



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

THIS IS A NEW PROJECT REFERRAL

DATE: 1/9/2019

TO: 1st District Legislative Assistant, Air Pollution Control Board, Building Division, Templeton CSD (including Fire), Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, Templeton Advisory Committee, AB52

FROM: Jan DiLeo (jdileo@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-000229 BEEM_NESBITT

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 3 acres outdoor and 22,000 square-foot indoor cannabis cultivation, alongside a cannabis nursery, non-storefront retail (delivery) and processing facility to be located at 717 Marquita Ave. Templeton, CA.

APN(s): 040-143-048, 040-143-044, 040-154-002, 040-143-031

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

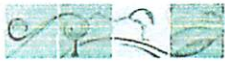
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



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

DRC2018-00229

Conditional Use Permit
 040-143-048 / 717 MARQUITA AVE
 KATHLEEN BEEM
 3 ACRES OUTDOOR CULTIVATION, 22,000 SF INDOOR
 CULTIVATION, 3,200 SF NURSERY, MOBILE DELIVERY
 AND PROCESSING.

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name 2016 Bruce A. R. Nesbitt Revocable Trust Daytime Phone 805-886-8333
 Mailing Address P O Box 717 Templeton Ca Zip Code 93465
 Email Address: bruce@germanstatice.com

☐ Applicant Name Kathleen Beem Daytime Phone _____
 Mailing Address 22486 Caminito Pacifico Laguna Hills Ca Zip Code 92653
 Email Address: _____

☐ Agent Name Kusa Licensing and Consulting Daytime Phone 949-439-3005
 Mailing Address 202 Terra Bella Irvine Ca Zip Code 93602
 Email Address: kusalandc@gmail.com

PROPERTY INFORMATION

Total Size of Site: 55 acres Assessor Parcel Number(s): 040-143-031
 Legal Description: _____
 Address of the project (if known): 717 Marquita Ave 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.: Marquita to the Railroad tracks Proceed over and to the left
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Current use is Agricultural growing of Flowers, Fruit and Vegetables.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 3 Acres of Cultivation (out door) and 22 000 sqft
Cultivation (in Door). Separate Nursery and
Processing.

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 [Signature] Date 11/27/18

FOR STAFF USE ONLY

RECEIVED

11 DEC 2018

LAND USE PERMIT APPLICATION PACKAGE
 SAN LUIS OBISPO COUNTY PLANNING & BUILDING
<http://www.slocounty.ca.gov/planning.htm>

PAGE 4 OF 16
 JULY 1, 2017
 PLANNING@CO.SLO.CA.US

PLANNING & BUILDING



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): Nursery and Processing Will be for Both Operations. They will be placed on Parcel #4 and #6 will be used for the Current Ordinance Cert for growing if the county provides permission.
Describe existing and future access to the proposed project site: See Exhibit A

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? 177 acres (family owned)

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

North: Do not own (Farmland) South: Farm Land and Cultivation Cannabis (Own)
East: River West: Welding Supplies and Recycling Center

For all projects, answer the following:

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

Buildings: 0 sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other (specify) 3200 sqft of Hoop Green House for Nursery

Total area of all paving and structures: _____ sq. feet ☐ acres

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

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front 100 Right 100 Left 100 Back 100

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 SLO & Templeton Fire Department

For commercial/industrial projects answer the following:

Total outdoor use area: 3 sq. feet ☒ acres Out Door Cultivation

Total floor area of all structures including upper stories: 22000 sq. feet In Door Cultivation To be built Phase 3

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: 25 acres
Moderate slopes - 10-20%: 10 acres
20-30%: 10 acres
Steep slopes over 30%: 10 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: Salinas River
- Are there any flooding problems on the site or in the surrounding area? ☒ Yes ☐ No
If yes, please describe: Parcel has A and AE Flood Zones as well as Flood Way from River
- 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: The property has had previous build up of the land by prior owners
- 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: Volpi Ysabel Rd. Concrete Ct. Burnt Rock Way and Gilroy Ave

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 The Farm still operates and grows Flowers and Agriculture
☒ Commercial/Office - Explain Cannabis is classified as Commercial and there will be Cannabis Cultivation
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? No New Irrigation Lines or Connections
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: current wells are installed with water lines
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 1 Hours / 30000 GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 300 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: To Be Given prior to approval
3. Where is the waste disposal storage in relation to buildings? 50-100 feet for Sorting and Composting
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
☒ Yes ☐ No

Community Service Information

1. Name of School District: Templeton Unified
2. Location of nearest police station: San Luis Obispo County Sheriff on North Main Street
3. Location of nearest fire station: Templeton Fire Department 206 5th St Templeton CA 93465 (Cal Fire Exhibit E)
4. Location of nearest public transit stop: On West Side of 101 over
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
☒ Yes ☐ No
The Brewery and Wine tasting is located on Marquita Ave just before you cross the train tracks.

Historic and Archeological Information

1. Please describe the historic use of the property: Property has been a Farm for over 50-75 years
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 through Friday and Some Saturdays Hours of Operation: 8am to 4pm
2. How many people will this project employ? 1 to begin with.
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: Odors are a possibility.
5. Will this project increase the noise level in the immediate vicinity?
☐ Yes ☒ No
If yes, please explain: There is a concrete Facility near us that is extremely loud.
(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: Mulch, plant material, Soil recycling, plant composting, and water recycling in the green houses and indoor Facility
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. 1 Between 4:00 to 6:00 p.m. 1

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: Temple Farms is on a full working Farm and was a Cannabis Certificate owner of the 3354 Ordinance The owners want to continue with this business and expand it. As part of the current operation they will continue to grow all aspects of agriculture and cannabis.

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): See Exhibit D
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: See Exhibit E
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: Add Distribution and Manufacturing
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 *: Eventually we will add Solar for the Green House. We will use composting for recycling as much as possible and for the indoor we do not plan to start this till Phase 5 which will be 1-2 years out

*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:
We plan to cultivate the cannabis in connection with Good Farming Practices by rotating crops with our Flower business and agricultural business. We will convert Line Irrigation to Drip line with in 1 year. Solar is for Phase 5.
2. Are you aware of any ☐ unique, rare ☐ 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): Building Permits Fire planning health department Cannabis and California Department of Food and Agriculture, Plus Wild Life, Water, Waste and AMQD
(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.

