



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

THIS IS A NEW PROJECT REFERRAL

DATE: 10/23/2018

TO: 5th District Legislative Assistant, Assessor, Building Division, APCD, CalFire / County Fire, Agricultural Commissioner, Public Works, Environmental Health, Sheriff, Williamson Act County Contact, City of Atascadero, CA Fish and Wildlife, RWQCB, US Fish and Wildlife, Templeton Area Advisory Committee, AB52

FROM: Ian Landreth (ilandreth@co.slo.ca.us or 805-781-1298)

PROJECT NUMBER & NAME: DRC2018-00183 CALDWELL_SMYTH

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 one acre outdoor cannabis cultivations and the use of 40,000 sq/ft of greenhouse structures for 22,000 sq/ft of indoor cannabis cultivation and supportive uses including drying, curing (10,000 sq/ft), and storage (8,000 sq/ft). Product will be process onsite in a to be built 5,000 sq/ft building. The project is to be located at 4339 S. El Pomar Dr. Templeton, CA

APN(s): 034-321-003

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.



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 Harry and Colleen Eden Daytime Phone _____
Mailing Address 106 Holiday Lane, Cocoa Beach FL Zip Code 32931
Email Address: _____

☐ Applicant Name Elizabeth Ross Daytime Phone 305-509-2670
Mailing Address 4337 S. El Pomar Road, Templeton Zip Code _____
Email Address: elizabeth@edenhouse.com

☒ 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: 100 Acres Assessor Parcel Number(s): 034-321-003
Legal Description: _____
Address of the project (if known): 4337 South El Pomar Road, Templeton CA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Off S. El Pomar Road approximately 2 miles north of California State Highway 41
Describe current uses, existing structures, and other improvements and vegetation on the property:
Bed & Breakfast, 36-acre vineyard, and single-family residence

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



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): Setback and parking modification

Describe existing and future access to the proposed project site: Existing/Primary access to remain off S. El Pomar 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: Residential Rural 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: 45,000 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: 45,000 greenhouse and processing buildings ☒ sq. feet ☐ acres

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

Number of parking spaces proposed: n/a Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front 395' Right 615' Left 100' Back 2,175'

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: 4.12 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 45,000 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~~



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 22 acres
Moderate slopes - 10-20%: 23 acres
20-30%: 55 acres
Steep slopes over 30%: 26 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: Creek adjacent to property unnamed
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☒ Yes ☐ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

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 nursery and outdoor canopy
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 120,000 gallons per month of harvest
4. How many service connections will be required? No service connections required
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Groundwater Well
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 Well Completion Reports, Water Management Plan

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? _____
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: Atascadero Municipal Dump
3. Where is the waste disposal storage in relation to buildings? Please see Waste Disposal area on Site Plan
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
2. Location of nearest police station: Atascadero City Police Dept. 6500 Palma Ave, Atascadero CA
3. Location of nearest fire station: 43 Creston Fire Dept., 5110 Swayze St, PO Box 143, Creston, CA 93422
4. Location of nearest public transit stop: Atascadero Transit Center, 6000 Capistrano Ave, Atascadero, CA 93422
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: Bed & breakfast, winery, agricultural cultivation, single family residence
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☒ 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: Monday-Friday
2. How many people will this project employ? 16
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. 3 Between 4:00 to 6:00 p.m. 3

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: 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 *: _____

*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:
Efficient Irrigation Techniques and Scheduling, Reverse osmosis system for Irrigation, Monitored hand/drip system for outdoor cultivation
Sand filtration system to clean and purge waste water of any harmful antibodies before it enters the sewer, Water efficient landscaping and plumbing fixtures
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



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

- | | | |
|---|---|---|
| <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- 00081

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: Eden House (Elizabeth Ross)

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 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.

150,480 SF (indoor + outdoor canopy)

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
PG & E	36,000
Total Annual kWh:	36,000

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	Gallons		
Month and Year 2018			
1	---		
2	---		
3	---		
4	---		
5	---		
6	---		
7	---		
8	120,000		
9	120,000		
10	120,000		
11	120,000		
12	120,000		
Totals	600,000		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Reynoutria sachalinensis, chromobacterium subtsugae strain PRAA4-1, bacillus amyloliquefaciens strain D747, cinnamon, cloves and clove oil, garlic and garlic oil, potassium silicate, bacillus subtilis, potassium bicarbonate, potassium sorbate, sulfur, magnesium sulfate, copper, phosphate, calcium nitrate, iron, potassium nitrate, boron, potassium monobasic phosphate, ammonium sulfate, zinc, sodium molybdate, manganese, paraffinic oil (JMS stylet), rosemary and rosemary oil, soybean oil, peppermint oil, isaria fumosorosea, insecticidal soaps, geraniol, trichoderma harzianum, and rhizophagus intraradices.

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

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

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

☐ Type 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



EDEN HOUSE
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS MINOR USE PERMIT
4337 SOUTH EL POMAR ROAD, TEMPLETON, CA 93465
APN (034-321-003)
PROJECT DESCRIPTION

Parcel Size:	100 Acres
APN:	APN (034-321-003)
Address:	4339 South El Pomar Road, Templeton, CA 93465
Land Use Designation:	AG
Williamson Act:	Yes
Water:	On-Site Well
Existing Uses:	Vineyard, and Single-Family Residence
Access:	South El Pomar Road

The subject property consists of 1 parcel totaling 100 acres, located at 4337 S. El Pomar Road in Templeton (APN 034-321-003), approximately 4.5 miles east of California State Highway 101 and 1.3 miles north of California State Highway 41 in the North County Planning Area, and zoned Agriculture. The average slope on the parcel is 23%. Existing uses on the site include a four-bedroom bed and breakfast, 36-acre vineyard, single-family residence, secondary dwelling (used for staff housing per Williamson Act), and 660 sq. ft. of cannabis cultivation via authorization certification CCM2016-00081.

Proposed Project

A request by Eden House for a Minor Use Permit to authorize the expanded cultivation of cannabis in two areas of the site, consisting of 3 acres of outdoor cultivation canopy and 22,000 sq. ft of indoor (greenhouse) cultivation. The proposed use is located in the middle of the property, behind the existing bed and breakfast and winery structures. 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 indoors and outdoors, harvesting, drying, and processing. No grading is necessary for the outdoor cannabis cultivation and greenhouse sites.

