



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/18/2019
TO: 5th District Legislative Assistant, Agricultural Commissioner, Assessor, Air Pollution Control Board (APCD), Building Division, Parks, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Caltrans, U.S. Fish and Wildlife, Upper Salinas/Las Tablas Resource Conservation District, CA Fish and Wildlife, RWQCB, Templeton Area Advisory Group, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2019-00044 Old Bones Farms_Mahony

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 3 acres outdoor and 22,000 square feet indoor cannabis cultivation, nursery, manufacturing, non-storefront retail, and distribution transport-only to be located at 7440 Old Adobe Way Templeton, CA

APN(s): [034-441-025](#); [034-441-022](#)

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

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

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Victoria Mahony Daytime Phone 805-503-9134
 Mailing Address 7440 Old Adobe Way, Templeton, CA Zip Code 93465
 Email Address: mmannon13@gmail.com

☒ Applicant Name Old Bones Farms Inc. / Green Philosophy Inc. Daytime Phone 805-550-1301
 Mailing Address 785 Quintana Road #183, Morro Bay, CA Zip Code 93442
 Email Address: rustedgraham@yahoo.com

☐ Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 192 acres Assessor Parcel Number(s): 034-441-022 & 034-441-025
 Legal Description: PM 33/26 PTN PAR B
 Address of the project (if known): 7440 Old Adobe Way, Templeton, CA 93465
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Hwy 41, take Old Adobe Way South until parcel entrance
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Residence (1), Several Ag accessory buildings, 30 acres of vineyards

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 Victoria Mahoney Date 3/28/2019
DocuSigned by: 2E20335C6E164A2...

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): Outdoor Cultivation Setback Modification - see request

Describe existing and future access to the proposed project site: see supplemental statement

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: Rural Lands

South: Agriculture, Mining

East: Rural Lands, Agriculture, Mining

West: Rural Lands

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 0 %

Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 %

Other (specify) _____

Total area of all paving and structures: 36,100

☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: TBD

☐ sq. feet ☐ acres

Number of parking spaces proposed: 10

Height of tallest structure: 12' 0"

Number of trees to be removed: none

Type: n/a

Setbacks: Front _____

Right _____

Left _____

Back _____

See Modification Request for Setbacks

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: CalFire

For commercial/industrial projects answer the following:

Total outdoor use area: 3.0 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 27,100 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: _____ acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☐ No
If yes, please describe: _____
- 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 _____
☐ Commercial/Office - Explain _____
☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☐ Yes ☐ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☐ No
4. Has a piezometer test been completed?
☐ Yes ☐ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☐ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
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: Atascadero Unified School District
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
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: _____
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: _____ Hours of Operation: _____
2. How many people will this project employ? _____
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: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____

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

Agricultural Information

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

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

Special Project Information

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

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): _____

(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 checked="" type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input checked="" type="checkbox"/> Dispensary | <input checked="" 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: CCM2016-00303, CCM2016-00339

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: Old Bones Farms Inc. / Green Philosophy Inc.

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

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

155,850 sq ft

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

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

CANNABIS APPLICATION SUPPLEMENT

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

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

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

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

| Source or utility name | Expected kWh drawn annually |
|--------------------------|-----------------------------|
| Pacific Gas & Electric | 630,000 kWh |
| | |
| Total Annual kWh: | 630,000 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 | On-Site Well | | |
|----------------|--------------|--|--|
| Month and Year | (gallons) | | |
| 1 | 87,500 | | |
| 2 | 70,000 | | |
| 3 | 238,000 | | |
| 4 | 312,500 | | |
| 5 | 262,000 | | |
| 6 | 458,000 | | |
| 7 | 572,500 | | |
| 8 | 458,000 | | |
| 9 | 458,000 | | |
| 10 | 537,500 | | |
| 11 | 70,000 | | |
| 12 | 70,000 | | |
| Totals | 3,594,000 | | |

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: Plant Therapy (Organic), Botaniguard, Green Cleaner
Cease, Venerate/Regalia, Grandevo, Micronized Sulphur, Green Cure, GC Mite

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

PROJECT DESCRIPTION

A request by Old Bones Farms Inc. and Green Philosophy Inc. for a Conditional Use Permit to authorize the outdoor cultivation of cannabis totaling 3.0 acres of canopy, an indoor cultivation totaling 21,600 sq. ft. of indoor canopy within (6) proposed 3,600 sqft greenhouses and a proposed 3,600 sq/ft of nursery greenhouse. The proposed site plan for the operation is shown in **Figure 1**. The proposed project has been designed in full compliance with LUO Section 4, 18322.30 – Cannabis Activities as approved by the Board of Supervisors on November 27, 2017. The operation will be located at 7440 Old Adobe Way in Templeton, CA 93465. The project site is located in the Agriculture land use category. The project site is located on two adjacent parcels: APN 034-441-022 and 034-441-025.