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11 DEC 2018

PLANNING & BUILDING

Cannabis Activities Proposed

☒ Cultivation
☐ Testing Facility

☒ Nursery
☐ Dispensary

☐ Manufacturing Facility
☐ 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- 00364

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: Kathleen Beem

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?

☒ Type 1
☐ Type 5
☒ Mixed-light

☐ Type 2
☐ Microbusiness

☒ Type 3
☒ Indoor

☒ Type 4
☒ Outdoor

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.

OutDoor- 129,000 sqft (Split on Phase 1 & 2)
Indoor - 22000(phase5)

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 -Nursery and Processing	80,000 kWh 2019 Estimated
PG&E Nursery and Processing	160,000 kWh 2020 Estimated
Total Annual kWh:	

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			
Month and Year	2019	2020	2021
1 January	0	48,000 Nursery (at 1 Acre)	72,000 Nursery and 1/2 Acre Indoor
2 February	0	48,000 Nursery (at 1 acre)	72,000 Nursery and 1/2 Acre Indoor
3 March	24,000 Nursery To Begin	120,000 Nursery and 3 Acres	72,000 Nursery and 1/2 Acre Indoor
4 April	48,000 Nursery and 1 Acre	120,000 Nursery and 3 acres	144,000 Nursery, 3 Acres and 1/2 Acre Indoor
5 May	48,000 Nursery and 1 Acre	120,000 Nursery and 3 Acres	144,000 Nursery, 3 Acres and 1/2 Acre Indoor
6 June	48,000 Nursery and 1 acre	120,000 Nursery and 3 Acres	144,000 Nursery, 3 Acres and 1/2 Acre Indoor
7 July	96,000 Nursery and 3 acres	120,000 Nursery and 3 Acres	144,000 Nursery, 3 Acres and 1/2 Acre Indoor
8 August	96,000 Nursery and 3 acres	120,000 Nursery and 3 Acres	144,000 Nursery, 3 Acres and 1/2 Acre Indoor
9 September	96,000 Nursery and 3 Acres	120,000 Nursery and 3 Acres	144,000 Nursery, 3 Acres and 1/2 Acre Indoor
10 October	96,000 Nursery and 3 Acres	120,000 Nursery and 3 Acres	144,000 Nursery, 3 Acres and 1/2 Acre Indoor
11 November	24,000 Nursery Only	48,000 Nursery (1 acre)	72,000 Nursery and 1/2 Acre Indoor
12 December	24,000 Nursery Only	48,000 Nursery (1 acres)	72,000 Nursery and 1/2 Acre Indoor
Totals	504,000 Gallons Nursery and outdoor	1,152,000 Gallons Nursery and Outdoor	1,364,000 Gallons Nursery, Outdoor and Indoor

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: If we use any pesticides it will be the only 3 currently allowed
and these are Trichoderma harzianum, Bacillus subtilis and Bacillus thuringiensis israelensis. We always begin
with non chemical based controls to begin with.

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 *It may be closed loop, but more than likely we will start with other methods.*

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

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide
☒ Ethanol ☒ Mechanical ☐ None
☒ Other Dry Ice or cooking oils

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

Summary of Proposed Application for Conditional Use Permission

Dear San Luis Obispo County

DKC 2018-00229
Rec. 12/11/18

Please accept this application packet for the property of 730 Marquita, Templeton, Ca for the Land Use Conditional Use Permit. This will be for Cultivation, Nursery, processing (Drying and Trimming) and for the additional adding of Future Licenses of Delivery (Service), Manufacturing and Distribution should the property meet the County Requirements and based on the Phased Development of the property.

The property will begin with the growing of the 3 acres of Outdoor Cannabis in Parcel #1. The Cultivation will be grown based on 1-2 acres and then adding the 3rd acres with in a year. The Nursery will be started as soon as approvals and permits can be issued for the 2 Green Houses that are 20'x80' Hoop Structures on Parcel #2. These will be for Clones and Mother Plants. These will be used for the Operation and eventually offered for sale to outside Cultivators that are licensed. The processing will be based out of the Barn after the County has given approval for the use of the Barn on Parcel #4. The Processing will handle all processing for the Farm and its Parcels as well as any outside Clients who may like to contract with us. Once we are approved, we will submit the applications for the State Licensing for the Cultivation and Nursery.

Fencing we will use a Move able Fence for the purposes of adapting good farming practices to the Cannabis Cultivation SOPs for the Farm. We want to have no more than 3 aces on Parcel 1 and No more than 3 acres on Parcel 3-5 but we want to use a Portable Fencing that uses a Chain Link style with a Fine Green or Black Mesh to prevent people from seeing the plants. We would mark out each Year where our 3 Acres for each Parcel that we are allowed to Grow in with the County. We would then set up the fence and invite the count out to view the location of the acreage and confirm it is 3 acres per the 2 Parcels we will be growing in. This would allow us to then use our normal Agriculture business to recycle the land and the nutrients. We can provide more information on this style of Fencing and how it will be portable.

The Delivery Business for Delivering to End Retail Clients will be started 2019 and we would like to set up operations in the Barn or if we need to have a Separate Building, we would like to use a Pre-Manufactured Building or Temporary Building to be built on Parcel #4 next to the Barn. We would submit improvements to the Barn or the Plans for a Manufactured or Temporary Building once the County has given us a clear way to approval. We would run this from a website and operate deliveries through a Delivery Truck or Van. This would have 1 employee to begin with.

The Manufacturing, and Distribution will be added after 2-3 Years depending on growth of business. Temple Farms will submit notice to the County once we are ready to proceed on these activities and will acquire licensing through the county and state.

We are planning to submit another Minor Application for Cultivation of 3 acres only. This will be done in the next 2-4 weeks. This will be placed on Parcel #3 and #5.

PHASES:

Phase 1: Build of Nursery Hoop Green houses that are 20'x80' each on Parcel #2 after approval from County and State has been given. (1st Build out)

Phase 2: Begin to Cultivate 1-2 Acres of Cannabis on Parcel #1 after approval from County and State has been given. (To begin hopefully by Spring or June 2019)

Phase 3: Build out of Processing in Barn for Drying and trimming. This would also be for Packaging and Labeling of Flower for Farm Brands. (Summer 2019)

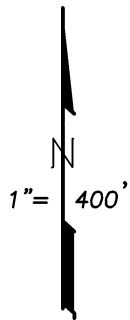
Phase 4: Begin to Build or Improve the Barn for the Delivery Business. We would look to begin this in Summer 2019-Fall 2019.