Figure 1: Vicinity Map



Table 1: Project Scope Summary

Type	Use	Total SF	Canopy SF
(N) Hoop House <i>outdoor cultivation</i>	Flowering	179,467	130,680
(E) Greenhouse	Nursery/Vegetative	22,000	19,800
	Drying/Curing	10,000	n/a
	Storage	8,000	n/a
(N) Building	Processing	5,000	n/a
TOTAL Canopy SF (indoor + outdoor)			150,480

Outdoor Cultivation

The outdoor cultivation will be located in two areas of the property totaling 179,467 sq. ft., with a total canopy of 130,680 sq. ft. (3 acres). These cultivation areas will replace existing olive trees, totaling 3 acres. The plants will be in raised beds in pots (roots reach the ground), filled with imported soil. The beds and pots will be “no till,” meaning the soil is reused (only one import necessary). The hoop houses will be approximately 3,000 sq. ft. each, with a total count of about 60 hoop houses. Secure fencing will be placed around the perimeter of each cultivation area, with a compost area encompassed in the fencing.

Indoor Cultivation

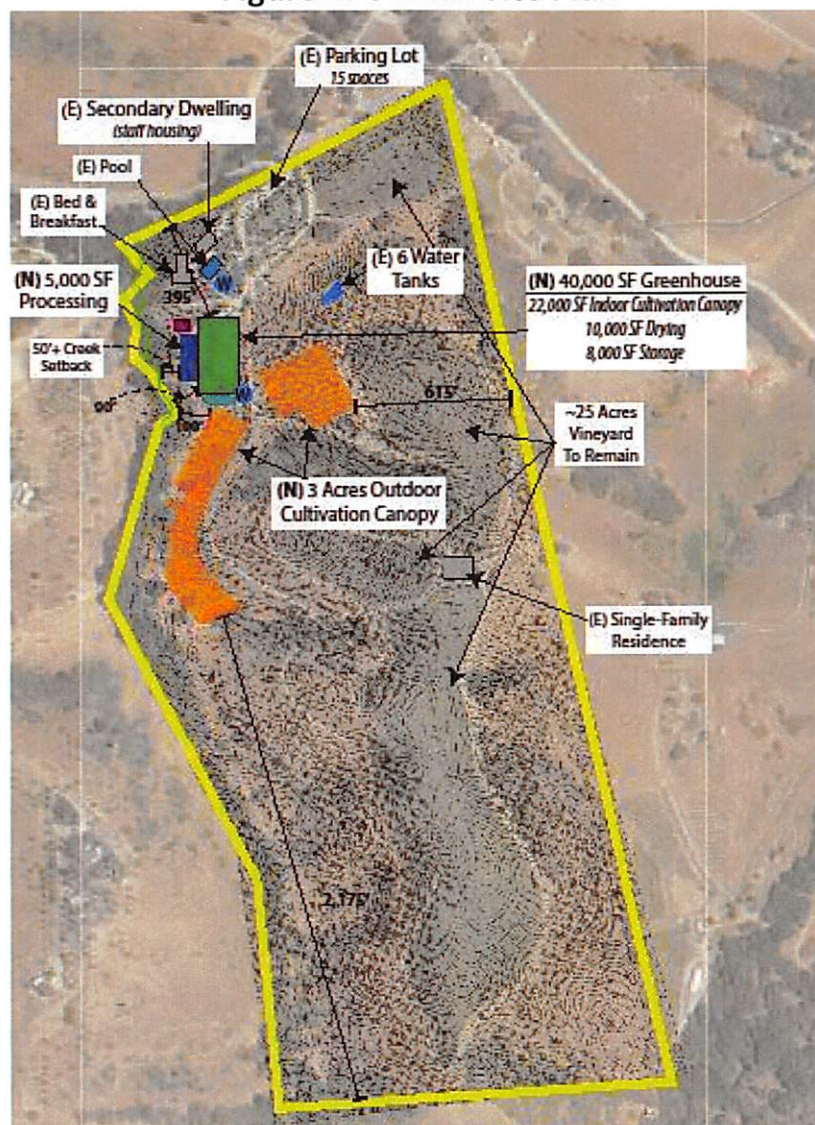
The existing greenhouse will be utilized for indoor cultivation, consisting of 22,000 sq. ft. with a canopy area of 19,800 sq. ft. The business will utilize LED light fixtures for both working and growing applications. LED lights provide the greatest lumens produced per watt of electricity expended of all lighting solutions. Further, LEDs allow for production of specific wavelengths of light, allowing the business to ensure the cultivation operation operates with the correct limited spectrum of

light, rather than inefficient broad-spectrum light. The business is currently evaluating a proposal from Heliospectra AB, an industry-leading light manufacturer. At present, the business plans to utilize the LX60 series lamps.

Drying/Curing and Export of Product

There is one harvest per year for the outdoor cultivation, and one harvest per year for the indoor cultivation. After harvesting, onsite curing and drying will occur in the designated area of the greenhouse (10,000 sq. ft.). Processing will occur in a newly constructed building, totaling 5,000 sq. ft. (including restrooms and office space). Until the building is complete, portable restrooms will be made available for staff. There will be no packaging, virtual dispensary, distribution activities, or manufacturing on site.

Figure 2: Overall Site Plan



Access

The parcel is accessed from South El Pomar 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. The existing entrance is to remain as is (Figure 3).

Figure 3: Entrance



Site Operations Plan

Security

The proposed security plan includes a multifaceted approach to ensure cultivation, building, and product security. Fencing will be placed as required by County and State law, as well as several interior and exterior 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, including biometric (thumbprint) readers that are configured to allow authorized persons into and out of certain areas. 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 strict issuance of access keys, an entrance gate, and a surveillance system that will monitor all exterior secured gates, as well as doors in the interior of the facility. All access controllers will be installed in a secure location and have provisions for battery backup. The video surveillance system will have an on-site, desktop viewing station will have a live-feed to monitor all entry and exit

points, and to vulnerable and restricted areas as defined by state and local laws. All video surveillance equipment will have sufficient battery backup to support a minimum of four hours of recording in the event of a power outage. Alarm monitoring and panic devices will also be installed as extra security measures. For product transportation, armored vehicles with armed escorts, provided by Security Agents, will execute pre-planned secure routes for delivery of the business's products to ensure safe arrival at the licensee ordering the products. Refer to the Security Plan for more detailed information.

