092-302-025 / 043-151-005 Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Kirk Consulting / Lisa Bugrova/ Jamie Jones Daytime Phone 805-461-5765  
 Mailing Address 8830 Morro Rd, Atascadero, CA Zip Code 93422  
 Email Address: Lisa@kirk-consulting.net

### PROPERTY INFORMATION

Total Size of Site: 77 Acres Assessor Parcel Number(s): 014-221-010

Legal Description: \_\_\_\_\_

Address of the project (if known): 6480 A York Mountain Road, 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.: Access off of York Mountain road just off off California State Highway 46

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Crop cultivation and private residency

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See Project Description

### 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 \_\_\_\_\_ Date \_\_\_\_\_

**FOR STAFF USE ONLY**

## OTHER INFORMATION

Legal Lot Verification - how the parcel(s) was legally created.

Abandoned oil and gas wells - if applicable - information is available from the California Division of Oil & Gas, 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246.

## SUPPLEMENTAL INFORMATION

The following information may be required to be submitted before a review of the application can be completed. If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.

- Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180 et seq.
- Fire Safety Plan prepared pursuant to Section 22.52/23.05.080 et seq.
- Preliminary Grading/Drainage Plan - when required by Section 22.52/23.05.020 & .040
- Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- Archeological Report - where required, submit two copies.
- Botanical Report - where required, submit two copies.
- Biological Report - where required, submit two copies.
- Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- Traffic Study - where required, submit two copies.
- Geologic Report - where required, submit two copies.
- Visual Analysis - for applications that propose development along significant visual corridors (such as Highways 101 and 1).
- Location, size, design and text of all existing and proposed signs.
- Location and design of solid waste disposal facilities - as required by Section 22.10.150/23.04.280.
- Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided.
- Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- Water will-serve letter OR Well pump test (4-72 hour).
- Sewer will-serve letter OR Percolation tests.
- County Public Works road requirements.
- Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan.
- Cost Accounting Agreement.
- Other \_\_\_\_\_



# 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): \_\_\_\_\_

Describe existing and future access to the proposed project site: Existing/Primary access to remain off of York Mountain Road

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

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

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

**For all projects, answer the following:**

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

Buildings: 14,400 sq. feet 0 % Landscaping: 0 sq. feet 0 %  
Paving: 0 sq. feet 0 % Other (specify) Outdoor Canopy Area 3 acres

Total area of all paving and structures: 14,400  sq. feet  acres

Total area of grading or removal of ground cover: 0  sq. feet  acres

Number of parking spaces proposed: 12; no grading/ Height of tallest structure: 14'

Number of trees to be removed: paving Type: \_\_\_\_\_

Setbacks: Front 343' Right 300' Left 900' Back 650'

**Proposed water source:**  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

**Proposed sewage disposal:**  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

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

**For commercial/industrial projects answer the following:**

Total outdoor use area: 3  sq. feet  acres

Total floor area of all structures including upper stories: 14,400 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~~





**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain Cannabis cultivation  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial – Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 3.96 acre feet per year
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: onsite wells
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 SWRCB Diversion Statement

**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? Leachfield Existing  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 200' 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? Within proposed buildings
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?     Yes     No  

On Site Organic Composting in grow Areas

**Community Service Information**

- 1. Name of School District: Templeton Unified School District
- 2. Location of nearest police station: Paso Robles Police Department
- 3. Location of nearest fire station: Templeton Fire Department
- 4. Location of nearest public transit stop: n/a
- 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: Agricultural cultivation, single family residences
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?     Yes     No  
 If yes, please describe: \_\_\_\_\_
- 3. Has an archaeological surface survey been done for the project site?     Yes     No  
 If yes, please include two copies of the report with the application.

**Commercial/Industrial Project Information**

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

- 1. Days of Operation: 7 days    4-6 + 5    Hours of Operation: 6 am - 2 pm
- 2. How many people will this project employ? seasonal    4 residents onsite, 1 Seasonal Harvest Staff to Carpool w/ offsite manager
- 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: \_\_\_\_\_
- 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. 0    Between 4:00 to 6:00 p.m. 0

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: Seasonal Staff to Carpool with Manager

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: N/A

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): n/a

2. Will the development occur in phases?  Yes  No

If yes describe: \_\_\_\_\_

3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No If yes, explain: \_\_\_\_\_

4. Are there any proposed or existing deed restrictions?  Yes  No

If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: N/A

\*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:

Carpooling, organic farming, use of onsite staff

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): CDFA, BCC

(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



# STORMWATER CONTROL PLAN APPLICATION AND COVERSHEET

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

## 1) APPLICANT INFORMATION

Applicant Name: Jim McAllister, Laura A. Gardner Daytime Phone: \_\_\_\_\_  
Mailing Address: 043-151-005, 092-302-025 Zip Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_

## 2) PROJECT INFORMATION

**PRELIMINARY** – Subdivision or Land Use Permit       **FINAL** – Construction Permit  
Permit Number: upon issuance  
Property APN: 014-221-010

*FOR ITEMS # 3, 4, and 5 – Please Refer to Chapter 3 of the PCR Handbook*

## 3) IMPERVIOUS SURFACE VALUES– Refer to the Glossary or Appendix C in the PCR Handbook

Pre-Project (sqft)  
Impervious Area: 9,744 sq ft. Total Project Area: 77 acres  
Post-Project (sqft)  
Total Impervious Area: 14,400 sq ft Pervious Area: \_\_\_\_\_  
New Imp. Surface: 0 Removed Imp. Surface: 0  
Replaced Imp. Surface: 0  
Total Site Disturbance 0

## 4) REVIEW FOR EXEMPTION– Refer to Figure 3-2 in the PCR Handbook

- SWCP REQUIRED** – The project is located in a Stormwater Management (MS4) Area and involves at least 2,500 square feet of impervious surface area.
- SWCP EXEMPT** – The project is exempt from a Stormwater Control Plan for the following reason:
- Outside of MS4.** The project is not located in a Stormwater Management Area.
  - Less than 2,500 square feet.** The project creates or replaces less than 2,500 square feet of impervious area.
  - Previous land use approval.** The project has received land use approval prior to March 6, 2014. Project Number: \_\_\_\_\_

5) PERFORMANCE REQUIREMENTS

Check the applicable performance requirements and identify whether the project meets the requirement:

Exempt from SWCP

- #1 – Site Design Performance Requirement Met?  YES  NO
- #2 – Water Quality Treatment Performance Requirement Met?  YES  NO
- #3 – Runoff Retention Performance Requirement Met?  YES  NO
- #4 – Peak Management Performance Requirement Met?  YES  NO

Are structural stormwater control measures proposed?  YES  NO

6) DESIGN CRITERIA – Refer to PCR Handbook, Appendix A

Exempt from SWCP

Watershed Management Zone # \_\_\_\_\_

Applicable Rainfall Event (percentile): \_\_\_\_\_

24-hour Rainfall Isohyetal Line (in): \_\_\_\_\_

7) CERTIFICATION

- Exempt.** This project is exempt from submitting a SWCP.
- Full Compliance.** This project fully complies with all applicable Performance Requirements.
- Alternative Compliance.** This project is unable to fully comply with all applicable Performance Requirements. As such, the applicant is requesting to use methods of alternative compliance.

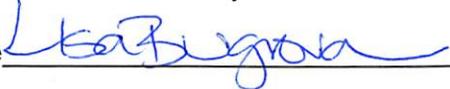
Reason for non-compliance: \_\_\_\_\_

Method for alternative compliance: \_\_\_\_\_

This SWCP was prepared by a Registered Civil Engineer:  YES  NO

Engineer Name \_\_\_\_\_ License No. \_\_\_\_\_

I have completed this form accurately and declare that all statements here are true.

Preparer signature  Date 4-17-18

Preparer's name (if other than the Engineer listed above) Kirk Consulting / Lisa Bugrova

# STORMWATER SITE DESIGN ANALYSIS

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## SITE DESCRIPTION

- Is the project site within the Central Business District?       YES       NO  
Was the project site previously developed?                       YES       NO  
Is the project site surrounded on all sides by development?       YES       NO

## SITE DESIGN

For each of the following, please describe how this project has complied to the *maximum extent practicable* with the following site design and runoff reduction strategies (attach additional pages if needed):

1. Limit disturbance of creeks and natural drainage features.

The proposed project meets required creek setbacks.

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2. Minimize compaction of highly permeable soils.

No compaction of highly permeable soils will occur.

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3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.

No clearing or grading of native vegetation will occur.

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4. Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural, undisturbed state.

Improvements on least-sensitive portion of site.

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

PLN-2018  
 12/8/2017

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

**Cannabis Activities Proposed**

*supportive clones for onsite only*

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

**For Cultivation and Nurseries ONLY**

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

Approved registration number: CCM2016- 00135/00156

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: Laura A. Gardenr, Jim McAllister

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

- Yes       No

What type of State cultivation license are you seeking?