Phase 5: Build out of Indoor Grow Buildings 2020 Spring to Summer. This is if Money is raised.

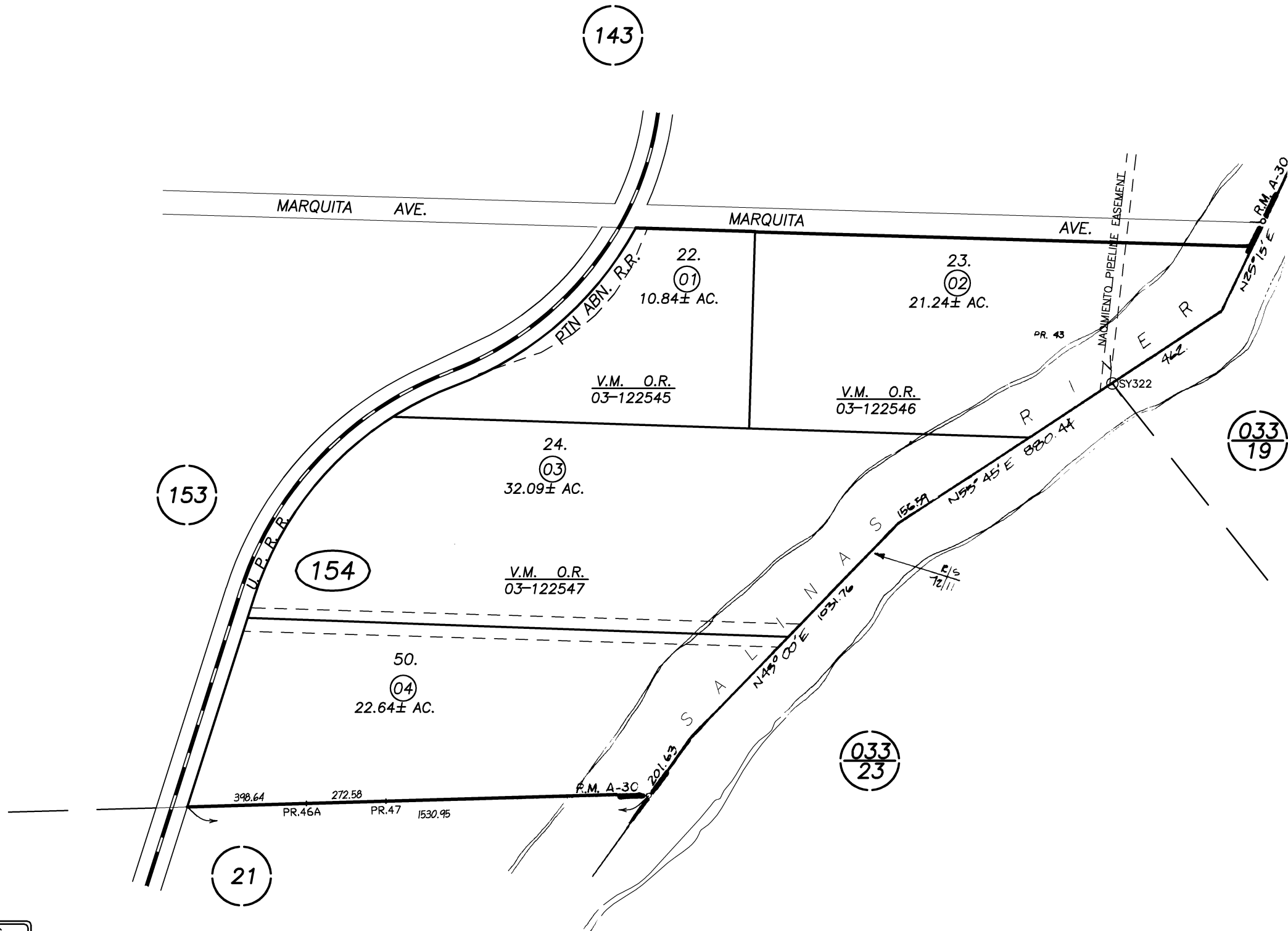
Phase 6: Cultivation of 3rd acre on Parcel #1 Spring 2020.

Phase 7: Cultivation of Minor Use Parcels #3-#5 with 3 Acres of Cannabis to be planted for Spring or Summer of 2020.

The Parcels #8, #7 and #6 will not be used for Cannabis. The farm will continue to grow Agriculture products and Flowers.



040-151



REVISIONS	
I.S.	DATE
15-071	08-20-14

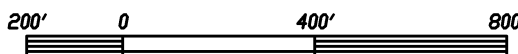
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JS
08-20-14