Odor Management

Odor from the outdoor cultivation area is naturally mitigated by the distance to the nearest residence being over 480' away from the outdoor cultivation, with an existing drainage and line of trees in between. The cultivation site will be located 693' from the northern, 1,800' from the southern, 937' from the eastern, and 100' from the western property lines. The adjacent property, APN # 034-321-004 is separated from view by a vegetated drainage corridor and has a current application for cannabis cultivation. No offsite nuisance odor impacts would occur with this adjacent property also being utilized for cannabis cultivation. The indoor grow facility will also provide an air scrubbing system that has carbon filtration to reduce the odor within the areas/rooms containing cannabis plants. Refer to the Odor and Water Plan for detailed information.

Signage

No exterior signage distinctive to the cannabis operation is proposed.

Parking

The property site provides ample parking areas within the existing developed areas for the cultivation operations and are not in conflict with any adjacent properties or uses. An existing parking lot provides 15 spaces.

Employee Safety

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

Traffic

Three full-time staff (owners/operators) will live on-site in the existing dwellings. An additional three full-time staff will be employed, for a total of 6 employees. The proposed project will employ no more than 1 staff per 5,000 sq. ft. for the indoor greenhouse. During harvest, the operation will employ an additional 6-10 seasonal staff. Therefore the maximum employees onsite at any given time will be 6-16, depending on whether it is harvest time. 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. In order to continue viable vineyard operations on the site and cultivate the cannabis in a minimally visible location, a modification of the westside setback is requested. The adjacent property, APN # 034-321-004 is separated from view by a vegetated drainage corridor and has a current application for cannabis cultivation. No offsite nuisance odor impacts would occur with this adjacent property also being utilized for cannabis cultivation.

Wastewater and Green Waste

The project site's cultivation operations will not produce any wastewater as all water is used within the planting environment. The condensate water will be recycled and reused on the cultivation areas. All green waste consisting of dead and/or stripped of flower plants and soil will fall into two categories: compostable waste and non-compostable waste. The compostable cannabis waste will be mixed with other types of waste including food, yard, and vegetable-based grease and oils in a designated compost area. The non-compostable cannabis waste will be mixed with paper, cardboard, and plastic waste and disposed of by the business in a landfill or other disposal method (i.e. incinerator). The existing septic is appropriately sized for the current uses on the site and is not anticipated to require expansion. Portable restrooms will be available for staff, located next to the greenhouse and outdoor cultivation site. Please see attached Waste Management Plan for a detailed description of the waste handling procedure.

Pesticide and Fertilizer Usage

The following approved pesticides and fertilizers will be used: Reynoutria sachalinensis, chromobacterium subtsugae strain PRAA4-1, bacillus amyloliquefaciens strain D747, cinnamon, cloves and clove oil, garlic and garlic oil, potassium silicate, bacillus subtilis, potassium bicarbonate, potassium sorbate, sulfur, magnesium sulfate, copper, phosphate, calcium nitrate, iron, potassium nitrate, boron, potassium monobasic phosphate, ammonium sulfate, zinc, sodium molybdate, manganese, paraffinic oil (JMS stylet), rosemary and rosemary oil, soybean oil, peppermint oil, isaria fumosorosea, insecticidal soaps (potassium salts of fatty acids), geraniol, trichoderma harzianum, and rhizophagus intraradices. See attached detailed list.

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 cultivation area will be at a 2,175 foot setback from the Southern property line, 100' foot setback from the Western property line, 395' foot setback from the Northern property line, and a 615' foot setback from the Eastern property line. 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 set). The agricultural zoned parcel size of 100 acres meets the minimum requirement of 50 acres for the proposed use. The greenhouse building is setback 90' from the property line, meeting the 30' setback requirement.

Air Quality

The project is accessed by S. El Pomar Road, a paved road with adequate access for the proposed operation. The existing vineyard and agricultural development are appropriate for the proposed use. Olive trees will be removed to accommodate outdoor cultivation areas and vineyard operations will continue. There are no predicted air quality impacts associated with the proposed use.

Screening and Fencing

The project site is accessed via an existing driveway on S. El Pomar Road. The project is not visible from any public viewpoint. The proposed use areas are not visible from S. El Pomar Road, or westbound on Highway 41. The grow area will not silhouette against the skyline, as it is behind several hills with higher elevations, and the greenhouse is located behind existing buildings. Fencing and natural vegetation will provide additional visual screening of the outdoor cultivation area.

A sight distance analysis was conducted by Orosz Engineering Group Inc. (see attached report). It was determined that the existing driveway conditions at the project site meet the County sight distance standards.

Table 2: Sight Distance Analysis

Location	Approach Speed	Required Stopping Sight Distance	Actual Stopping Sight Distance	Comments
South El Pomar Access Looking to Drivers Left Looking to Drivers Right	55 MPH 55 MPH	500' 500'	500'+ 500'+	Ok to Left Ok to Right

Water Management Plan

The property is in the Salinas/Estrella Water Planning Area, within both the Asuncion and Templeton Watersheds. Several nearby creeks feed the groundwater recharge area around the water source site. The project site is served by one existing well with a 6-inch casing, 5 hp pump that is that has served the property for the current vineyard cultivation, residential, and agricultural uses. The anticipated water use is consistent with the historical water use on the project site for other agricultural crops (including the 36-acre vineyard). No import of water is necessary or will occur in association with the proposed cannabis operations.