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

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

*3 acres + 22,000 sq.ft.*

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

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

## CANNABIS APPLICATION SUPPLEMENT

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

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

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

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

Source or utility name	Expected kWh drawn annually
PGE 220+ amp (existing)	337,934
Solar Energy Supplement	
<b>Total Annual kWh:</b>	

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	Total Water Use/Month		
Month and Year			
1	0.15 acre feet		
2	0.15 acre feet		
3	0.15 acre feet		
4	.39 acre feet		
5	.46 acre feet		
6	.48 acre feet		
7	.48 acre feet		
8	.47 acre feet		
9	.40 acre feet		
10	0.15 acre feet		
11	0.15 acre feet		
12	0.15 acre feet		
<b>Totals</b>	3.56 acre feet/year		

## CANNABIS APPLICATION SUPPLEMENT

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### For Dispensaries ONLY

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

- Type 9 – non-storefront dispensary       Type 10       Microbusiness

Will you be delivering to other jurisdictions?

- Yes       No

How many vehicles do you anticipate delivering product?

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

How many deliveries per day do you anticipate delivering product?

- <10       11-50       51-100       >100       N/A Storage Only/Other

## CANNABIS APPLICATION SUPPLEMENT

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Do you plan on using pesticides?

Yes       No

List of pesticides anticipated to be used: \_\_\_\_\_

### **For Manufacturing ONLY**

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

Type 6       Type 7       Type N       Type P  
 Microbusiness

What type of products do you plan on manufacturing?

Oils       Edibles       Topicals       Other \_\_\_\_\_

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

Yes      No

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

Butane       Propane       Hexane       Carbon Dioxide  
 Ethanol       Mechanical       None  
 Other \_\_\_\_\_

### **For Distribution ONLY**

What type of State distribution license are you seeking?

Type 11       Type 11 – Transport Only

Will you be operating a storage-only business?

Yes      No

How many vehicles do you anticipate transporting/distributing product?

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

## Site Background and History

The 77 acre property is located approximately 7 miles west of Templeton in an unincorporated area of San Luis Obispo County. The property is zoned Agriculture and includes two homes, a barn, and several outbuildings.

Farming and ranching has been conducted on the site since the early 1990's. Irrigated crops have included grapes, orchards, alfalfa hay, squash, and peas. Dry farmed crops include grapes, barely hay, and oat hay. Dairy and beef cattle, horses, poultry, and swine have been raised on the property in tandem with the farming operations. Farming operations involve disking, mowing, and harvesting throughout the year.

The proposed farming operation will produce a higher yield of crop while using less land and fewer resources. Only 7% of the property will be used for the proposed project.

Power is provided to the site by PG&E. However, most of current electrical needs are provided by an onsite solar array. An onsite well (Water Diversion Permit # ) supplies the property. Water, power, and soil conservation have been practiced on the site for two decades. Composting and recycling are standard operating procedure throughout the property.

Natural vegetation and geological features provide screening and security for the site. This is enhanced by fencing, gates, and limited access. The proposed farming operation is situated on the property to take advantage of natural screening, distance from neighbors, existing infrastructure and utilities, and to avoid grading.

Proposed structures, will mimic the size, configuration, color, and construction materials of those already in the neighborhood and on the adjacent property.

The owners of the property bring significant engineering, construction, and environmental science experience to the proposed operation. The owners hold licenses and advanced degrees in Environmental Science, Public Health, Landscaping, Engineering Construction, and General Building. Their extensive experience in organic farming, environmental protection, wildlife preservation, nursery operations, hydroponics, regulatory compliance, public health, and resource conservation make them ideally suited to the proposed farming project.



ALLORA SPRINGS  
SUPPLEMENTAL DEVELOPMENT STATEMENT  
CANNABIS CONDITIONAL USE PERMIT  
6480 YORK MOUNTAIN ROAD, TEMPLETON, CA 93465  
APN (014-221-010)  
**PROJECT DESCRIPTION**

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<b>Parcel Size:</b>	77 Acres
<b>APN:</b>	APN (014-221-010)
<b>Address:</b>	6480 York Mountain Road, Templeton, CA 93465
<b>Land Use Designation:</b>	AG
<b>Williamson Act:</b>	No
<b>Water:</b>	On-Site Well
<b>Existing Uses:</b>	Agriculture grazing, cultivation and Single-Family Residences
<b>Access:</b>	York Mountain Road

The subject property consists of 1 parcel totaling 77 acres, located at 6480 York Mountain Road in Templeton (APN 014-221-010), approximately 0.7 miles North of California State Highway 46, and 7 miles west of downtown Templeton in the North County Salinas River Sub Planning Area and zoned Agriculture. Existing uses on the site include grazing, and three residential dwellings. The property owners, Frank Ricigliano and Sue Sullivan have been ranching and farming on the site and implementing responsible farming practices since the early 1990's. Organic irrigated crops have included grapes, orchards, alfalfa hay, squash, and peas. Dry farmed crops included grapes, barley hay and oat hay. Dairy and beef cattle, horses, poultry, and swine have also been conducted in tandem with the farming operations that involve disking, mowing, and harvesting throughout the year.

### **Proposed Project**

---

A request by Frank Ricigliano for a Minor Use Permit to authorize the cultivation of cannabis in two areas of the site, consisting of outdoor cultivation, greenhouse cultivation, indoor cultivation and nursery operations to grow supportive clones for onsite use. All proposed uses are

located on areas previously used for agricultural operations and situation to take advantage of natural screening, existing infrastructure and utilities, and to avoid grading on slope.

The cannabis operations will include two outdoor cultivation areas comprising three acres (1.35 acres and 1.65 acres in size), seven 3,060 sq. ft. greenhouses (17,136 sq. ft. cultivation canopy), a 4,800 sq. ft. indoor grow building (3,840 sq. ft. cultivation canopy), and 1000 sq. ft. indoor nursery canopy in a 4,800 sq. ft. building for a total of 22,000 sq. ft. of indoor/mixed light canopy. Supportive use buildings include a 4,800 sq. ft. curing/drying building and use of 3,550 sq. ft. of the nursery building for office and storage. Temporary construction trailers less than 1,000 sq. ft. in size will be utilized within the proposed development footprint during building construction to support the cultivation uses.

The property is utilizing two registrations for the proposed operations (CCM2016-00156) and (CCM2016-00135) and will be managed by SLO Royal Organics to comply with strict guidelines governing medical cannabis and utilizing only organic farming methods in addition to water conservation and resource recycling (see attached staff summaries). The proposed project has been designed in full compliance with LUO Section 4, Chapter 22.40-Cannabis Activities as approved by the Board of Supervisors on November 27, 2017. Onsite operations will include growing, drying, and curing cannabis grown onsite. Once harvested, product will be transported off-site for distribution. No grading is necessary for planting the outdoor cannabis on existing agricultural use areas or for placement of greenhouses. Disturbance for construction of the temporary office trailers, nursery building, and cutting/drying rooms will be less than 15,000 sq. ft. Appropriate best management practices and erosion control measures will be incorporated into the building plan submittal.

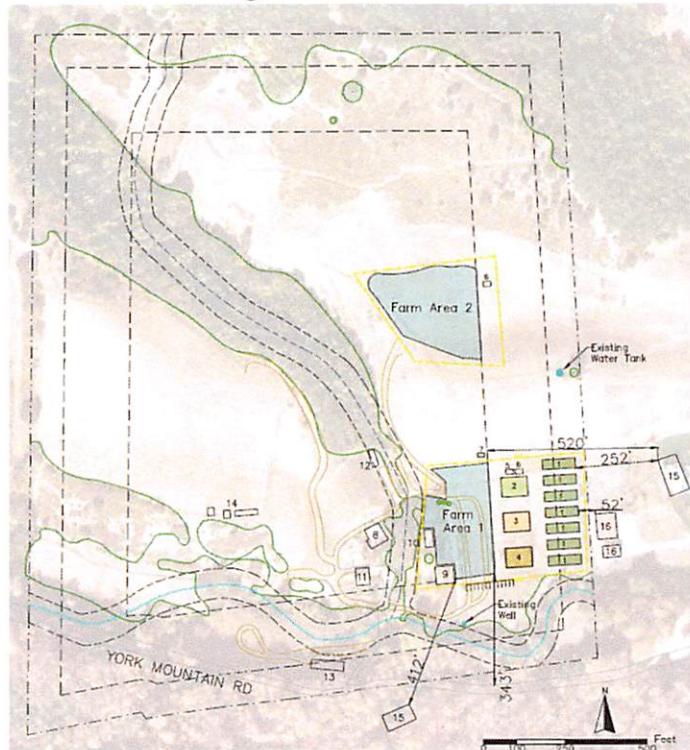
The project site is approximately 77 acres in size and consists of one legal parcel. The site is located on York Mountain road, just off of California State Highway 46. York Mountain Road extends to parcels East and West of the site. The area is sparsely developed with very low densities and larger parcel sizes (40+ acres). The area's topography is flat where proposed cultivation operations will be taking place. No vegetation removal or grading on slopes

is necessary for the project. Paso Robles Creek and an unnamed seasonal drainage transverse the parcel. Operations will remain outside the 50-foot setback of the drainage courses.