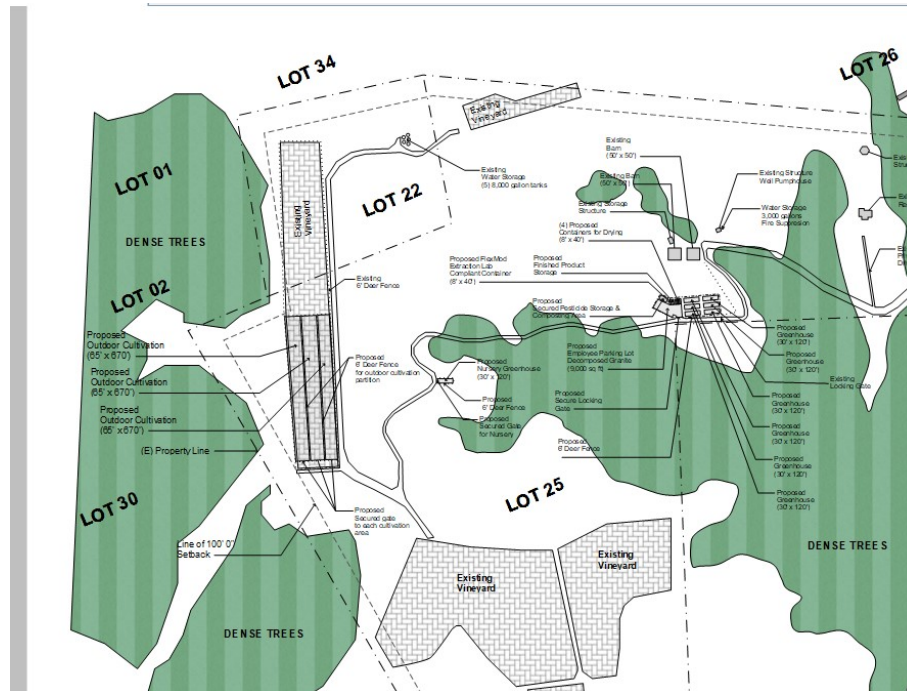


Figure 1: Proposed Site Plan

The project is approximately 192.6 acres in size and consists of two legal parcels. The site is located at off of Old Adobe Way/Old Adobe Canyon Rd, which runs Northeast to Southwest to the Southeast Corner of the project site. The relative topography has an average slope of 27%, but it is not indicative of the topography of the proposed site.

Outdoor Cultivation

There are three outdoor cultivation areas with a total canopy area of 3 acres. The outdoor plants will be harvested twice per year, a small harvest in mid-June and the traditional harvest around mid-October. These plants will be grown in containers above ground. Each cultivation area will include compliant 6' vineyard fencing with potential shade cloth screening pending county approval and feature secured entrances and exits accessible to licensee employees only.

Greenhouse Cultivation

Indoor cultivation will occur within six proposed 3,600 sq. ft. greenhouses, which will result in approximately 21,600 sq. ft. of canopy. Indoor cultivation will be harvested four times per year, in March, June, August and November. Greenhouses will feature net-zero energy features such as rooftop solar paneling. Applicant is currently working with San Luis Obispo County Building department to develop a plan to address existing issues with the greenhouse and the applicant has engaged with Praxis Engineering for the necessary design work.

Nursery Cultivation

Nursery cultivation will occur within a proposed 3,600 sq. ft. greenhouse, which will feature raised planter beds to propagate immature plants year round. Greenhouses will feature net-zero energy features such as rooftop solar paneling and non-peak energy usage practices to the extent achievable.

Drying, Processing, Manufacturing, and Non-Storefront Dispensary

Drying, curing, processing, manufacturing and secure storage for non-storefront dispensary operations will occur within six proposed 40'x 8' containers specifically designed for their proposed activities totaling 1,920 sq. ft. The facility will utilize 1,280 sq. ft. of drying and processing area, 360 sq. ft. of manufacturing space, and 360 sq. ft. of secured dry storage. Manufacturing will utilize closed-loop extraction via carbon dioxide and/or wiped film ethanol distillation.

| Greenhouse | Length | Width | Canopy Area | Lights? |
|--------------------------------|--------|-------|----------------|---------|
| 1 | 120 | 30 | 3,600 | Y |
| 2 | 120 | 30 | 3,600 | Y |
| 3 | 120 | 30 | 3,600 | Y |
| 4 | 120 | 30 | 3,600 | Y |
| 5 | 120 | 30 | 3,600 | Y |
| 6 | 120 | 30 | 3,600 | Y |
| Total Greenhouse Canopy | | | 21,600 | |
| Outdoor Cultivation | Length | Width | Canopy Area | Lights? |
| Area 1 | 670 | 65 | 43,550 | N |
| Area 2 | 670 | 65 | 43,550 | N |
| Area 3 | 670 | 65 | 43,550 | N |
| Total Outdoor Canopy | | | 130,650 | |
| Nursery | Length | Width | Canopy Area | Lights? |
| 1 | 120 | 30 | 3,600 | Y |
| Total Nursery Canopy | | | 3,600 | |
| Total Canopy Area | | | 155,850 | |

Storage & Drying Containers

Transport of untested finished cannabis goods will occur under a state “transport only” license. This will allow the applicant to transport:

ISO CONTAINER SPECIFICATION

20' GP Shipping Container



Summary:
This is a GP or standard height shipping container and is 12" shorter in height than the taller HQ shipping container. That is the only difference. 20' HQ version is also available.

Other names for an ISO shipping container are, ISBU, Inter-modal shipping container, cargo container, C-Blox, and conex box.

| | Dimensions | Metric Stan |
|-----------------------------|------------|------------------|
| External | Length | 6.058 |
| | Width | 2.438 |
| | Height | 2.591 |
| Internal | Length | 5.898 |
| | Width | 2.352 |
| | Height | 2.393 |
| Door Opening | | 2.340 |
| | | 2.280 |
| Cubic Capacity | | CU Meters |
| | | 33.2 |
| | | KG |
| Maximum Gross Weight | | 30,480 |
| Tare Weight | | 2,200 |

Manufacturing

The applicant will be using state-compliant turn-key extraction labs produced by FlexMod:

SOLUTIONS





Combination Unit | Extraction Lab

Designed for efficiency, this highly functional and versatile unit provides the best of both worlds — a Compliant Class 1 Division 1 area meets all MED, NEC, OSHA AND NFPA requirements, creating a safe and compliant environment for the operators. In the non-classified section of the lab, you can operate virtually anywhere. The barrier wall that separates these two compartments will allow you to operate roto vapes, ovens and c without the presence of dangerous gases.

Key Features:

- Class 1 Division 1 area meets all MED, NEC, OSHA AND NFPA
- 100% ETL-Listed and PE Certified Equipment



Distribution (transport only)

Transport of untested finished cannabis goods will occur under a state “transport only” license. This will allow the applicant to transport cannabis product to a licensed State Distributor for QA/QC testing. All tested product that has been cleared for retail will be brought back to the project site for use in non-storefront mobile delivery sales.

Site Operations Plan

Access

The project site is accessed via Old Adobe Way/Old Adobe Canyon Rd from Kingsbury Rd, which runs perpendicular to Hwy 41 in eastern Templeton. Access is through electronic gate at the eastern terminus of Old Adobe Canyon Way/Old Adobe Canyon Rd.

Security

The proposed security plan includes an electronic entry gate that is to remain locked at all times. Cameras with motion detection will be installed throughout the site, and state/county compliant security fencing (primarily 6’ fencing with dark shade cloth pending county approval) around all restricted areas. A more detailed security plan and map can be found in **Appendix A**. The site will operate in full compliance with State Licensing requirements for track and trace, which will further ensure adherence to security protocols.