For the outdoor cultivation, there will be two 10,000 gallon water tanks for storage (drawn from the well), with above ground drip irrigation lines to the plants. For the greenhouse, there will be three 5,000 gallon water tanks inside of a storage area within the greenhouse for both the reclaimed water and water drawn from the well. The projected water usage is as follows:

Table 3: Water Estimates

Canopy	Gallons / Day	Gallons / Week	Gallons / Harvest	Harvests/ Year	AFY
22,000 SF Indoor	4,418	30926 (x9 weeks per harvest)	278,732	1	3.42
3 Acres Outdoor*	--	--	588,060	1	1.8
Baseline Offset (3 acres Olives)**	--	--	--	--	-6.9
22k SF + 3 Acres	Net Increase in Water Demand			1.77 AFY	
*Outdoor water use extrapolated from Central Coast Regional Water Quality Control Board (RWQCB) Cannabis Development Team estimate of 0.03 gal/sf canopy/day @ 150 days per year for a seasonal harvest					
**Off-Site Ag Offset Clearance for is 2.3 Acre Feet/Acre/Year for Olives.					

Several water conservation measures will be taken, including employee training on conservation techniques. The business shall use an eco-friendly reverse osmosis system for its irrigation, creating half the water waste of traditional reverse osmosis (RO) systems. A reclamation rate of 23% of total water used is anticipated from the greenhouse. This will be achieved by recycling water from various mechanical systems such as dehumidifiers, cooling systems, and heating systems. In addition, the business shall implement a sand filtration system to clean and purge its waste water of any harmful antibodies before it enters the sewer. Teams of employees will monitor the water and plants for salts, chemicals, nutrients, pH levels, and any water-borne pathogens. The use of water efficient landscape material and a weather-based irrigation controller will minimize the business's water usage. In addition, water efficient plumbing fixtures (like low-flow water units) will also be used to assist with conserving water consumption. Refer to the Odor and Water Plan for more information.

Energy Use

The anticipated annual energy use for the project is 35,581 kWh (*taken from PG&E bill*). 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.

Resources Requiring Special Consideration

Cultural Resources

An Archaeological Surface Survey completed by Heritage Discoveries, Inc. produced negative results for the presence of cultural resources on the project site and also confirmed the previously recorded presence of archaeological sites within one-half mile from the study area. Based on these results, no further archaeological studies are necessary for the proposed crop replacement and greenhouse operation.

Biological Resources

A biologist report was completed by Terra Verde, Inc. (September 2018). The study consisted of an onsite field reconnaissance effort to evaluate presence of special status species or otherwise sensitive habitat areas that could be affected by the proposed project. It was determined that the proposed use areas consisting of an existing olive orchard and disturbed/graded areas adjacent to an existing horse

barn did not pose any potential risk to sensitive resources. No biological impacts are anticipated. General avoidance and minimization measures recommended are as follows:

4.2.1 General Avoidance and Minimization Measures

Measure 1: Site Maintenance and General Operations

The following general measures are recommended to minimize impacts during active construction:

- The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with high visibility fencing. No work shall occur outside these limits.
- In the vicinity of sensitive resources and habitats (e.g., unnamed USGS blue line drainages and oak woodlands), signs shall be posted at the boundary of the work area indicating the presence of sensitive resources.
- Staging of equipment and materials shall occur at least 50 feet from aquatic features.
- Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
- Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated areas. Sandbags and/or absorbent pads shall be available to prevent water and/or spilled fuel from leaving the site.
- Any chemicals used shall be prevented from entering the USGS blue line drainages.
- Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

4.2.2 Recommendations for Avoiding Impacts to Oak Trees

Measure 2: Oak Tree Protection

Where project activities are expected to occur within 50 feet of oak trees or oak woodland, tree protection fencing shall be installed as close to the outer limit of the woodland dripline or individual tree critical root zone as practicable. At no time shall any removal or trimming of oak trees equal to or greater than five inches in diameter be allowed.

4.2.3 Recommendations for Avoiding Impacts to Special-status Wildlife

Measure 3: Surveys for Special-status Wildlife

A qualified biologist shall conduct surveys prior to the start of initial project activities to ensure special-status wildlife species are not present within proposed work areas. In the event that special-status wildlife species are found, they shall be allowed to leave the area on their own volition or relocated (as permitted) to suitable habitat areas located outside the work area(s). If necessary, resource agencies will be contacted for further guidance. Pre-activity surveys shall be conducted as follows:

Measure 3A: Preconstruction Surveys for Townsend's Big-eared Bat

Prior to the start of work, all suitable roosting habitat for Townsend's big-eared bats (e.g., barn structure and mature oaks) within 100 feet of work areas shall be surveyed during the appropriate time of day to determine if bats are utilizing the potential roosts. If bats are detected, a bat exclusion plan shall be developed and submitted to CDFW for approval prior to implementing any exclusion methods. If no bats are detected, no further action is required.

Measure 3B: Preconstruction Survey for Sensitive and Nesting Birds

If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation with the CDFW, and/or the USFWS.

4.2.4 Recommendations for Avoiding Impacts to Sensitive Habitats**Measure 4: Avoidance of Federal and State Waters**

Proposed permanent and/or temporary features shall be located a minimum of 50 feet from the edge of the USGS blue line drainages.

Measure 5: Protection of Federal and State Waters

In addition to Measures 1 and 4, the following measures are provided to further protect the drainage features on site. If work must occur during the rainy season, temporary erosion and sedimentation Best Management Practices (BMPs) shall be implemented, as necessary, to prevent erosion and sedimentation during construction. Acceptable BMPs include the use of weed-free, natural fiber (i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. The BMPs shall be installed and maintained until the disturbance areas are stabilized.

Parking Modification and Required Findings

The project site is designed to accommodate staff within the existing parking area adjacent to the entrance driveway. The cannabis cultivation will be operated by the property owner and two owner/operators who will all live onsite, with three additional full-time staff. Due to the limited nature of the staff required for the operation (and given that 3/6 staff live onsite), parking standards as outlined in Chapter 22.18, Nursery Specialties are not appropriate for the project.

The following findings are provided for use in a request for modification of parking standards of Chapter 22.18, Nursery Specialties.