**Figure 1: Vicinity Map**



**Figure 2: Site Plan**



8830 Morro Road, Atascadero, CA 93422  
Phone: 805-461-5765 Fax: 805-462-9466

## **Processing and Export of Product**

After onsite curing, drying, and packaging for transport, SLO Royal Organics staff will transport product via passenger van to an offsite location for distribution and /or dispensary sale. All operations will be conducted within the business operated by the onsite manager. There will be no virtual dispensary, distribution activities, or manufacturing on site.

## **Access**

The parcel is accessed from York Mountain Road which is a paved road that extends to parcels east and west of the site. The proposed cannabis use areas are accessed via existing roads on the parcel.

## **Site Operations Plan**

---

### **Security**

The proposed security plan includes placement of fencing as required by County and State law, as well as several cameras at key locations throughout the property to ensure that unauthorized access does not occur. Staff security measures are in place to ensure that product is not removed from the site except through proper channels for distribution purposes. The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to strict security protocols. The attached Security Plan provides a detailed description of security measures including building security, security staffing, hiring and vendor selection practices, surveillance system, access restrictions, product security and transport security measures. As actual camera locations are proprietary and will be established with building permit submittal as well as according to Bureau of Cannabis Control licensing requirements, the project site plans do not include them at this time. Refer to Security Plan for detailed information.

### **Odor Management**

Odor from the cultivation areas is naturally mitigated by the distance to the nearest residence being over 535' feet away from the nearest outdoor hoop house cultivation. The greenhouses will be located 30' from the property line, and approximately 266' from the nearest residence, well over the 100' required setback for mixed-light uses. The proposed nursery operation is not

anticipated to create any odor issues. The two property owners adjacent to the proposed operation are in support of the project and have provided letters of support (enclosed).

### **Signage**

No exterior signage distinctive to the cannabis operation is proposed.

### **Parking/Access**

The property site provides ample parking areas for the cultivation operations and are not in conflict with any adjacent properties or uses. An unpaved parking area has been defined on the project plans within an existing disturbed and level area adjacent to the proposed use.

### **Employee Safety**

The proposed operations are agricultural in nature and conducted according to controls in place for the industry. Please see attached Employee Safety Plan and Security Plan for detailed information regarding employee safety.

### **Traffic**

The project will result in *reduced* traffic to and from the project site compared to current site activity. Current traffic consists of two onsite tenants travelling to/from work plus five full-time and one part-time off-site staff supporting existing agricultural operations. These trips will be replaced by the following:

The proposed project will employ 6-8 full time staff plus 4 seasonal (part-time) staff. Five permanent staff will live onsite in an existing residence and include a full-time onsite security staff. One manager will carpool with one to two additional staff to/from the site each day. During harvest, the site manager will utilize a passenger van to also provide carpooling for four additional seasonal staff. The manager will coordinate product distribution trips via this same vehicle. Supply deliveries necessary to support the operations are of similar frequency to existing agriculture operations. No additional traffic trips are predicted.

### **Neighborhood Compatibility**

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area. There is no projected increase in noise level from this project. The property owners nearest neighbors have provided letters of support for the project (attached).

### **Wastewater and Green Waste**

The project site will employ organic farming practices consistent with previous agricultural operations on the property. Cultivation and nursery operations 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 and soil will be composted onsite within the proposed use areas. The existing septic is appropriately sized for the current uses on the site and is not anticipated to require expansion. Portable toilets may be utilized during harvest times for additional staff on site. Please see attached Security Plan for a detailed description of the waste handling procedure.

### **Pesticide and Fertilizer Usage**

There will be no hazardous chemicals, pesticides or fertilizer used for the project. Cannabis cultivation will follow organic farming methods consistent with current agricultural operations onsite and according to organic practices in place for the industry. Storage facilities for organic supportive products will be incorporated into the building design with product specifications and anticipated use volumes provided as part of the building permit process.

### **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. The outdoor cultivation area will be at a 412-foot setback from the southern property line, and at a 520' foot setback from the eastern property line. Further, the proposed greenhouse cultivation and nursery uses meet the required 30' property line setback as well as the 100' from any offsite residence requirement. The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et.al) are located well outside the 1000-foot setback required by ordinance (see attached plan). The Agricultural zoned parcel size of 77 acres meets the size requirement of 50 acres for the proposed use.

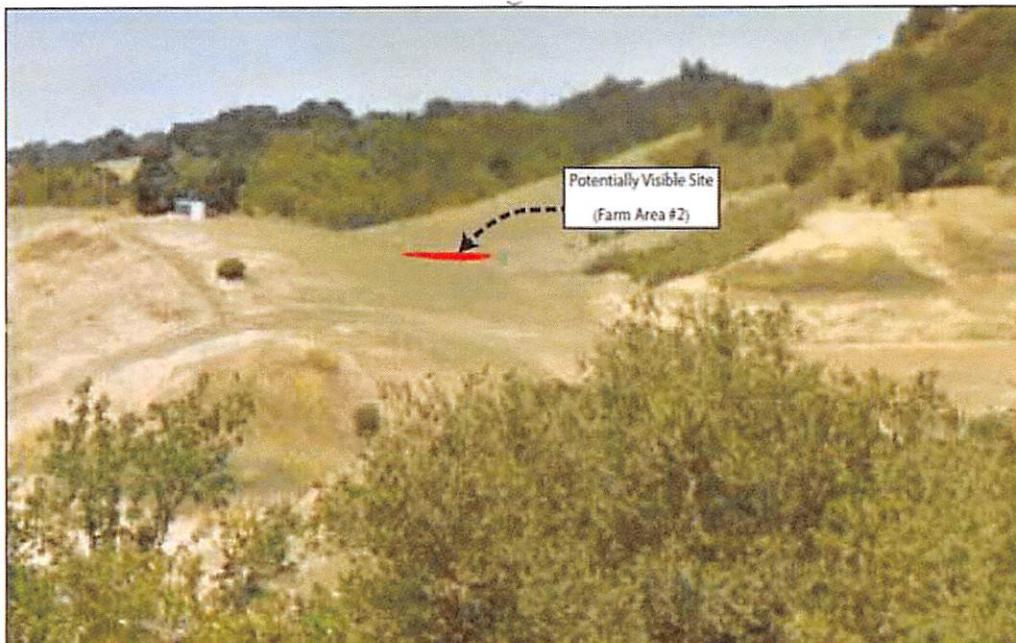
### **Air Quality**

The project is located on an existing agricultural site with minimal grading required for placement of three support buildings. The site is served by a paved road. There are no predicted air quality impacts associated with the proposed use.

### **Access, Screening and Fencing**

The project site is accessed via an existing driveway on York Mountain Road. The majority of the project is not visible from any public viewpoint. The proposed use areas are not visible from York Mountain Road, or eastbound on Highway 46. A portion of Farm Area 2, located in northern area of the parcel in an existing saddle, is partially visible outside the primary cone of vision for westbound travelers on Highway 46 for approximately 1 to 2 seconds at a distance of approximately 1,000 feet. The grow area will not silhouette against the skyline and hoophouses will be oriented to preclude visibility of cannabis. Fencing and natural vegetation will provide additional visual screening of the cultivation area.

**Figure 3: View from Westbound Highway 46**



## Water Management Plan

The project site is served by one existing well with a 6 inch casing, 1/3 hp pump that is that has historically served the property for agricultural use. The property has an established surface water diversion permit with the State Water Resources Control Board. The anticipated water use is consistent with the historical water use on the project site for other agricultural crops. No import of water is necessary or will occur in association with the proposed cannabis and supportive nursery operations. Wallace Group has prepared an engineered water analysis for the project (attached). The projected water usage is as follows:

**Table 1: Water Use**

Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Outdoor Cultivation: 3 acres (130,680 sf)	130,680 square feet canopy area x 0.03 gal/sf/day x 150 days	588,060	1.80
Indoor Cultivation: Greenhouse/Nursery 22,000 sf	22,000 sf canopy x 0.1 gal/sf/day x 260 days	572,000	1.76
<b>Total Water Demand for Cultivation</b>		<b>1,160,060</b>	<b>3.56</b>

The cultivation operations will be designed to implement water filtration and reuse methods to reduce the use below the water analysis projections.

## Energy Use

The anticipated annual energy use for the project is 337,934 kWh. The project is served by a 120/240 v. 200 AMP, single phase panel, supplemented with grid connected solar energy and is considered adequate for the proposed operations. In the event that additional power is necessary, 480 v, 400 AMP service is available. A detailed breakdown of energy use is attached.

## Business License

The property owners are in process of solidifying the details of an LLC and will be initiating the business license as well as state licensing process in association with the applicant and in compliance with County requirements.