Odor Control Plan

Odor from the cultivation areas will be over 1,400ft from the closest residence property line. Additionally, the surrounding fencing and visual barrier provide additional odor mitigation. All greenhouses will include significant ventilation and fan scrubbers for odor mitigation and management. These measures will conform to earlier approved mitigation measures for similar projects. A more detailed Odor Control Plan (OCP) and site map can be found in **Appendix B**.

Signage

There is no proposed signage for the project site. The entrance is clearly marked with an address so that emergency response vehicles can identify the location.

Parking

The proposed parking area for the operations is located near the proposed site of the new greenhouses, as seen in the Site Plan. At full operational capacity (including seasonal maximum), the project site will require up to 9 full-time staff with corresponding shared parking space shown in **Figure 3**. At this time, Decomposed Granite is the preliminary choice for parking lot base.

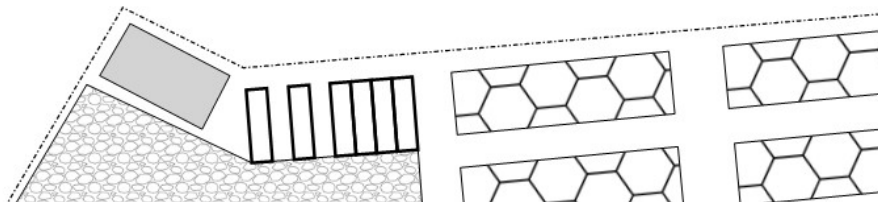


Figure 3: Parking Lot, Storage Containers & Greenhouses

Employee Safety

The proposed operations are primarily agricultural in nature and conducted according to controls in place for the industry for crop production, manufacturing and non-store front dispensary operations. Furthermore, all employees will undergo all state and county required safety training pertaining to all related activities including but not limited to the following: pesticide safety, spill cleanup, nutrient handling, and proper disposal techniques. No public access to the site will occur at any time.

Traffic Analysis

A Traffic Statement Letter is currently being prepared by Rick Engineering and will be found in **Appendix C** when available.

Statement of Neighborhood Compatibility

Cannabis cultivation is consistent with allowed agricultural use of the property and surrounding area. There is no projected increase in noise level from this project. The distance of the cannabis operation to the nearest off-site residence is over 1,400 feet away. The outdoor cultivation area will be fenced for odor control and visual barrier purposes. The greenhouse will include ventilation and fan scrubbers for odor mitigation. In addition, the applicant has instituted a neighbor outreach program to coordinate with neighbors should any operational issues arise. This program is not limited to odor and allows for local input without disrupting the business.

Greenhouse Dimensions & Elevations

Detailed versions of elevations in **Figure 4** can be found **Appendix D**.

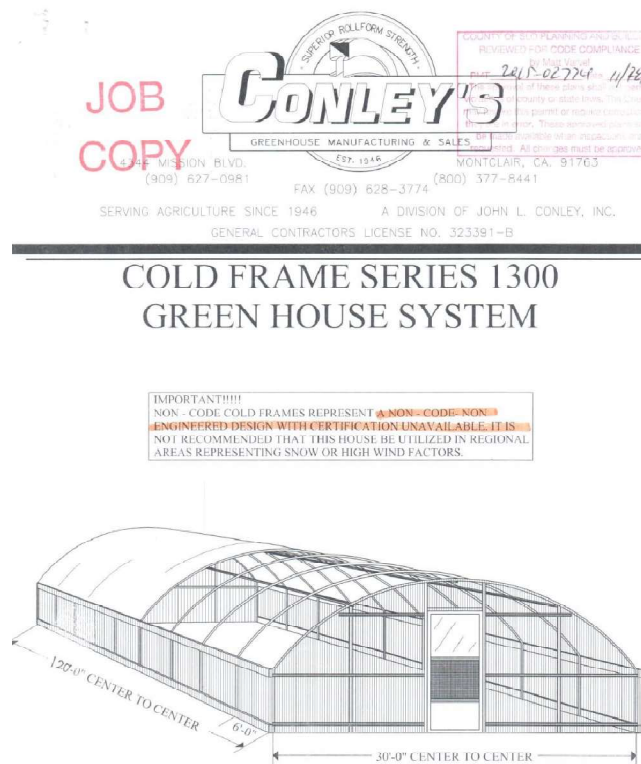


Figure 4: Proposed 30' x 120' Greenhouse Plans

Stormwater Control Plan

This property is in MS4 Area and requires a Stormwater Control Plan (SWCP). SWCP application is currently in process with Praxis Engineering (<https://www.praxisci.com/>).

Grading Plan

A grading plan is required for this project and is currently in progress with Praxis Engineering.

SWPPP (if necessary)

Applicant will prepare a SWPPP if required by planning.

Lease

Old Bones Farms Inc. & Green Philosophy currently have a commercial lease with the owner of the property. This lease is included in **Appendix E**.

Williamson Act Agreement

This parcel is current and compliant with their Ag Preserve agreement. This agreement is included in **Appendix F**.

Topography

While the average slope of the parcel is 27 degrees, all the proposed development will occur on near zero degree slopes.