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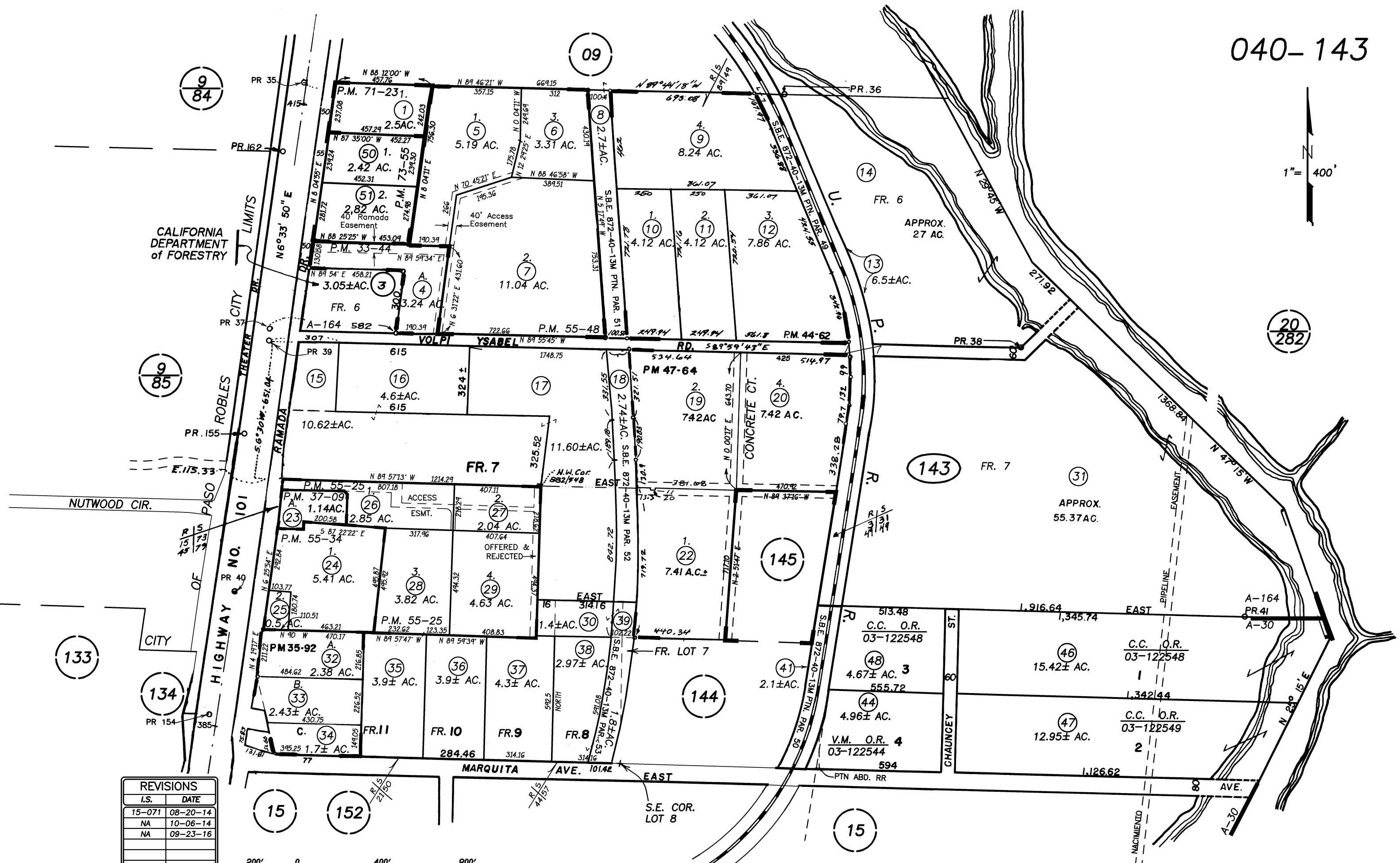
1" = 400'

REVISIONS	
I.S.	DATE
15-071	08-20-14
NA	10-06-14
NA	09-23-16

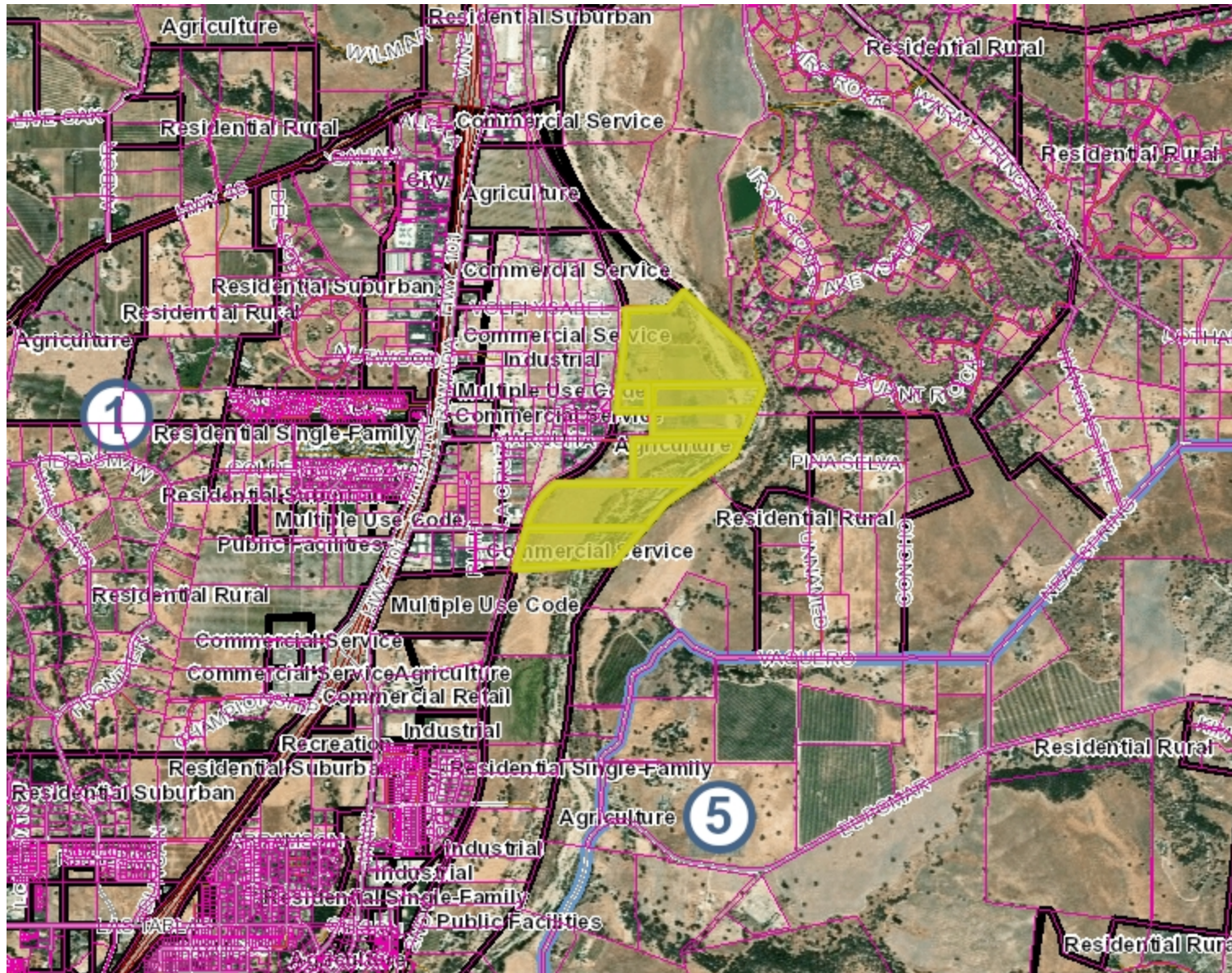


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MAP OF YSABEL, R.M. Bk. A , Pg. 30.
RANCHO EL PASO DE ROBLES, R.M. Bk. A , Pg. 164.