In accordance with Chapter 22.18.18.020.H, the following three findings support the request to modify the parking standards:

- a. The characteristics of the project, which consists of an owner-operated cannabis greenhouse and outdoor operation with three additional full-time staff and seasonal temporary staff, do not necessitate the creation of an additional designated parking area as the activities will be conducted by the owner/operators and full-time staff who have parking provided on site adjacent to the driveway entrance.
- b. The existing parking area is adequate to accommodate on the site all parking needs generated by the use as the operation will be staffed by the onsite owner/operators and three additional full-time staff, with pick-ups and deliveries conducted by the business owner and associates. No more than fifteen parking spaces are necessary, which are provided in the existing parking area.
- c. No traffic safety problems will result from the proposed modification of the parking standards as there is ample existing parking (15 spaces) on the site for the property owner-operated nursery and outdoor cultivation.

Setback Modification and Required Findings

A setback modification is requested as the outdoor cultivation area on the applicant's site is located within 300 feet of the property line to the west (closest is a 100' setback; see Figure 4 below). The other sides of the cultivation areas are well outside the 300 foot setback from the northern, southern, and eastern property lines.

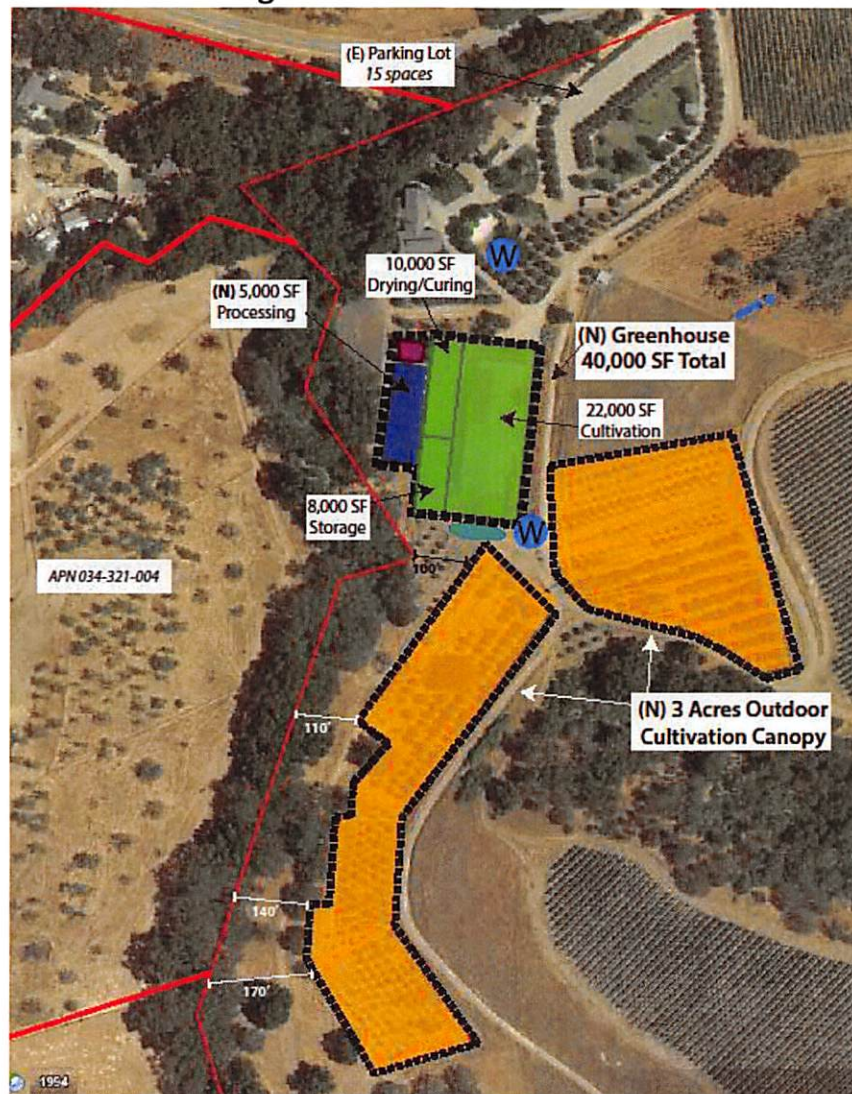
According to Land Use Ordinance Section 22.40.050(E)(7), in order to approve the setback modification, the Review Authority must make a special setback modification finding. The Review Authority must find:

"Specific conditions of the site and/or vicinity make the required setback unnecessary or ineffective. Modification of the setback will not allow nuisance odor emissions from being detected off site".

In this case, specific conditions of the site and vicinity make the required 300-foot setback from the western property line of the site unnecessary and ineffective. Setbacks of this type are implemented to address issues such as noise, lighting, odor, and concentration of development. This is a low density, large parcel rural

area where the adjacent property is naturally separated by an existing creek with tall vegetation. In addition, the adjacent property (APN #034-321-004) has a current application for cannabis cultivation.

Figure 4: Detailed Site Plan



CEQA Categorical Exemption

The applicant proposes to replace existing olive trees with a new crop. The outdoor farm area is fenced and cultivated according to low impact farming practices such as whole-site composting and recycling, water conservation, and virtual elimination of the use of pesticides and herbicides by complying with strict organic controls for the industry. Minor increase in fencing of the perimeter of the outdoor cultivation areas will occur to accommodate the project. The greenhouse building will replace

an existing agricultural structure with minor expansion in a previously disturbed area. Biological, archaeological, and traffic reports have been completed.

In light of the modest scope of disturbance and prepared special resource studies with protective and compensatory environmental mitigation measures incorporated into the proposed project, the project meets the standard for a Categorical Exemption.

Section 15301 of the State CEQA Guidelines allows for existing projects and projects that have no potential for causing a significant effect on the environment to be exempt from the provisions of CEQA. The project application proposes to cultivate cannabis on existing cultivated land and construct a greenhouse on a previously graded and level area of the site with incorporation of environmental protection measures and. The cultivation areas, onsite driveway, and proposed greenhouse area have all been subject to previous disturbance. No enlargement of the driveway or access is necessary for the proposed project. Outdoor cultivation will not cause site disturbance, construction permit controls will be implemented during construction for the greenhouses, and operational impacts will remain the same with the proposed crop conversion activity. Archaeology surveys conducted on the site determined the proposed project to have no potential impact to sensitive resources. Biological protection and general minimization measures are incorporated into the project. Water use has been calculated and offsets as required by the County fee program are required. Baseline conditions shall remain constant for operational elements such as persons on the site and vehicular traffic.