## Parcel Information

**APN:** 014-221-010

**Assessee:** RICIGLIANO FRANK M ETUX

**Care Of:**

**Address:** 6480 YORK MOUNTAIN RD TEMPLETON  
CA 93465

**Description:** T27S R11E PTN SEC 32

**Tax Rate Area Code:** 126001

**Estimated Acres:** 68.7

**Community Code:** NCADEL

**Supervisor District:** Supdist 1



Selected Parcel

## Land Use Information

### Land Uses

### Combining Designations

AG	Flood Hazard Area
----	-------------------



Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
SEP2011-00172	CCM - Condition Compliance Monitoring	7/28/2011 12:00:00 AM
PMT2008-00222	PMTR - Residential Permit	8/1/2008 2:14:07 PM
PMT2004-01379	PMTR - Residential Permit	11/4/2004 12:00:00 AM
99313	PMTR - Residential Permit	10/31/1996 12:00:00 AM
G870038M	Long Range Planning	5/14/1996 12:00:00 AM

# Interactive Data Viewer



## Legend

 SLO County Parcels

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



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of San Luis Obispo Planning and Building Department

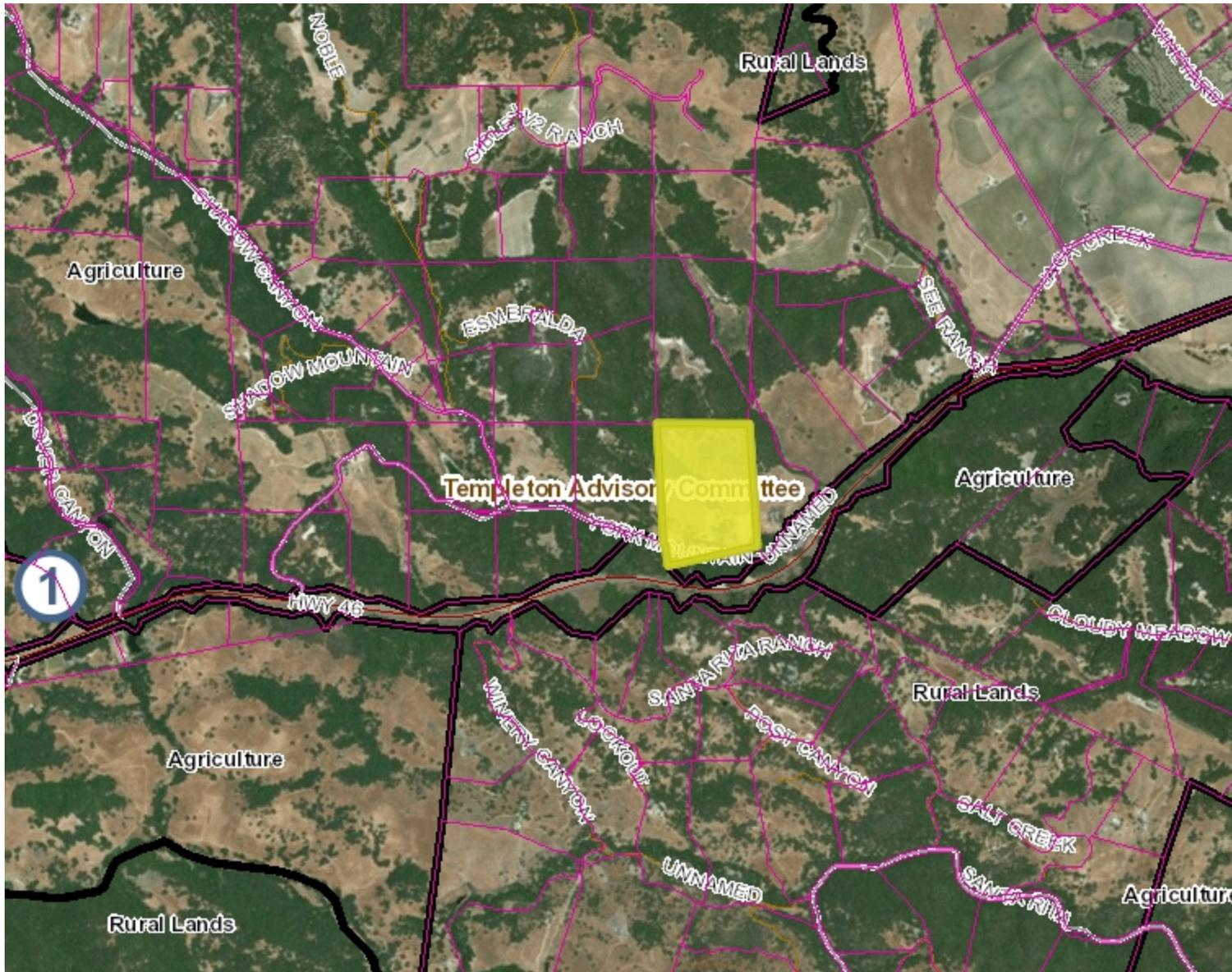
The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 28 of 35

# 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

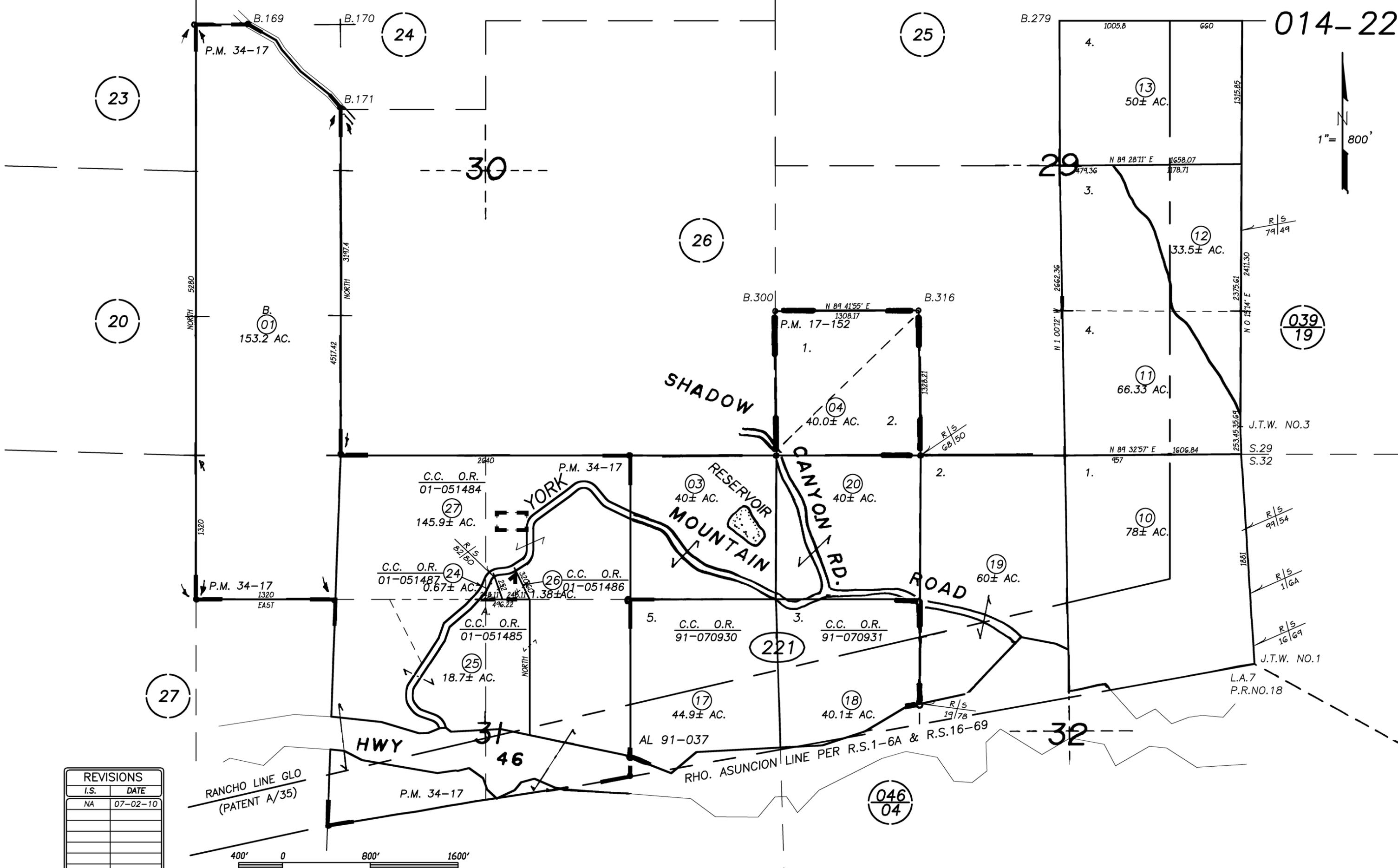
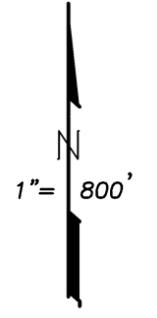
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The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