Interactive Data Viewer



Legend

-  SLO County Parcels
- Roads**
 -  CalTrans
 -  Maintained by SLO CO
 -  Private Maintenance
 -  Federal or State Maintenance
-  Supervisor Districts
-  Land Use Outlines

-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department



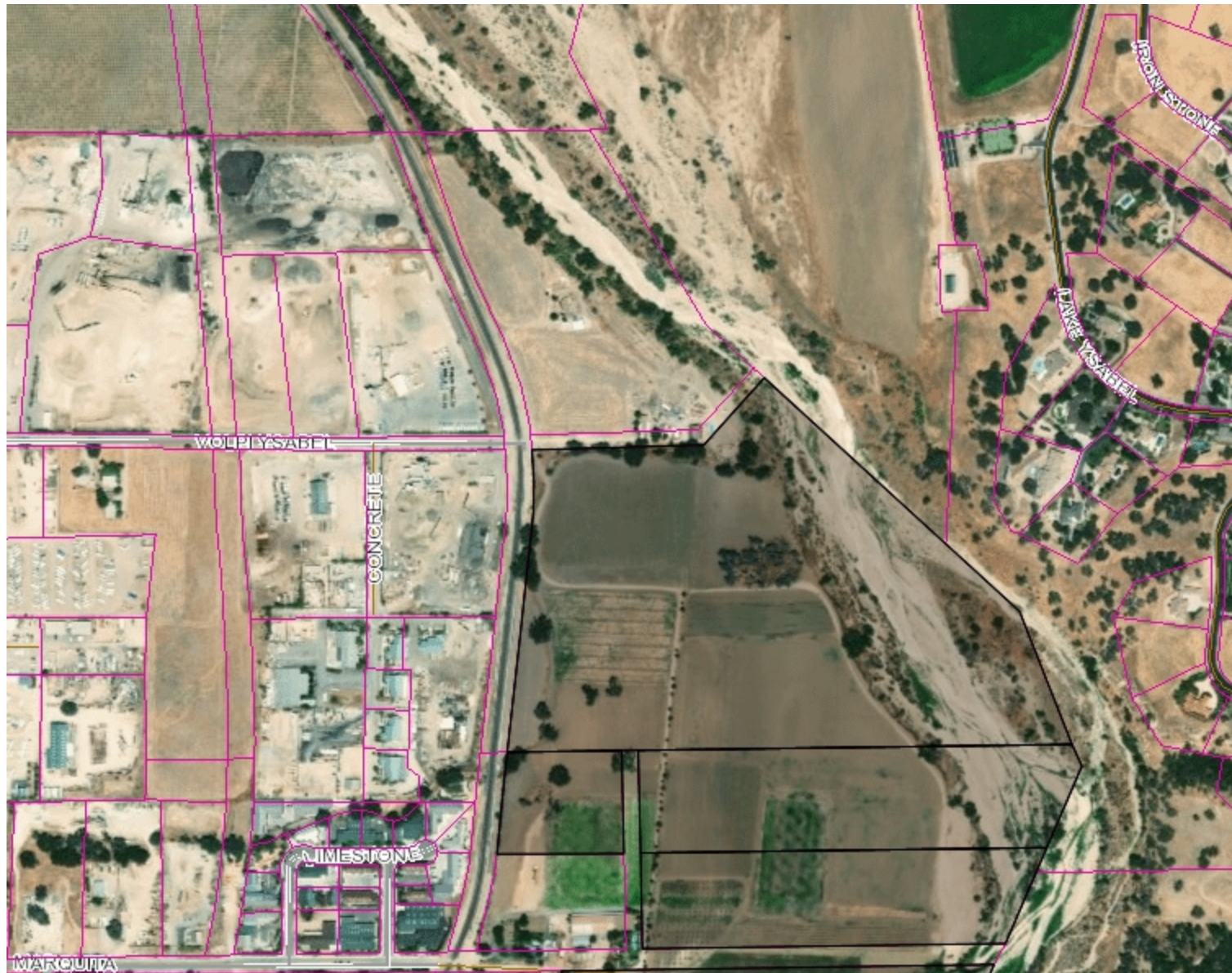
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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 17 of 27

Interactive Data Viewer



Legend

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

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
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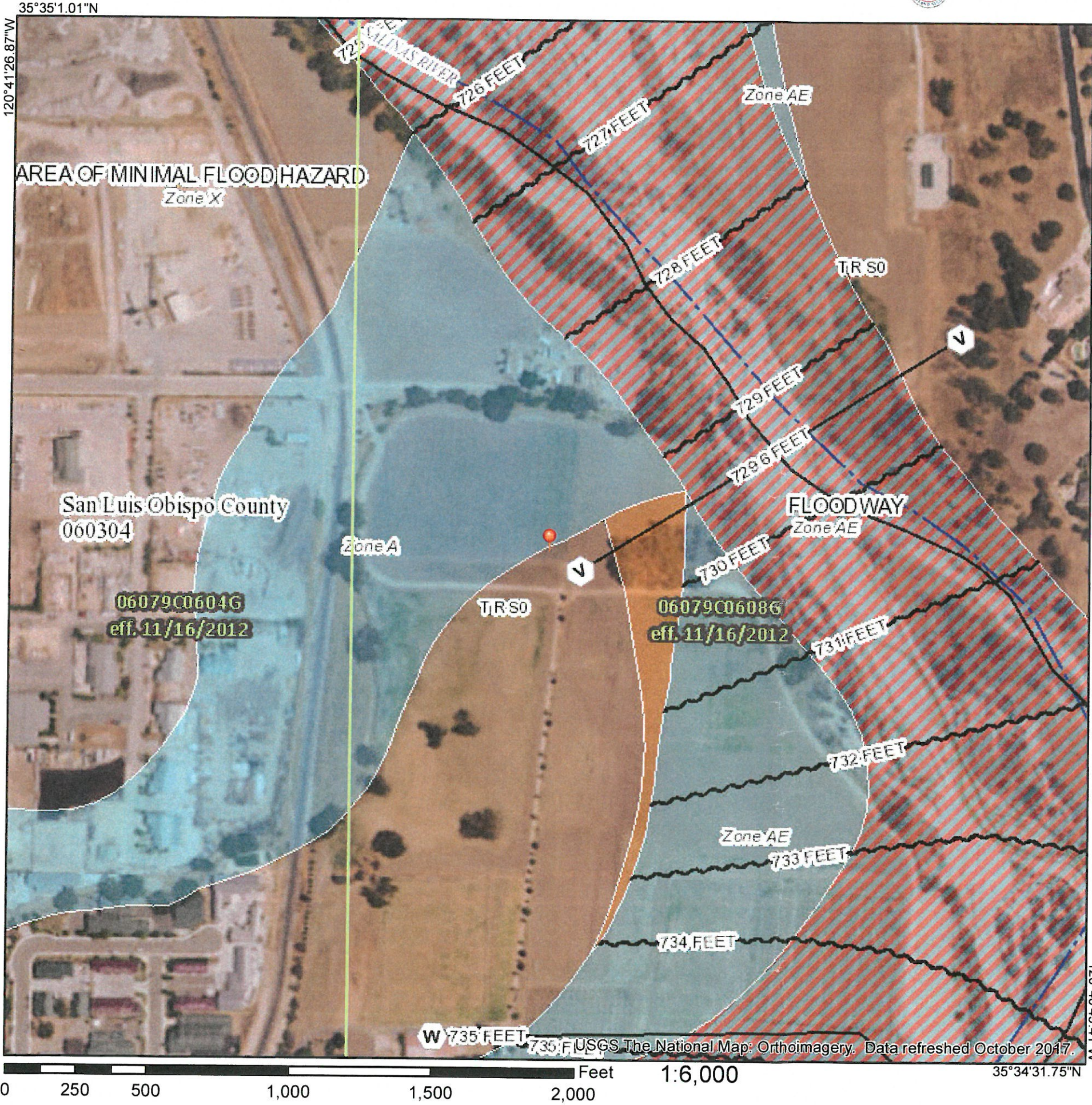
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Map for Reference Purposes Only