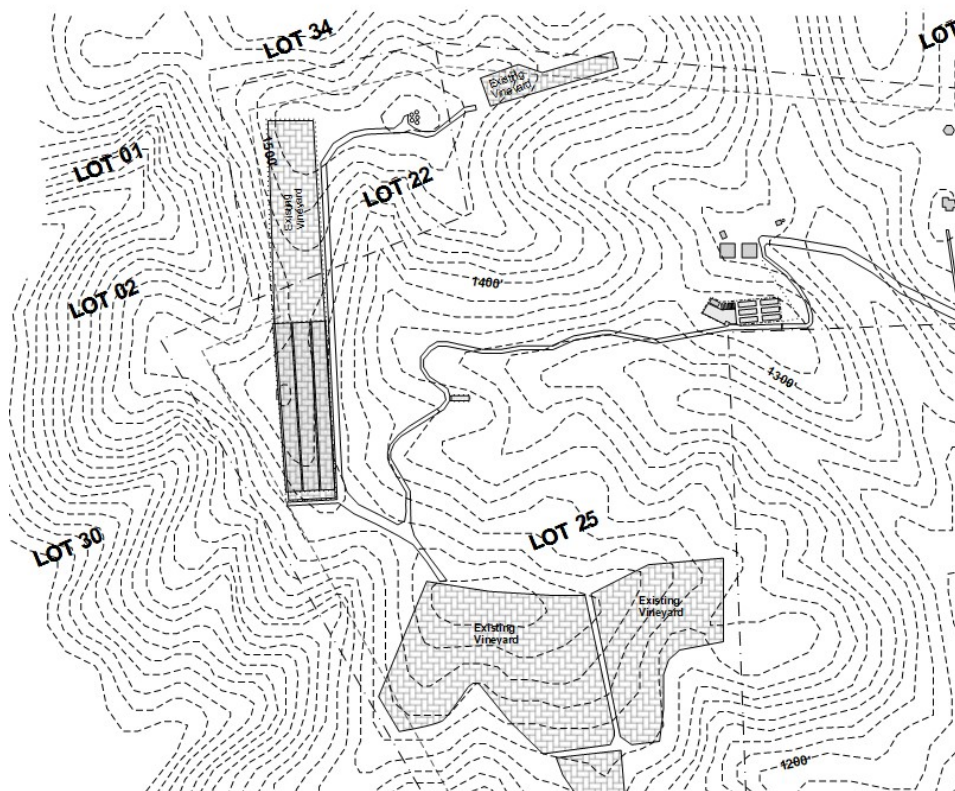


Figure 4: Contour Map (20' intervals)

Water Management Plan

The property is in the Salinas/Estrella Water Planning Area, split between the Henry and Paloma Creek Watershed. The project site is served by an existing groundwater well that has historically served the property for agricultural use, specifically for grape/vineyard cultivation – see **Appendix G** for details. Several (5) existing water storage tanks totaling 40,000 gallons are located at the high point of the site as indicated on the site plan for agricultural use. A 3,000 gallon tank is located near the wellhead for fire protection purposes. No import of water is necessary or will occur in association with the proposed activities. Limited surround agriculture combined with high recharge potentials support the land use of commercial cannabis operations. Projected water usage is as follows:

OVERALL

| | Canopy sf | Days/yr | Gal/yr | AF/yr |
|-------------------------|----------------|---------|------------------|--------------|
| Greenhouse 1-6 (Flower) | 21,600 | 260 | 882,000 | 2.71 |
| Greenhouse 7 (Nursery) | 3,600 | 365 | 147,000 | 0.45 |
| Outdoor (Flower) | 130,650 | 180 | 2,565,000 | 7.87 |
| | 155,850 | | 3,594,000 | 11.03 |

MONTHLY

| Monthly Water Usage (gal) | Flowering | | | | | | Nursery | Flower | Totals |
|---------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | Outdoor | |
| Jan | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 | - | 87,500 |
| Feb | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | - | 70,000 |
| Mar | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 168,000 | 238,000 |
| Apr | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 | 225,000 | 312,500 |
| May | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 192,000 | 262,000 |
| Jun | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 360,000 | 458,000 |
| Jul | 17,500 | 17,500 | 17,500 | 17,500 | 17,500 | 17,500 | 17,500 | 450,000 | 572,500 |
| Aug | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 360,000 | 458,000 |
| Sep | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 360,000 | 458,000 |
| Oct | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 | 450,000 | 537,500 |
| Nov | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | - | 70,000 |
| Dec | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | - | 70,000 |
| | 147,000 | 147,000 | 147,000 | 147,000 | 147,000 | 147,000 | 147,000 | 2,565,000 | 3,594,000 |

The applicant has also registered under the State Water Boards Cannabis General Order and will file statements of diversion for 2019 cultivation water usage, along with the required Cannabis Supplement. A WDID registration is in progress.

Cannabis and Non-Cannabis Waste Management Plan

All green waste composted on site and/or removed by licensed Cannabis Waste recycler. All Cannabis waste is to be strictly tracked using track and trace system, and applicant will implement an on-site cannabis waste log to record weights of cannabis waste before it begins the composting process. This allows for proper composting planning and provides compliance with state requirements for tracking cannabis waste. Composting of cannabis waste will occur in a compost pile located within the secured area. Composted cannabis will be reintegrated via the soil management program. Detailed Waste Management Plan can be found in **Appendix H**.

Non-cannabis solid waste will be removed from the site weekly by Paso Robles Disposal (<https://www.prwaste.com/>).

Septic Plan

A private Septic System is currently in place.

Energy Plan

The total annual estimated energy use for the entire site is 630,000 kWh. Applicant has engaged Pacific Gas & Electric to bring 1,000 amp 480V 3-Phase to the project site.

Setback Modification

The applicant is requesting a modification to the required setbacks for outdoor cultivation to 100 feet.

Conditional Use Permit Application –Supplemental Information

Agricultural Buffers

No proposed agricultural buffers.

Archeological Report

Applicant has engaged licensed archaeologist Rebecca Anastasioto to conduct a site report if required by county.

Botanical Report

Applicant worked with the SLO Resource Conservation District (RCD) to determine if a Botanical Report is required for this permit. Based on their findings, no report is required at this time.

<http://www.us-ltrcd.org/about-us/>

Biological Report

Applicant worked with the SLO Resource Conservation District (RCD) to determine if a Biological Report is required for this permit. Based on their findings, no report is required at this time. The applicant has completed the initial assessment for USLT RCD's Best Management Practices Verification Program, which is the first step in enrolling in the Growing Responsible and Socially Sustainable Cannabis (GRASS-C) program. Applicant is working with RCD to schedule a site visit to review conservation plans.

Noise Study

Mechanical noise from proposed greenhouse systems is not expected to exceed County standards or adversely impact surrounding noise sensitive uses. Furthermore, the site location is near the Calportland Rocky Canyon Aggregate Plant, which routinely makes use of large excavation equipment and heavy duty machinery.

Preliminary Noise Study is as follows:

Per SLO Co CA noise ordinance, Section 22.10.120-noise standards:

No excessive noise is expected during the operation of this proposed business.

Subsection B - exterior noise standards: no activity during the operation of this business is expected to exceed the standards outlined in this section.

Subsection C – interior noise level standards - activity during the operation of this business is not expected to exceed the standards outlined in this section.