REVISIONS	
I.S.	DATE
NA	07-02-10



JAW 06-23-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

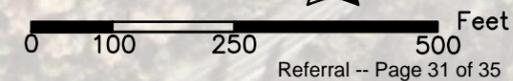
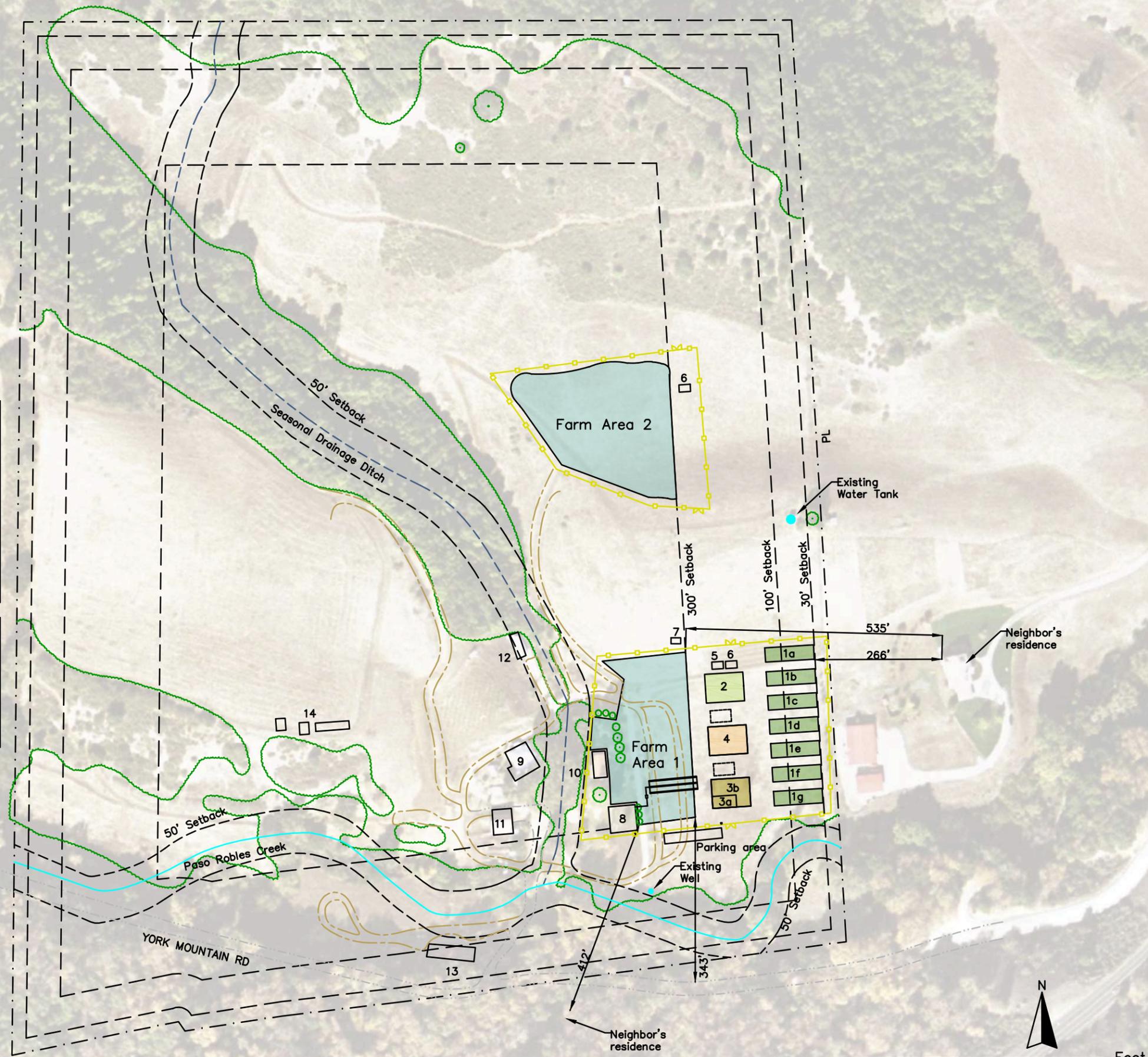
T.27S. ; R.11E. ; SECTIONS 29, 30, 31 & 32. M.D.B.&M.

LEGEND	
Existing Class II Base Road	
Existing Paved Road	
Existing Riparian Canopy	
Proposed Premise Fence	
Property Line	
Setback	

- Notes**
- No grading. Hoop houses, greenhouses, buildings placed on grade.
  - Canopy assumed to be 80% of total greenhouse/building space.
  - All existing landscape tree canopy located inside Farm Area 1 will remain.
  - Temporary API or equivalent office trailer will be placed on site before construction of buildings 3 and 4.

CANNABIS USE				
ITEM	DESCRIPTION	CANOPY AREA	BUILDING AREA	ADDITIONAL INFO
1	Greenhouse, 3060 sf (7)	17136 sf	4800 sf	Design: Davar Engineering
2	Indoor growing	3840 sf	4800 sf	Manufacturer: Olympia Steel Buildings
3a	Nursery	1000 sf	1250 sf	Manufacturer: Olympia Steel Buildings
Total indoor canopy area: 21976 sf				
3b	Office/Storage		3550 sf	Manufacturer: Olympia Steel Buildings
4	Curing/Drying		4800 sf	Manufacturer: Olympia Steel Buildings
5	Covered trash bin			
6	Compost			
7	Future electrical panel			
	Farm area 1 - Hoop house	1.35 acres		
	Farm area 2 - Hoop house	1.65 acres		
Total outdoor canopy area: 3 acres		Total building area: 14400 sf		

EXISTING DEVELOPMENT				
ITEM	DESCRIPTION	CANOPY AREA	BUILDING AREA	ADDITIONAL INFO
8	Manufactured home built in 2004		1404 sf	Permit #: PMT2004-01379
9	Primary residence built prior to 1950		2800 sf	
10	Nonconforming use built prior to 1950		1520 sf	
11	Nonconforming use built prior to 1930		1640 sf	
12	Manufactured home built prior to 1960		1000 sf	License #: BX3566
13	Nonconforming use built prior to 1950		1380 sf	
14	Solar panels built in 2008			Permit #: PMT2008-00222



Referral -- Page 31 of 35

**ALLORA SPRINGS, LLC**  
 6480 York Mtn. Rd., Templeton, Ca. 93465 (805) 237-1026

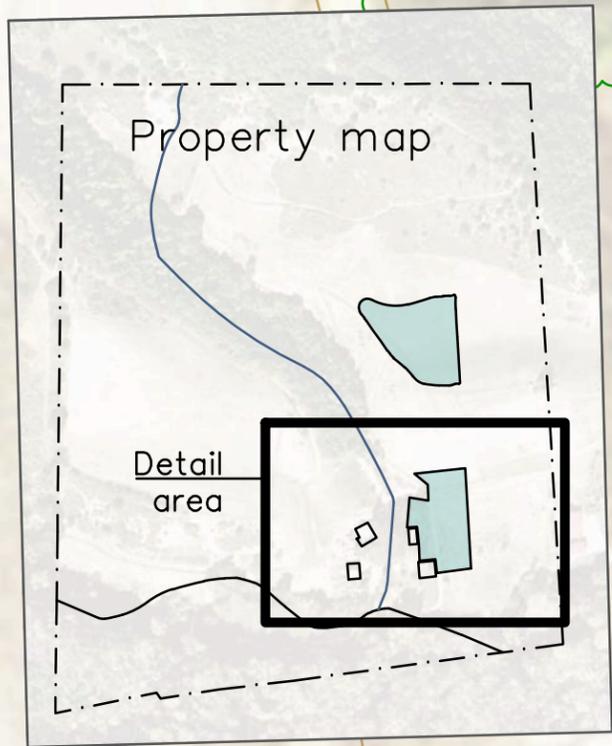
**GENERAL SITE PLAN**

DESIGNED BY:	GORGA
CHECKED BY:	
APPROVED BY:	
DATE:	