Referral -- Page 18 of 27

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



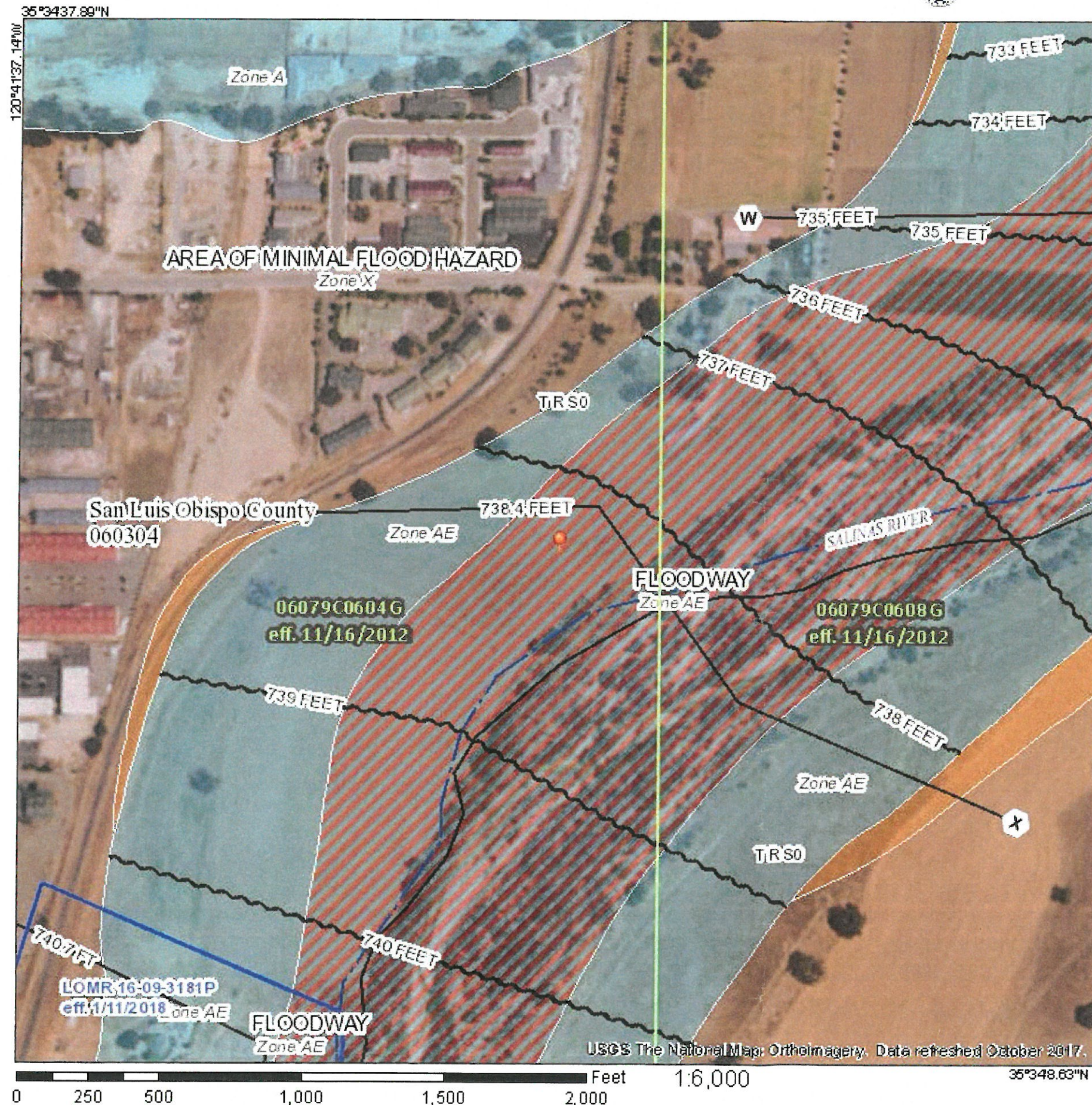
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/7/2018 at 9:17:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for Referral -- Page 19 of 27 regulatory purposes.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AE9
		With BFE or Depth Zone AE, AG, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone O
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone O
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

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ENVIROSTOR

Sites and Facilities

Cleanup Sites

☒ Federal Superfund
☒ State Response
☒ Voluntary Cleanup
☒ School Cleanup
☒ Evaluation
☒ School Investigation
☒ Military Evaluation
☒ Tiered Permit
☒ Corrective Action