There is no possibility that this project may have a significant effect on the environment because the proposed project would result in the continuance of farming in an existing area and a minor disturbance to a level, previously disturbed area adjacent to existing buildings. No mitigation measures beyond those described in the project description or otherwise required by County ordinance are necessary to address the environmental impacts associated with the proposed project. The proposed project does not include any unaddressed environmental impacts or significant changes to the project site.



Parcel Information

APN: 034-321-003

Assessee: SMYTH LARRY D TRE ETAL

Care Of:

Address: 4337 S EL POMAR TEMPLETON
CA 93465

Description: RHO ASUN ETAL PTN LT 26

Site Address:
04337 SO EL POMAR RD

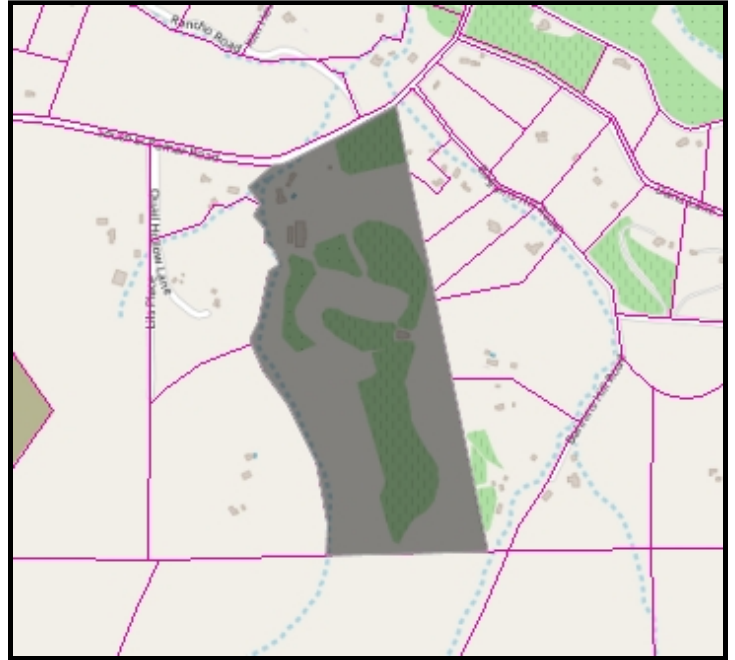
Tax Rate Area Code: 126001

Estimated Acres: 101.5

Community Code: NCELPO

Supervisor District: Supdist 5

Avg Percent Slope: 23



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
PROJ-2018-00071	Cannabis Activities	10/19/2018 7:49:00 AM
DRC2018-00183	Land Use	10/18/2018 1:38:37 PM
ZON2018-00508	Zoning Clearance	8/29/2018 3:04:19 PM
PMT2003-03173	PMTR - Residential Permit	4/16/2004 12:00:00 AM
PMT2003-02079	PMTR - Residential Permit	12/29/2003 12:00:00 AM



Parcel Summary Report

APN: 034-321-003

C8312	PMTR - Residential Permit	8/13/2002 12:00:00 AM
P010582P	Zoning Clearance	3/26/2002 12:00:00 AM
C4967	PMTR - Residential Permit	9/5/2001 12:00:00 AM
PMT2002-11543	Determination	8/15/2001 12:00:00 AM
PMT2002-11545	Determination	8/11/2001 12:00:00 AM
C4138	PMTR - Residential Permit	8/1/2001 12:00:00 AM
C3981	PMTR - Residential Permit	4/25/2001 12:00:00 AM
A1632	PMTR - Residential Permit	8/7/1997 12:00:00 AM
A0289	PMTR - Residential Permit	1/9/1997 12:00:00 AM
99610	PMTR - Residential Permit	12/13/1996 12:00:00 AM
91168	PMTR - Residential Permit	4/26/1993 12:00:00 AM
86975	PMTR - Residential Permit	4/15/1991 12:00:00 AM
86974	PMTG - Grading Permit	4/11/1990 12:00:00 AM
86973	PMTR - Residential Permit	4/11/1990 12:00:00 AM

Clerk Recorder Documents

Clerk Document	Date	Document Type
2003-R-001539	01/08/2003	O
2003-R-001028	01/07/2003	O
2000-R-034028	06/20/2000	O
2000-R-021166	04/20/2000	O
2000-R-009311	02/23/2000	O
1997-R-021172	04/28/1997	O
1996-R-058790	11/15/1996	O
1996-R-001714	01/12/1996	T
1995-R-048244	10/18/1995	T
1990-R-054691	08/10/1990	O
1989-R-063535	09/19/1989	O
1989-R-041387	06/23/1989	O
1989-R-000978	01/06/1989	O
1985-R-012698	03/11/1985	O