Subsection D – other noise sources- activity during the operation of this business is not expected to exceed the standards outlined in this section.

Subsection E – noise level measurement – no measurement of noises resulting in the operation of this business is possible prior to the start of operations of this business.

The project is located at 7440 Old Adobe Way/Old Adobe Canyon Rd, approximately 1,300 ft from the aggregate plant.

Tree inventory plan

No trees are proposed for removal and no other trees impact proposed uses. A Tree inventory is unnecessary. A map of existing oak tree coverage is shown in **Figure 7**.

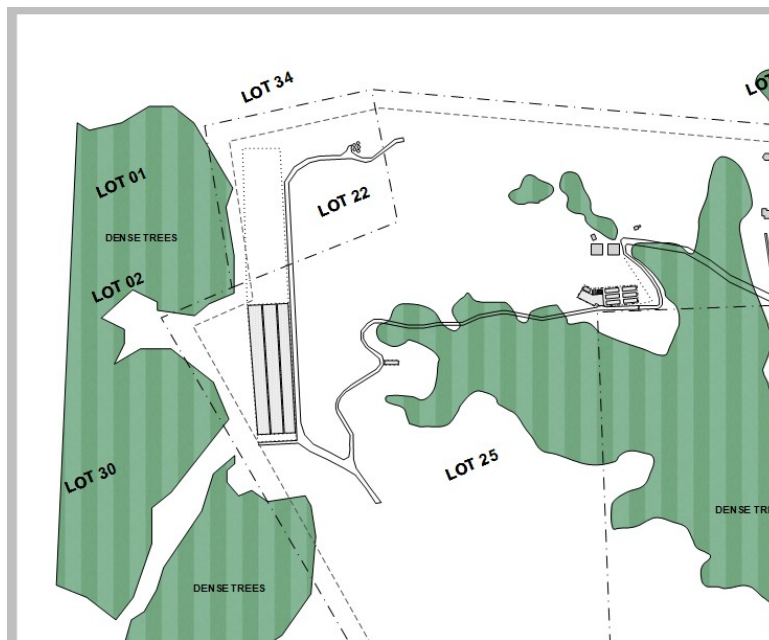


Figure 7: Tree Locations

Visual Analysis

This property is over 1/2 mile from significant visual corridors, as identified in the Open Space Element or the Land Use Element. The property elevation is lower than surrounding industrial uses, providing additional visual coverage from surrounding areas.

Materials Plan

Pesticides and fertilizers shall be properly labeled, stored and applied to avoid and prevent contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife. Pesticide and fertilizer storage (**Figure 8**) and usage will be conducted following organic farming practices and in accordance to the County of San Luis Obispo Department of Agriculture standards.

| 2019 Estimated Pesticides List | 2019 Estimated Fertilizer List |
|--------------------------------|-------------------------------------|
| Plant Therapy (Organic) | Live Bacteria (i.e. plant kombucha) |
| Botaniguard | Mycorrhiza |
| Green Cleaner | Kelp/Seaweed Extract |
| Cease | Organic Blood Meal |
| Venerate/Regalia | Organic Bone Meal |
| Grandevo | Base Minerals (Azomite, Dolemite) |
| Micronized Sulphur | |
| Green Cure | |
| GC Mite | |

Proposed

Figure 8: Materials Secured Storage

Hazardous Materials Plan

Employees will be trained on the proper administration of pesticides/fertilizers and spill clean-up best practices. A monthly safety meeting will be held to review the most recent safety practices and ensure all employees are educated on inspection and reporting procedures should an even occur. Trash bins with lids will be located near the parking area for ease of transport for offsite disposal.

Geologic Report

The project site is not in Geologically Sensitive Area (GSA) so no geologic report is required.

Waste Management Plan

7440 Old Adobe Way/Old Adobe Canyon Rd, Templeton, CA 93465

Waste Management

All solid waste and recycling will be collected in receptacles as indicated on the waste management site plan. Solid waste service will be provided by Mid State Solid Waste and Recycling. Waste and recycling receptacles will be placed throughout the project site.

Cannabis Waste Management

All green waste composted on site and/or removed by licensed Cannabis Waste recycler. All Cannabis waste is to be strictly tracked using track and trace system, and applicant will implement an on-site cannabis waste log to record weights of cannabis waste before it begins the composting process. This allows for proper composting planning and provides compliance with state requirements for tracking cannabis waste. Composting of cannabis waste will occur in a compost pile located within the secured area. Cannabis waste will be handled according to the following preliminary cannabis waste program:

Cannabis Waste Program

- 1) All leaf material removed will be composted in the secure compost pile located on the waste management site plan.
- 2) Any plants that do not meet the standards of the cultivator will be removed and placed in the same compost location.
- 3) Collection and sorting of stalks, stems and leaf material will occur primarily during harvest periods as follows:
 - a. Stalks/Stems are mulched/Chipped and used for top dressing and additional mulch on outdoor operations for water conservation
 - b. Leaf material will be composted and re-used as soil amendment for future cultivation
- 4) Any flowering plants that do not meet the cultivator's standards will be composted or remediated through approved extraction methods. Reasons for failing to meet standards include but are not limited to the following:
 - a. Pathogen Detection (Powdery Mildew, Botrytis, other mold types)
 - b. Pests (spider mites, aphids, russet mites, caterpillars and any other potential pests)
 - c. Poor Genetics (hermaphrodite sex characteristics, poor growing performance, etc)

Odor Control Plan (OCP)

1. Facility Information

| | |
|--|---|
| a) Name of Facility | Old Bones and Green Philosophy Commercial Cannabis Facility |
| b) Name, phone number, and email of facility owner | Victoria Mahoney, 805-503-9134, MMannon13@gmail.com |
| c) Name, phone number, and email of facility manager | Jordan Graham, 805-550-1301, rustedgraham@gmail.com |
| d) Facility physical address | 7440 Old Adobe Way, Templeton, CA 93465 |
| e) Facility mailing address (if different from physical address) | 7440 Old Adobe Way, Templeton, CA 93465 |
| f) Facility type and hours of operation | Cannabis Cultivation, Processing, Manufacturing, Transport and Non-storefront delivery. Not opened to the public. Hours of Operations are 6am – 8pm, 7 days a week |
| g) Description of facility operations | Nursery, cultivation, processing, drying, curing, trimming, extraction/manufacturing, and packaging of Cannabis products. Retail Delivery of QA/QC qualified product. |
| h) Emergency contact information | Jordan Graham, 805-550-1301, rustedgraham@gmail.com |
| i) Business License Application and/or business file number | SLO County Business License # application is ready for submittal. Will be submitted following CUP submittal. |
| j) Air permit and permit number (if applicable) | Not Applicable |