STATUS

All Statuses

Permitted Sites

☒ Operating
☒ Post-Closure
☒ Non-Operating

Other Sites

GIS Layers

Tools

TAKE A TOUR

SHARE THIS MAP

730 Marquita Ave, Templeton, Ca

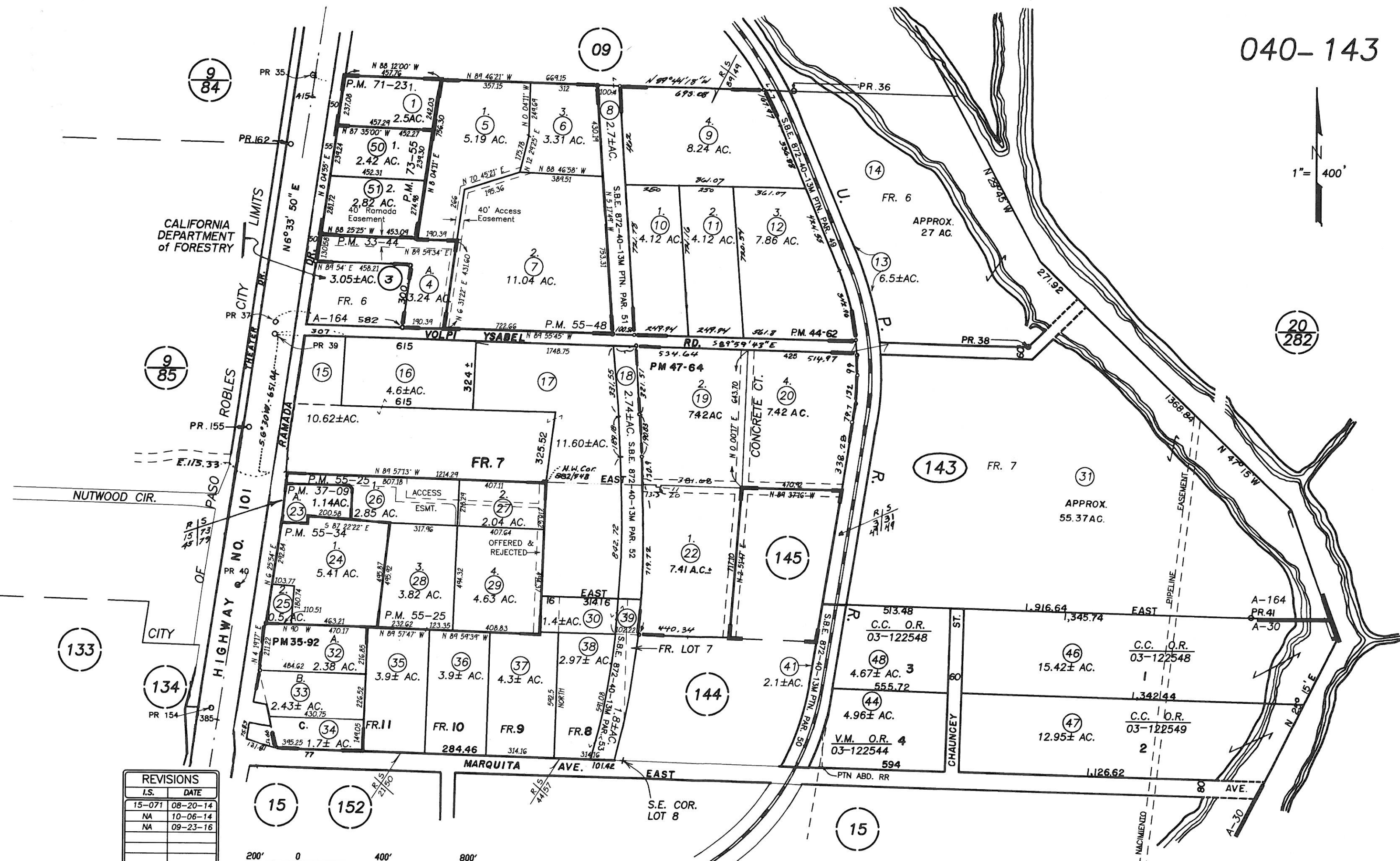
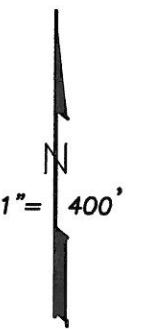
Map Address

Map data ©2018 Google Imagery ©2018, AMBAG, City of Paso Robles, Digital 100 m USDA Farm Service Agency

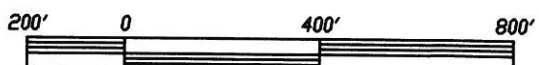
<input type="checkbox"/> SITES FOUND IN SEARCH RADIUS				0 SITES LISTED	EXPORT THIS LIST TO EXCEL
<u>PROJECT NAME</u>	<u>STATUS</u>	<u>PROJECT TYPE</u>	<u>ADDRESS</u>	<u>CITY</u>	