Parcel Summary Report

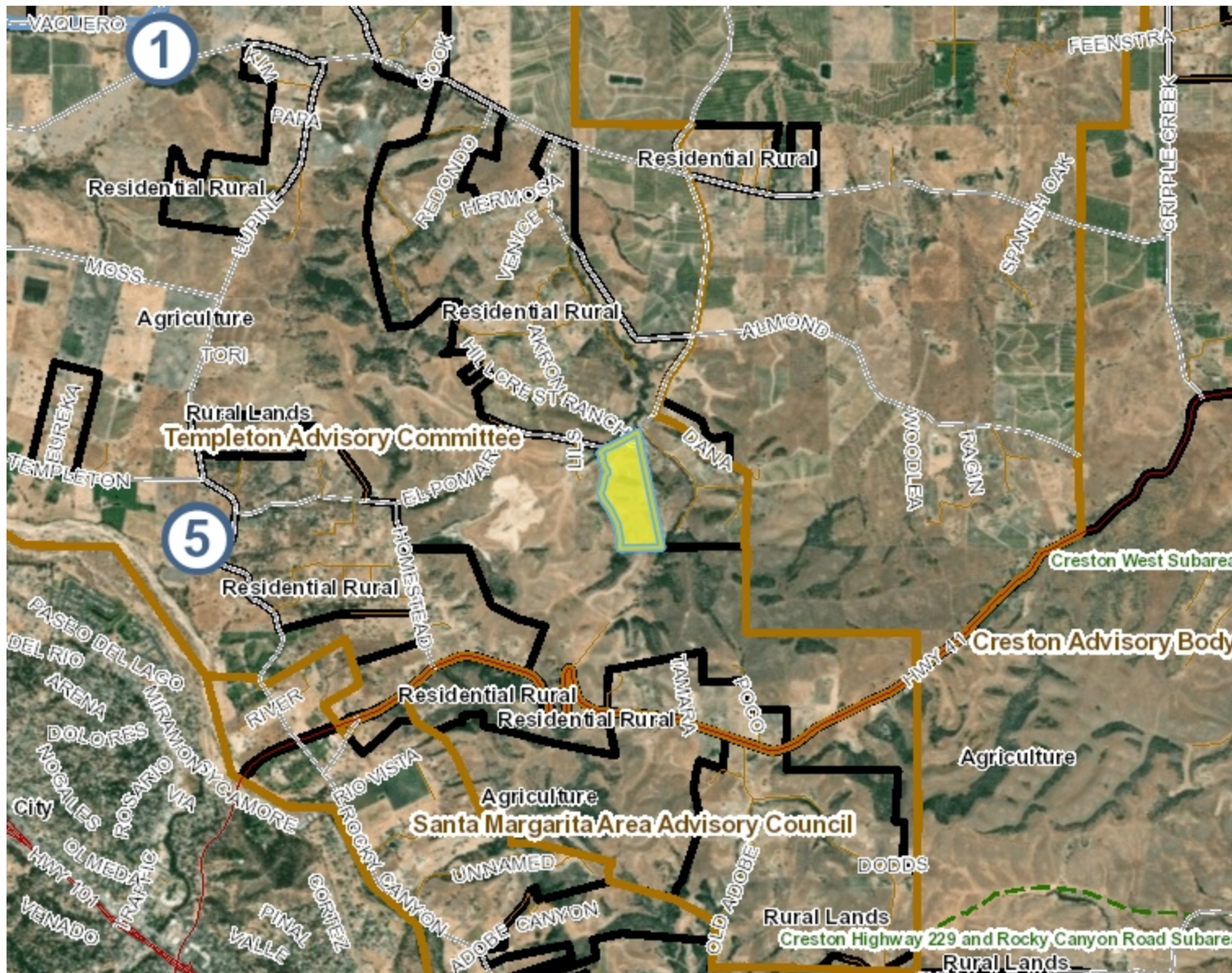
APN: 034-321-003

1979-R-C51005

11/05/1979





C

Interactive Data Viewer








Legend

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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Map for Reference Purposes Only




Referral -- Page 30 of 35



Interactive Data Viewer



Legend

 SLO County Parcels

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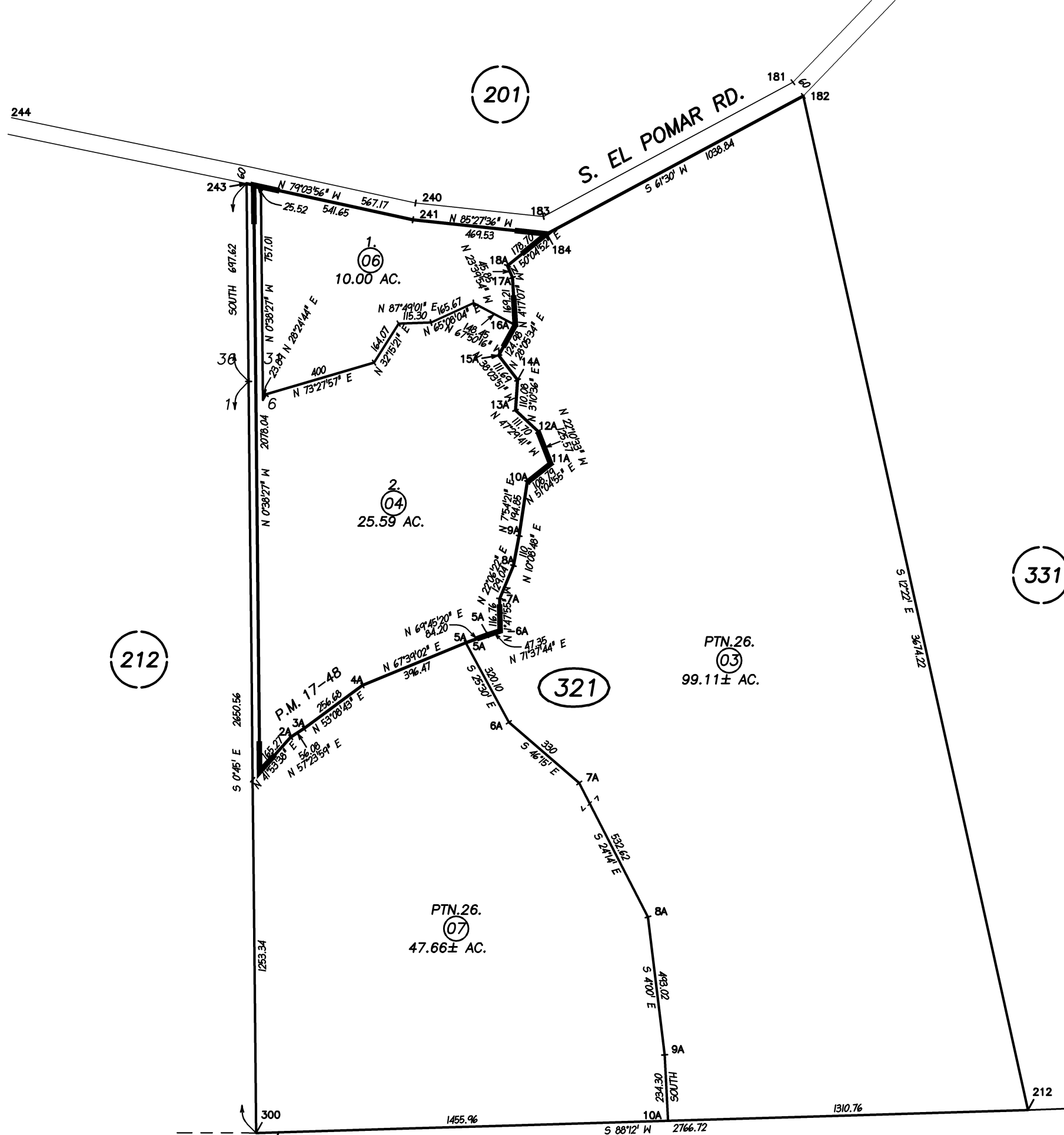
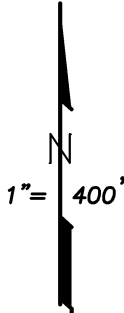
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Map for Reference Purposes Only