2. FACILITY ODOR EMISSIONS INFORMATION

a. Specific Odor-emitting activities

Handling of packaged and sealed cannabis product does not produce any odor. The sampling, repackaging and handling of cannabis material may produce minimal odor, and for this the Applicant will maintain “stand-alone” activated carbon filtering systems to scrub air in the secured inventory storage and packaging, sampling and handling area. An example of this stand alone system is found below:



b. Phases (timing, length, etc.) of odor-emitting activities

Activated Carbon filtration will occur at regular intervals throughout the day and increase in frequency if higher levels of inventory are held in the secured storage area. Operation schedule for filters will be aligned with test sampling times and repackaging activities.

3. ODOR MITIGATION PRACTICES

a. Administrative Controls

i. Procedural activities

The primary procedural activities for odor control revolve around good management practices in the handling of product.

ii. Staff training procedures

All authorized personnel will be required to perform annual training on these odor mitigation practices. Training will be conducted by relevant department manager.

iii. Recordkeeping systems and forms

The business will maintain records of description carbon filter replacement, performed maintenance tracking, documentation and notification of malfunctions, scheduled and performed training sessions, and monitoring of administrative controls.

b. Engineering Controls

i. The best control technology for marijuana processing facilities is carbon filtration.

ii. Engineering Controls are necessary to effectively mitigate odors for all odor sources.

c. Timeline for implementation of odor mitigation practices

1. Approval of the Odor Control Plan by SLO Planning (May 2019)
2. Approval of the Odor Control Plan by CDFA during state license process (Aug 2019)
3. Purchase and installation of odor controls (Sep 2019 or later)
4. Inspections and approvals by county and state (TBD)

d. Complaint Tracking System

The facility shall maintain a logbook of all received odor-related complaints, and how and by whom such complaints will be addressed.

Specific Outdoor Cultivation Mitigation Practices

The previously mentioned strategic placement of outdoor cultivation in a centralized area created additional natural barrier along with the privacy cloth featured on the vineyard fencing that surrounds all outdoor cultivation areas. There is also planned negative ion misting systems that can be installed to further reduce and control odors which are emitted.

Seasonality of odor is an important consideration. Odor from outdoor cultivation is only expected during June, and again from September through October. These high odor periods coincide with nearby peaks of wine production which is produced year-round immediately west of the proposed site, peaking during times when cannabis cultivation odor will also peak.



Parcel Information

APN: 034-441-022

Owner Address:

793 E FOOTHILL BLVD STE A #117 SLO
CA 93405

Site Address:

07440 OLD ADOBE WY

Description: PM 33/26 PTN PAR B

Tax Rate Area Code: 054029

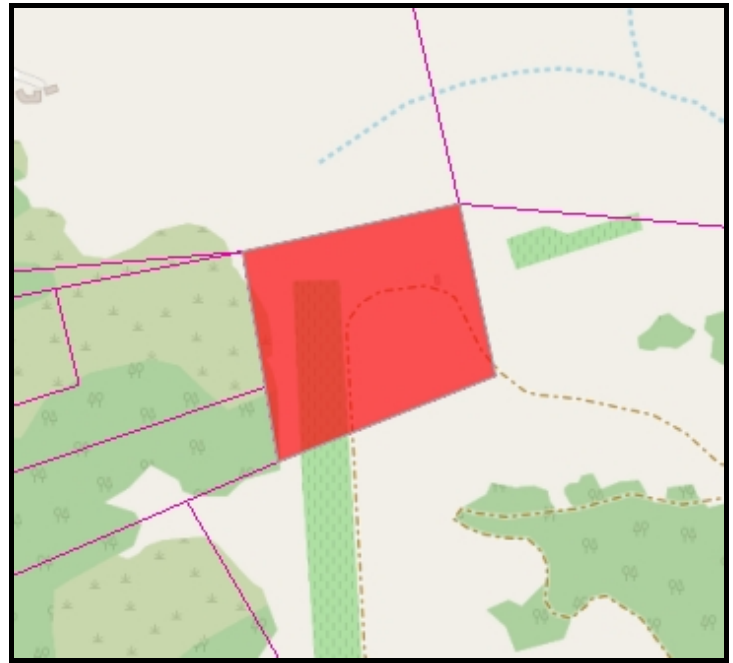
Estimated Acres: 17.36

Community Code: NCELPO

Supervisor District: Supdist 5

Average Percent Slope: 29

Land Use Information



Selected Parcel

Land Uses

Combining Designations

| | |
|----|--|
| AG | |
|----|--|



Parcel location within San Luis Obispo County

Permit Information

| Permit | Description | Application Date |
|---------------|---------------------------|------------------------|
| D030139P | Land Use | 12/11/2003 12:00:00 AM |
| PMT2003-01001 | Determination | 9/25/2003 12:00:00 AM |
| PMT2003-01000 | Determination | 9/25/2003 12:00:00 AM |
| A9763 | PMTR - Residential Permit | 4/10/2000 12:00:00 AM |



Parcel Summary Report

APN: 034-441-022

| | | |
|---------------|---------------------------|-----------------------|
| A9441 | PMTR - Residential Permit | 3/20/2000 12:00:00 AM |
| PMT2002-27689 | Determination | 2/22/2000 12:00:00 AM |
| G990014P | Long Range Planning | 2/10/2000 12:00:00 AM |
| A9480 | PMTR - Residential Permit | 2/2/2000 12:00:00 AM |
| A970022A | Conservation | 4/21/1998 12:00:00 AM |

Parcel Information

APN: 034-441-025

Owner Address:

793 E FOOTHILL BLVD STE A #117 SLO
CA 93405

Site Address:

07440 OLD ADOBE WY

Description: PM 33/26 PTN PAR B

Tax Rate Area Code: 054029

Estimated Acres: 174.01

Community Code: NCELPO

Supervisor District: Supdist 5

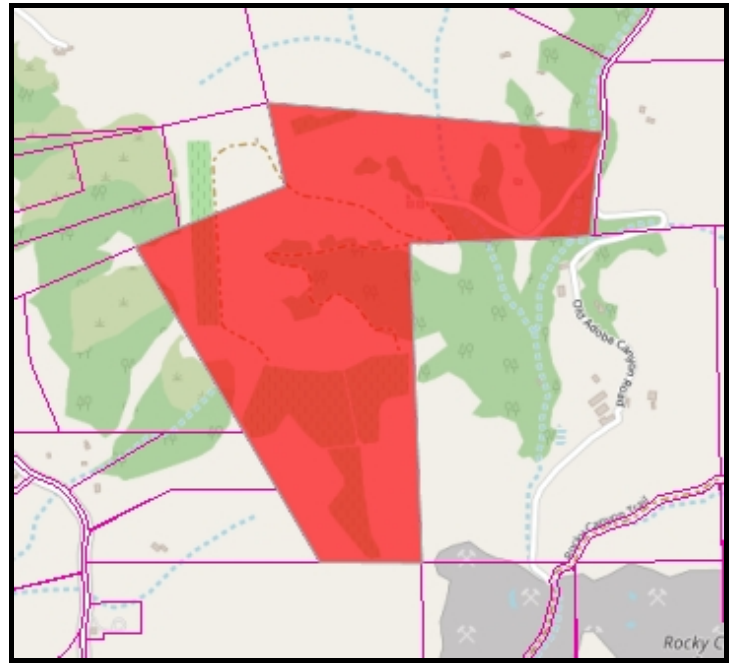
Average Percent Slope: 27

Land Use Information

Land Uses

Combining Designations

| | |
|----|--|
| AG | |
|----|--|



Selected Parcel



Parcel location within San Luis Obispo County

Permit Information

| Permit | Description | Application Date |
|---------------|--------------------------|-----------------------|
| DRC2007-00028 | Land Use | 8/15/2007 2:35:30 PM |
| PMT2006-03255 | PMTG - Grading Permit | 6/20/2007 11:55:37 AM |
| PMT2006-00251 | PMTC - Commercial Permit | 7/26/2006 3:58:45 PM |
| PMT2005-02244 | PMTC - Commercial Permit | 1/27/2006 2:00:09 PM |



Parcel Summary Report

APN: 034-441-025

| | | |
|---------------|---------------------------|------------------------|
| PMT2003-02161 | PMTR - Residential Permit | 1/7/2004 12:00:00 AM |
| D030139P | Land Use | 12/11/2003 12:00:00 AM |
| G000011X | Long Range Planning | 11/16/2000 12:00:00 AM |
| A9763 | PMTR - Residential Permit | 4/10/2000 12:00:00 AM |
| A9441 | PMTR - Residential Permit | 3/20/2000 12:00:00 AM |
| PMT2002-27692 | PMTR - Residential Permit | 3/20/2000 12:00:00 AM |
| PMT2002-27689 | Determination | 2/22/2000 12:00:00 AM |
| G990014P | Long Range Planning | 2/10/2000 12:00:00 AM |
| A9480 | PMTR - Residential Permit | 2/2/2000 12:00:00 AM |
| A970022A | Conservation | 4/21/1998 12:00:00 AM |
| G920010S | Long Range Planning | 5/14/1996 12:00:00 AM |
| PMT2002-19723 | PMTR - Residential Permit | 4/30/1990 12:00:00 AM |

JOB
COPY

4344 MISSION BLVD.
(909) 627-0981



FAX (909) 628-3774

COUNTY OF SLO PLANNING AND BUILDING
REVIEWED FOR CODE COMPLIANCE
by Matt Varvel
PMT 2015-02724 Date 11/28/16
The approval of these plans shall not permit
violations of county or state laws. The County
may revoke this permit or require corrections if
they are in error. These approved plans shall
be made available when inspections are
requested. All changes must be approved.

MONTCLAIR, CA. 91763

(800) 377-8441

SERVING AGRICULTURE SINCE 1946

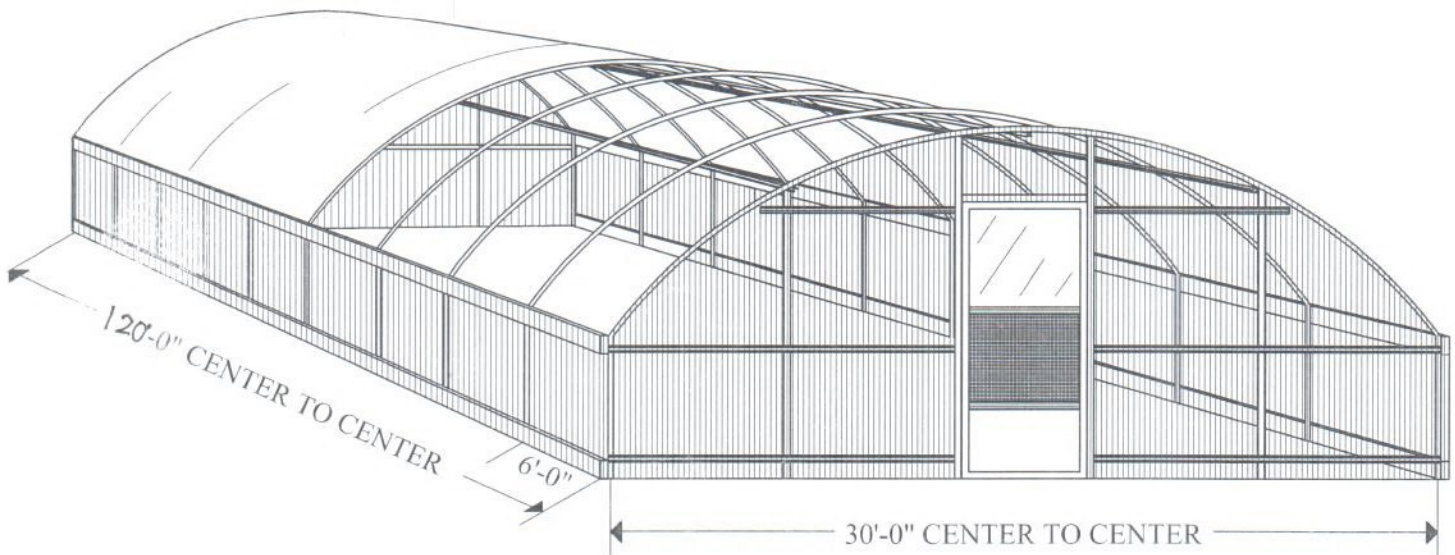
A DIVISION OF JOHN L. CONLEY, INC.