+ SITES FOUND IN SEARCH RADIUS

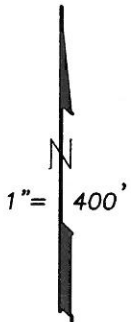
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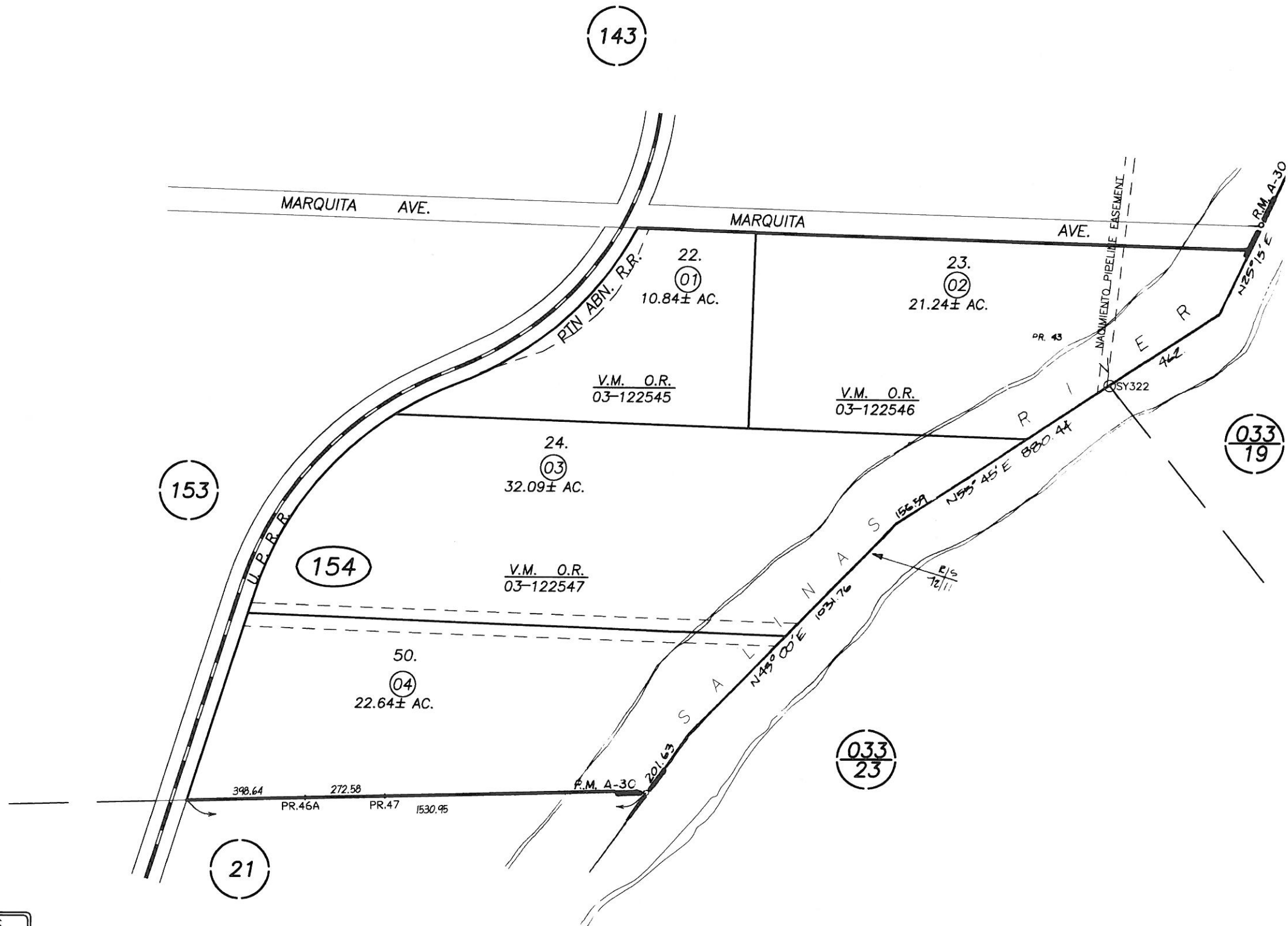
REVISIONS	
I.S.	DATE
15-071	08-20-14
NA	10-06-14
NA	09-23-16



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040-151



REVISIONS	
I.S.	DATE
15-071	08-20-14


200 0 400 800

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Parcel #1

1343 Feet Across

Legend

 BarrelHouse Brewing Company

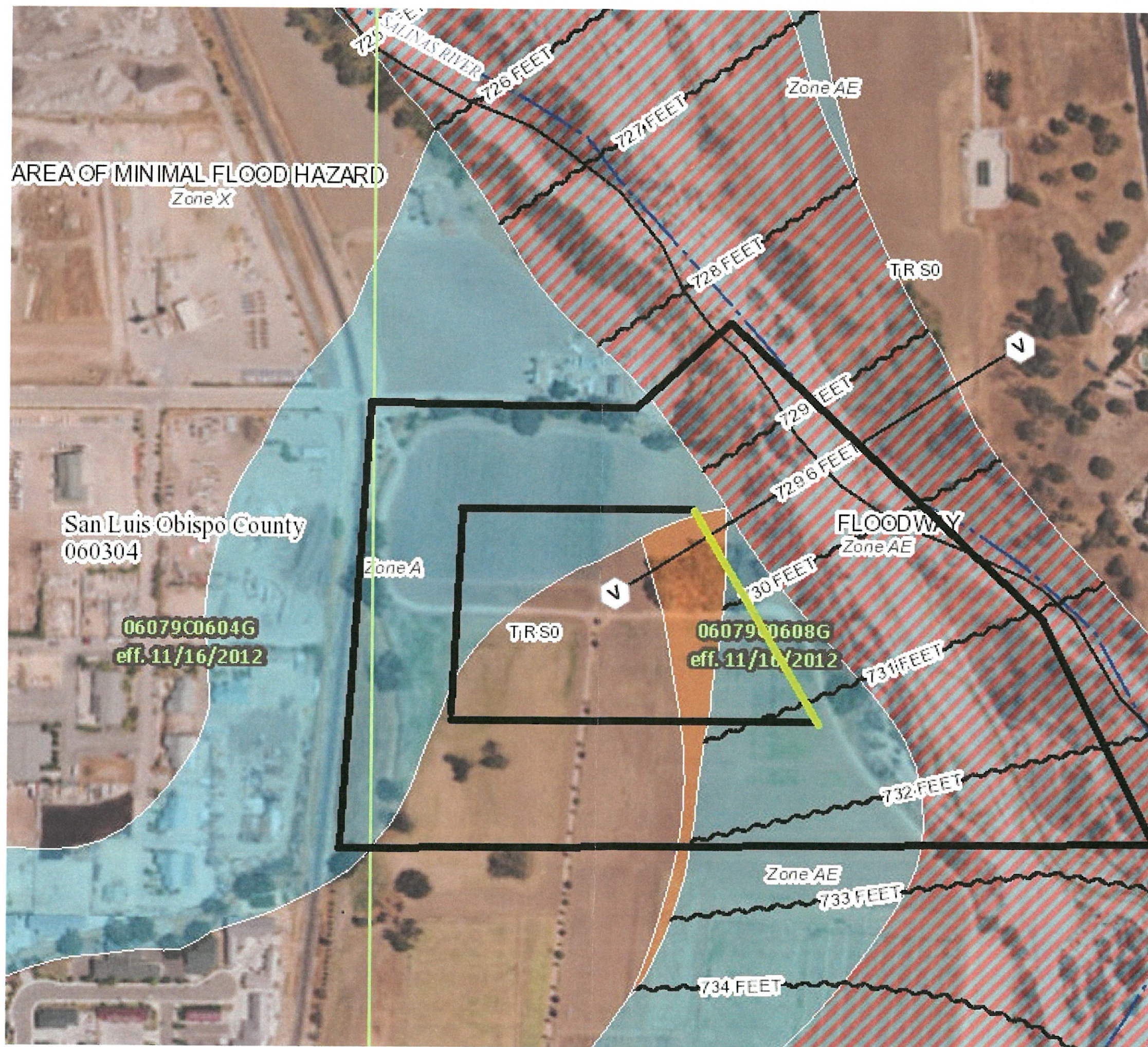
Google Earth

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Referral -- Page 25 of 27

800 ft



My Map



600ft

USDA FSA | Esri, HERE, Garmin, iPC