Referral -- Page 31 of 35



212

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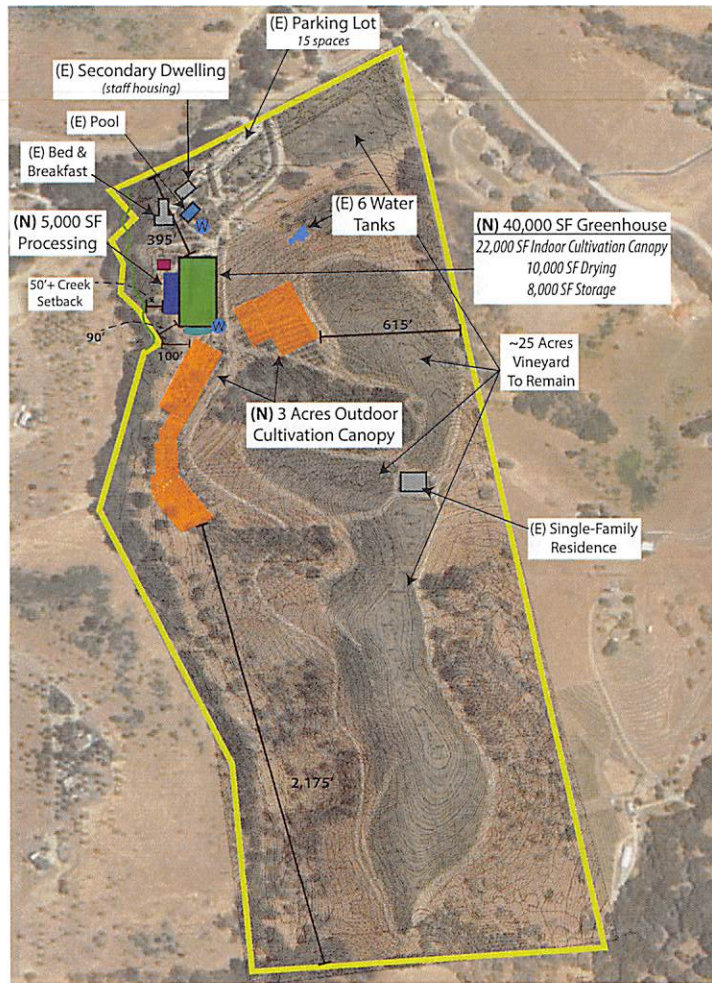
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JAW
06-29-16

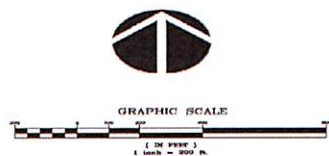
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

OVERALL SITE PLAN



Site: 100 acres

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



- Scope of Work**
- 1) 3 Acres Outdoor Cultivation
 - 2) 40,000 SF Greenhouse
 - 22,000 SF Nursery
 - 10,000 SF Drying/Curing
 - 8,000 SF Storage
 - 3) 5,000 SF Processing

- Sheet Index**
- 1) Overall Site Plan
 - 2) Detailed Site Plan
 - 3) Buffer Map

Vicinity Map



Kirk Consulting

Sheet 1: Overall Site Plan
Eden House
4337 South El Pomar Road
Templeton, CA
APN: 034-321-003

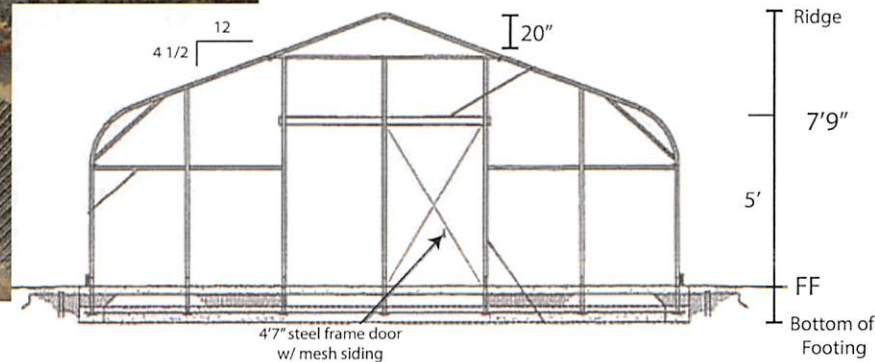
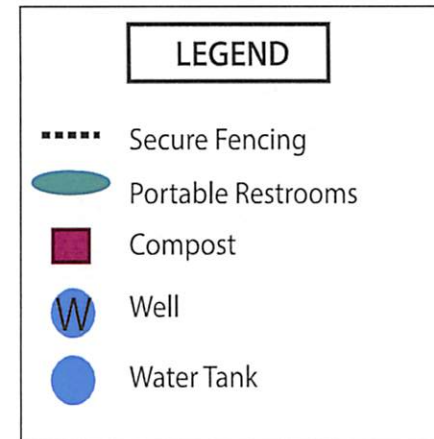
DATE: 10.16.18

Eden House

Sheet

1 of 3

DETAILED SITE PLAN



Greenhouse Front Elevation

Kirk Consulting

Sheet 2: Detailed Site Plan
Eden House
4337 South El Pomar Road
Templeton, CA
APN: 034-321-003

SCALE: 1" = 200'	
DATE: 10.16.18	
Eden House	
Sheet	
2 of 3	

BUFFER MAP



Kirk Consulting

Sheet 3: Buffer Map
Eden House
4337 South El Pomar Road
Templeton, CA
APN: 034-321-003

DATE: 10.16.18

Eden House

Sheet

3 of 3