APN:	014-221-010
Zone:	AG
Area:	77 acres

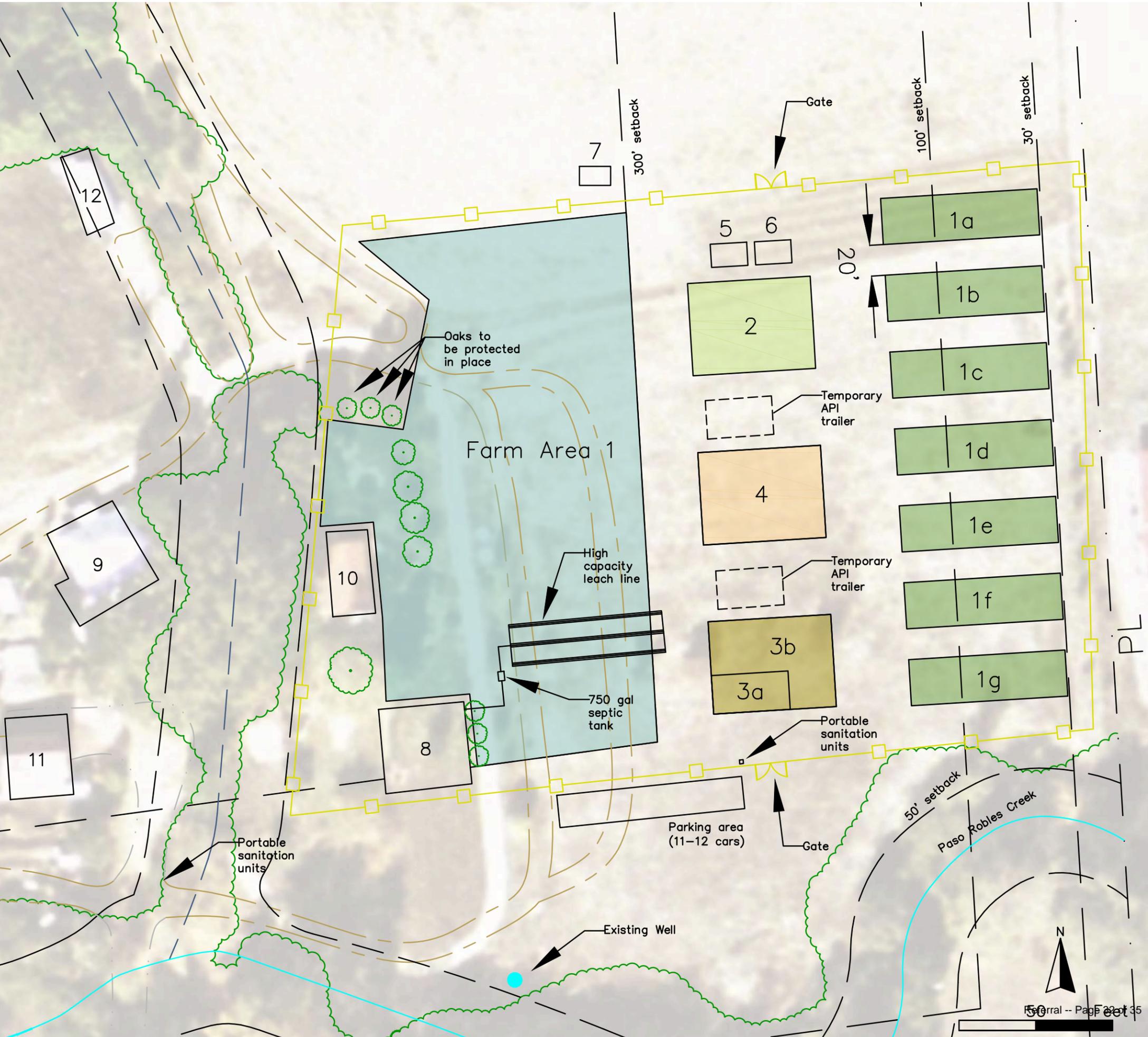
**JOB NO. 18179**

**SHEET 1**



CANNABIS USE	
ITEM	DESCRIPTION
1	Greenhouse, 3060 sf (7)
2	Indoor growing – Metal building, 4800 sf
3a	Nursery – Metal building, 1250 sf
3b	Office/Storage – Metal building, 3550 sf
4	Curing/Drying – Metal building, 4800 sf
5	Covered trash bin
6	Compost
7	Future electrical panel

EXISTING DEVELOPMENT	
ITEM	DESCRIPTION
8	Manufactured home built in 2004
9	Primary residence built prior to 1950
10	Nonconforming use built prior to 1950
11	Nonconforming use built prior to 1930
12	Manufactured home built prior to 1960



**ALLORA SPRINGS, LLC**  
6480 York Min. Rd., Tempton, Ca. 93465 (805) 237-1026

---

**DETAIL SITE PLAN**

DESIGNED BY:	APPROVED BY:
CHECKED BY:	DATE:

---

APN:	Zone:	Area:
014-221-010	AG	77 acres

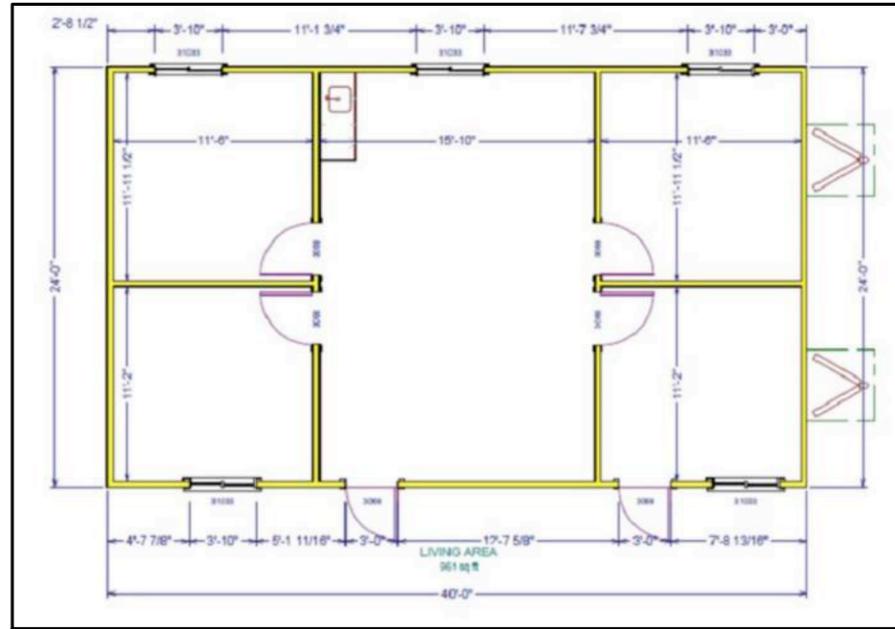
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**JOB NO. 18179**

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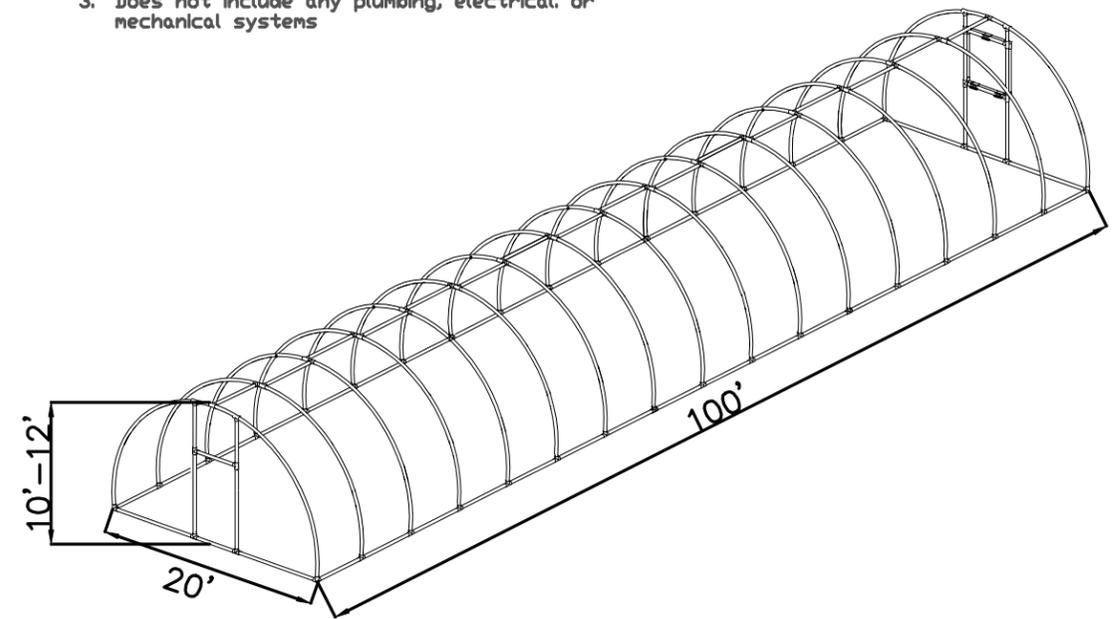
**SHEET 2 of 3**

API trailer  
24'x40'  
Designed by API trailers



20'x100' Hoop House

- Notes
1. No foundation or anchoring system
  2. All components made with PVC
  3. Does not include any plumbing, electrical, or mechanical systems



Hoop House

Greenhouse  
30'x102' Greenhouse  
Designed by Davar Engineering

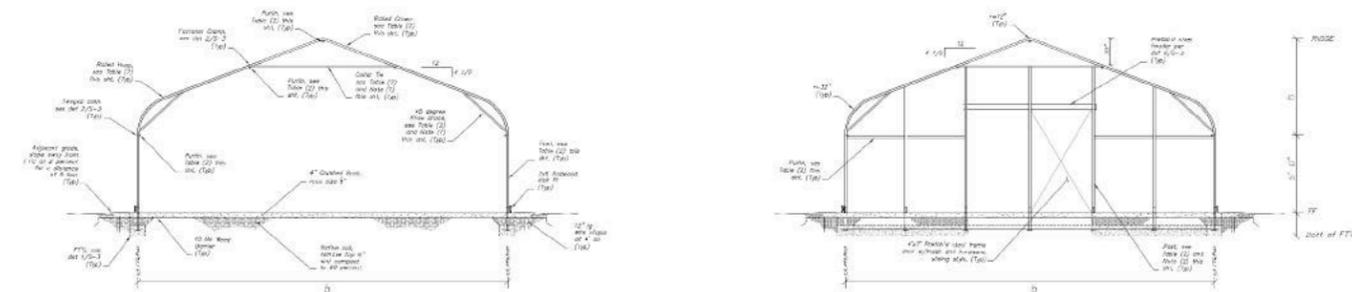
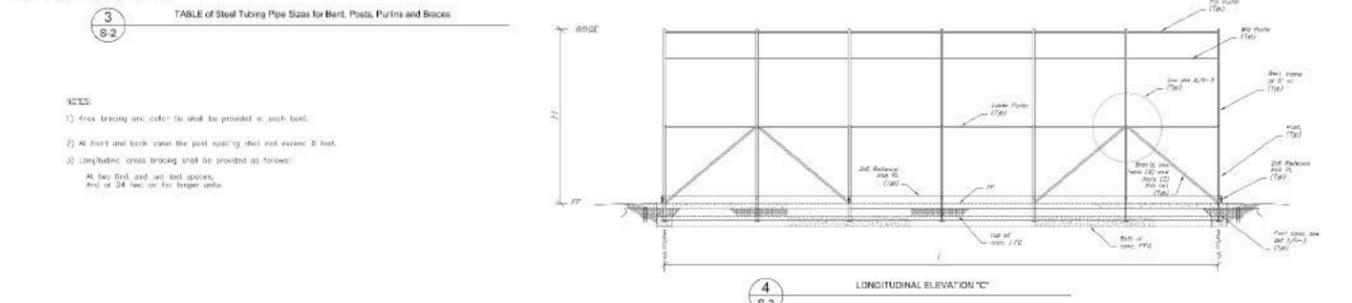


Table (2)

Bay Width "b" (ft)	Max Length (ft)	Roof Pitch	Height (ft)		Bent Tubing Pipe OD "d" (in)	Tubing Pipe Wt T12-CLASS "t" (gauge)	Purlin and Brace Tubing Pipe	
			Outer "a" (ft)	Inner "c" (ft)			OD "d" (in)	Wt "t" (gauge)
20	36	4 1/2 to 12	5'-3"	9'-3"	1 1/2	14	1 1/2	14
24	60	4 1/2 to 12	6'-3"	11'-3"	1 1/2	14	1 1/2	14
30	96	4 1/2 to 12	7'-10"	12'-10"	1 1/2	14	1 1/2	14

\* Data length may slightly vary from figure shown.



- NOTES
- 1) Knee bracing and other br shall be provided at each bay.
  - 2) All bent and back span the post spacing shall not exceed 8 feet.
  - 3) Longitudinal cross bracing shall be provided as follows:  
At bay end and one bay spacing,  
and at 24 feet on for longer spans.

SECTIONS

Scale: 3/8" = 1'-0"

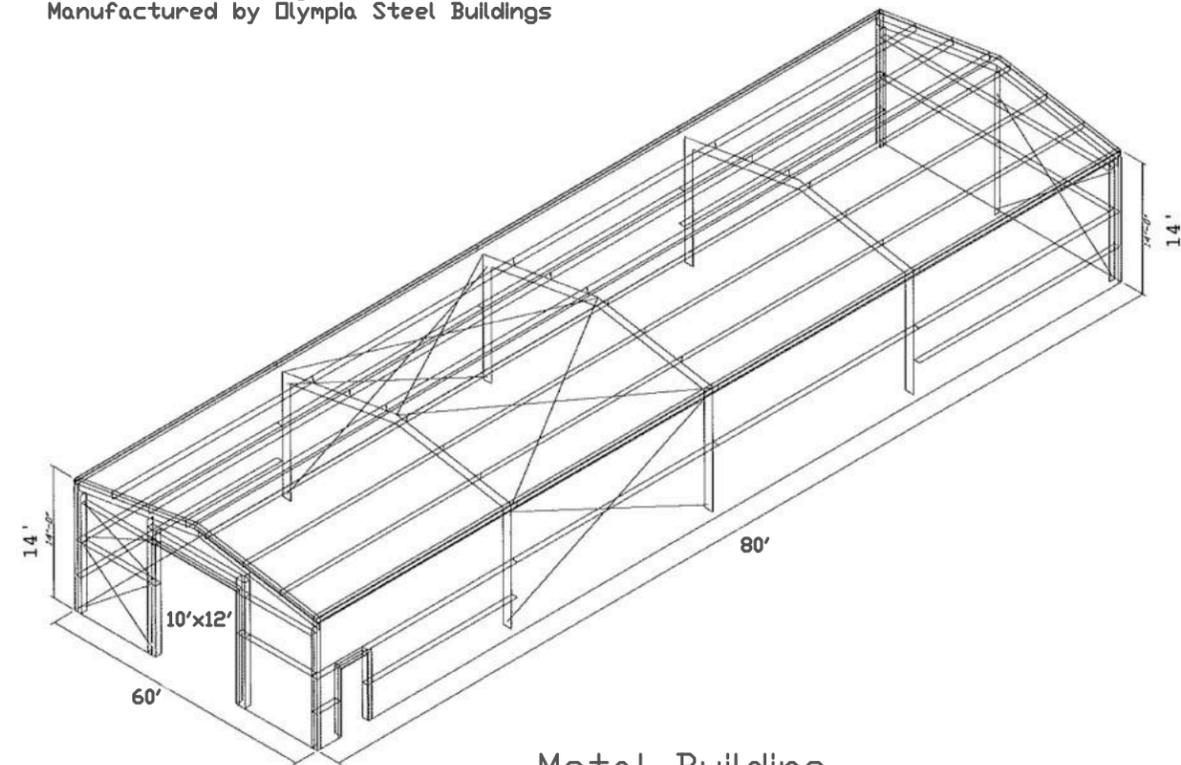
The design and instructions in these plans are instruments of service and are property of DAVAR ENGINEERING. It is to be used on the project noted, and shall not be used otherwise without written permission of DAVAR ENGINEERING.

DAVAR ENGINEERING  
P. O. Box 417  
Arroyo Grande, CA 93420  
(805) 489-7019  
www.davarengineering.com

FINAL DRAFT

Designed by:	Reviewed:	Date:
February 26, 2019		
DWG No. S-2	Sheet No. 2 of 3	

60'x80' Metal Building  
Manufactured by Olympia Steel Buildings



Metal Building

ALLORA SPRINGS, LLC

6480 York Mtn. Rd., Tempeleton, Ca. 93465 (805) 237-1026

ENVELOPES

DESIGNED BY:	DRAWN BY:
CHECKED BY:	GORGA
APPROVED BY:	AG
DATE:	

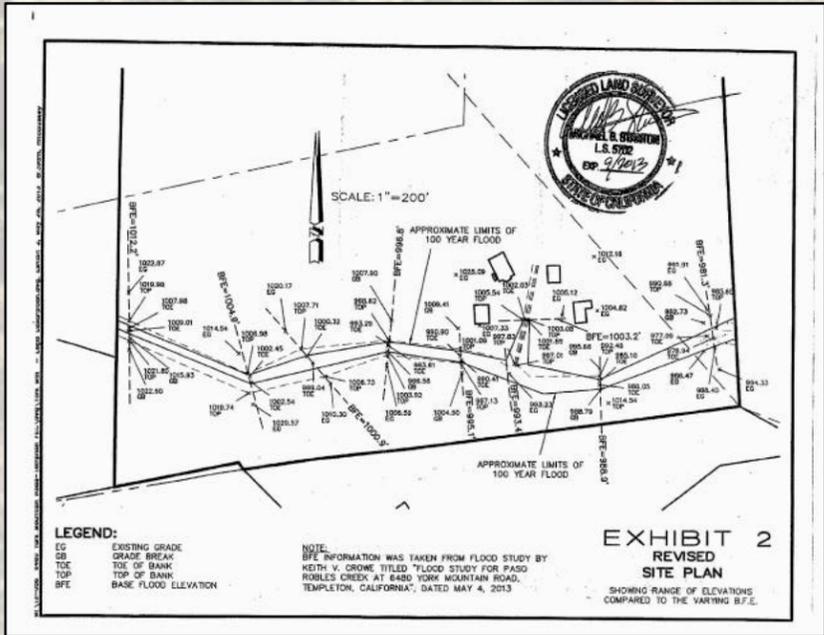
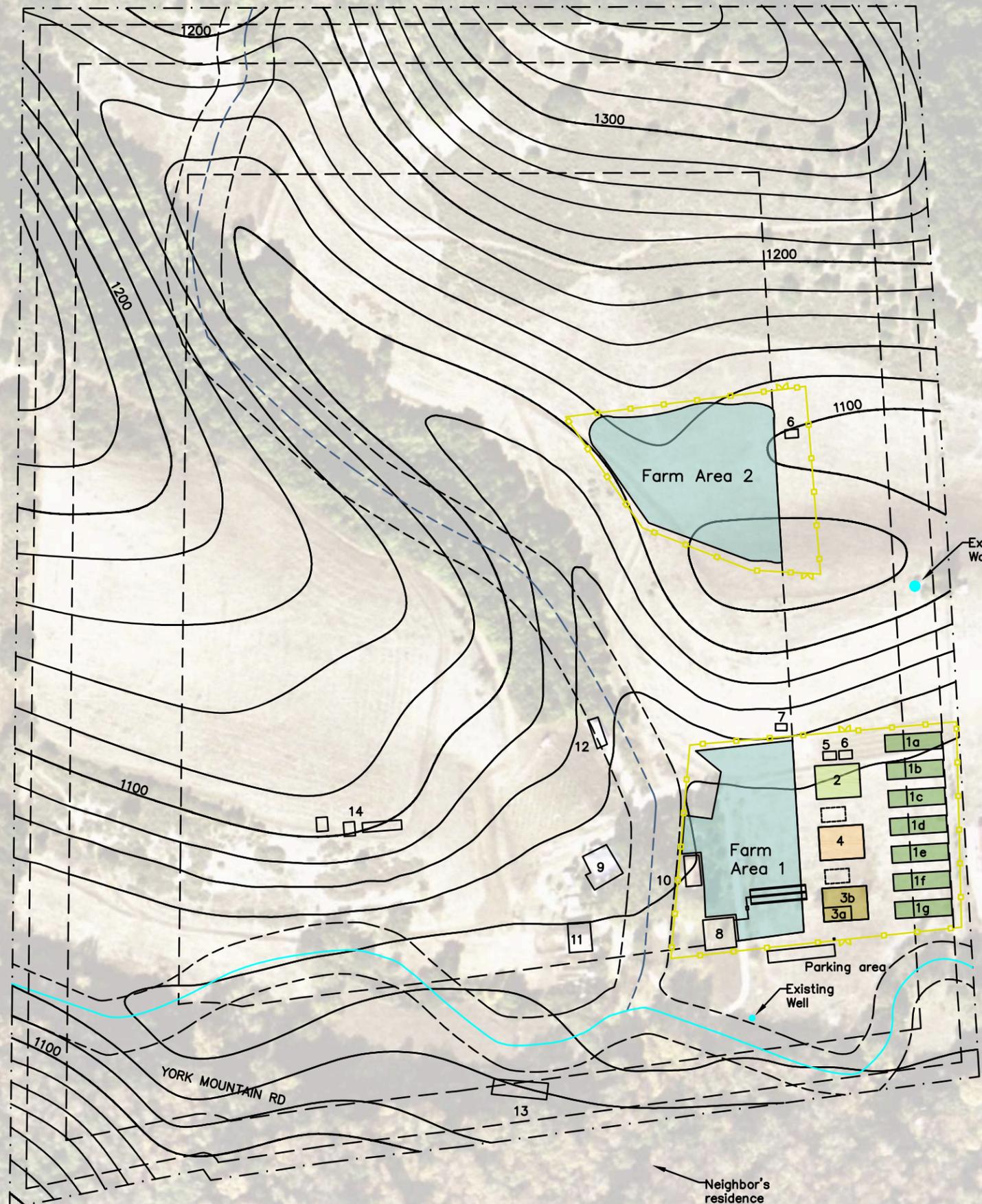
APN:	014-221-010
Zone:	AG
Area:	77 acres

JOB NO.  
18179

SHEET  
3  
5

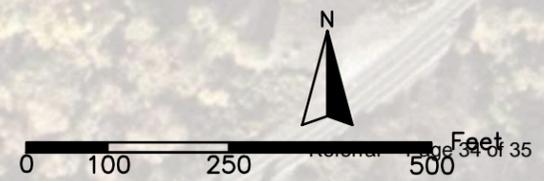
CANNABIS USE	
ITEM	DESCRIPTION
1	Greenhouse, 3060 sf (7)
2	Indoor growing - Metal building, 4800 sf
3a	Nursery - Metal building, 1250 sf
3b	Office/Storage - Metal building, 3550 sf
4	Curing/Drying - Metal building, 4800 sf
5	Covered trash bin
6	Compost
7	Future electrical panel

EXISTING DEVELOPMENT	
ITEM	DESCRIPTION
8	Manufactured home built in 2004
9	Primary residence built prior to 1950
10	Nonconforming use built prior to 1950
11	Nonconforming use built prior to 1930
12	Manufactured home built prior to 1960
13	Nonconforming use built prior to 1950
14	Solar panels built in 2008



**References**

1. Flood Study for Paso Robles Creek, dated May 4, 2013 by Keith V. Crowe, PE
2. FEMA LOMA and Determination Document (Removal), dated July 16, 2013



**ALLORA SPRINGS, LLC**  
 6480 York Mtn. Rd., Templeton, Ca. 93465 (805) 237-1026

**TOPO SITE PLAN**

DESIGNED BY: GORGIA	APPROVED BY:
CHECKED BY:	APPROVED BY:
DATE:	DATE:

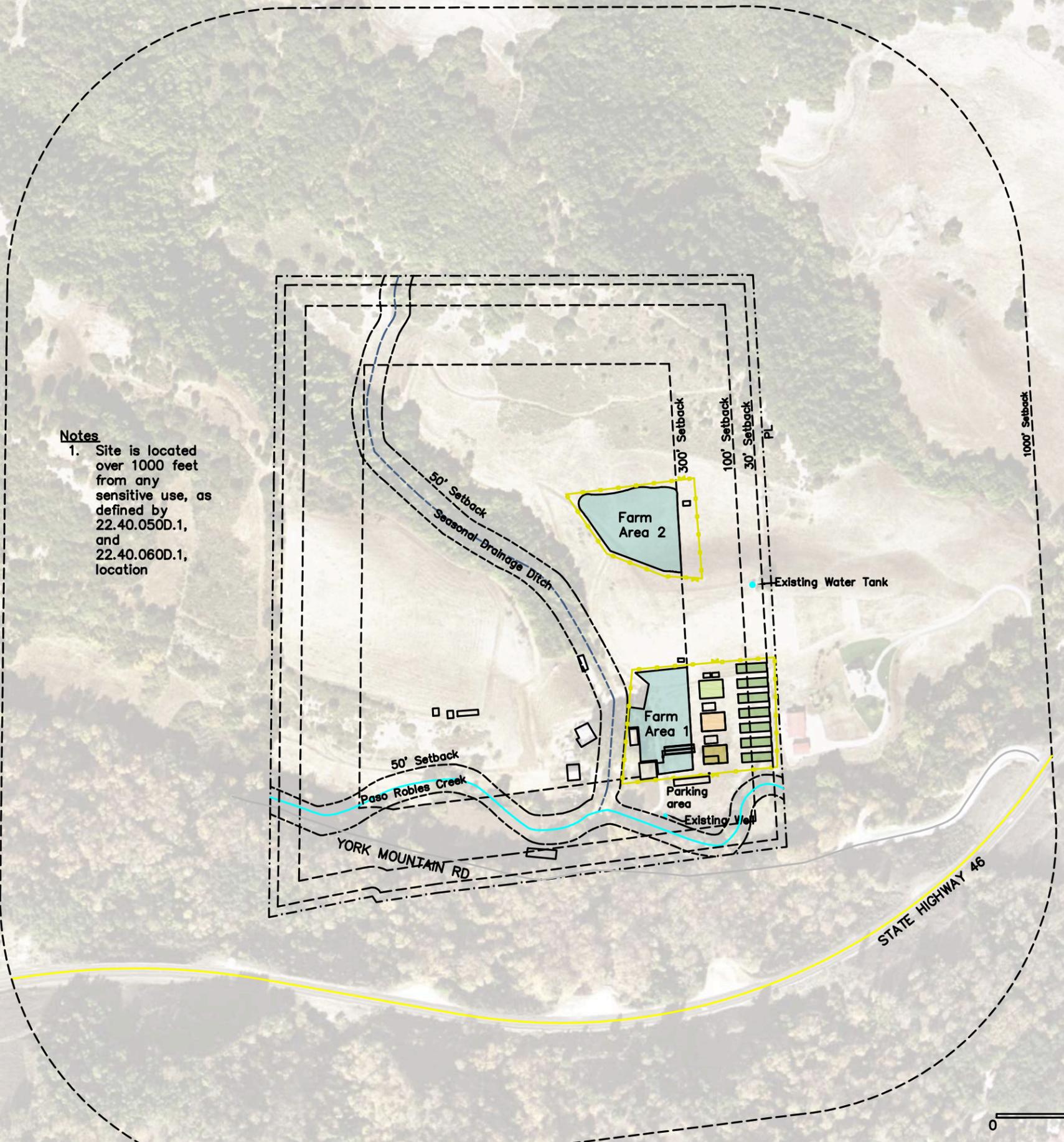
APN: 014-221-010	Area: 77 acres
Zone: AG	

**JOB NO.  
18179**

**SHEET  
4  
of 35**

**Notes**

1. Site is located over 1000 feet from any sensitive use, as defined by 22.40.050D.1, and 22.40.060D.1, location



**ALLORA SPRINGS, LLC**  
 6480 York Mtn. Rd., Templeton, Ca. 93465 (805) 237-1026

**1000' SETBACK AERIAL VIEW**

DESIGNED BY:	DRAWN BY:
CHECKED BY:	APPROVED BY:
APPROVED BY:	DATE:

APN:	014-221-010
Zone:	AG
Area:	77 acres

**JOB NO. 18179**

**SHEET 5 of 5**