GENERAL CONTRACTORS LICENSE NO. 323391-B

COLD FRAME SERIES 1300 GREEN HOUSE SYSTEM

IMPORTANT!!!!

NON - CODE COLD FRAMES REPRESENT A NON - CODE - NON
ENGINEERED DESIGN WITH CERTIFICATION UNAVAILABLE. IT IS
NOT RECOMMENDED THAT THIS HOUSE BE UTILIZED IN REGIONAL
AREAS REPRESENTING SNOW OR HIGH WIND FACTORS.

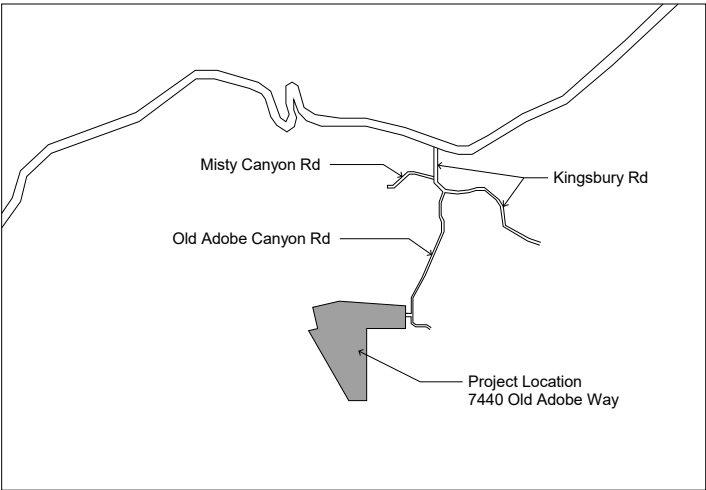


30'-0" WIDE WITH LEGS
INSTRUCTION MANUAL

Proposed Cannabis Facility

7440 Old Adobe Way
Templeton, CA 93465

VICINITY MAP
Not to Scale



Old Bones Farms Inc.
Green Philosophy Inc.
7440 Old Adobe Way
Templeton, CA 93465

APN: 034-441-022
034-441-025

COVER SHEET

| | |
|--------------------------|---|
| OWNER OR APPLICANT: | JORDAN GRAHAM P.O. BOX 6494 LOS OSOS, CA 93412 (C) 805.550-1301 |
| DESIGNER: | |
| CIVIL ENGINEER OF RECORD | TO BE DETERMINED |
| TRIP GENERATION REPORT | RICK ENGINEERING CO. 1180 MARSH ST., STE. 150 SAN LUIS OBISPO, CA 93401 (C) 805.544-0707 |
| LANDSCAPE ARCHITECT | TO BE DETERMINED |
| SURVEY CONSULTANT | MBS SURVEYS 3559 S. HIGUERA SAN LUIS OBISPO, CA 93401 (C) 805.594-1960 |
| ARBORIST: | GREENVALE TREE COMPANY P.O. BOX 13234 SAN LUIS OBISPO, CA 93406 (C) 805.544-1124 |

| Occupancies (per Chapter 3 of 2016 CBC) | | | |
|---|---------------------|-------------------|----------------|
| Use | | Occupancy | |
| Greenhouses | | U | |
| | | | |
| Required Separation of Occupancies | | | |
| Occupancy | Required Separation | 2016 CBC Sections | |
| U | 1 Hour Rated | Table 508.4 | |
| Required Separation Walls/Fire Partitions | | | |
| Occupancy | Required Separation | 2016 CBC Sections | |
| U | 1 Hour Rated | Section 406.1.4 | |
| | | | |
| Allowable Area (per CBC 2016 Table 503) | | | |
| Occupancy | Construction Type | Actual Area | Allowable Area |
| U | V-B | | Unlimited |
| | | | |
| Fire Sprinkler Requirements (per 2016 CRC Section R313.2) | | | |
| Occupancy | Required | | |
| U | No | | |
| | | | |

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH:
2016 CALIFORNIA BUILDING CODE, VOLS 1 & 2
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA REFERENCE STANDARDS CODE
2016 CALIFORNIA EXISTING BUILDING CODE
GRADING - 2013 CBC APPENDIX CHAPTER J
COUNTY OF SAN LUIS OBISPO BUILDING & CONSTRUCTION ORDINANCE: TITLE 19 (July 2016)
COUNTY OF SAN LUIS OBISPO LAND USE ORDINANCE: TITLE 22 (July 2016)
COUNTY OF SAN LUIS OBISPO COASTAL ZONE LAND USE ORDINANCE: TITLE 23

GENERAL SITE INFORMATION

PROJECT ADDRESS: 7440 Old Adobe Way
Templeton, CA 93465

ASSESSOR'S PARCEL NUMBER: 034-441-022
034-441-025

LOT SIZE: 192 acres

COMMUNITY & PLANNING AREA: North County Planning Area
El Pomar-Estrella Sub Area

ZONING & LAND USE: AGRICULTURE

| UTILITY INFORMATION: | |
|----------------------|------------------------|
| ELECTRICAL | PACIFIC GAS & ELECTRIC |
| NATURAL GAS | PRIVATE |
| TELEPHONE | PACIFIC BELL |
| TELEVISION | CHARTER COMMUNICATIONS |
| WATER SERVICE | PRIVATE WELL |
| SEWER SERVICE | PRIVATE SEPTIC SYSTEM |

PROPOSED NEW SITE INFORMATION

| | | |
|--|--------|---------|
| (N) Greenhouses | 21,600 | SQ. FT. |
| (N) Nursery | 3,600 | SQ. FT. |
| (N) Modular Containers | 1,920 | SQ. FT. |
| (N) LANDSCAPE AREA: (WITHIN FENCED STRUCTURE) | | SQ. FT. |
| (N) OUTDOOR CULTIVATION AREA: | 3 | ACRES |

TOTAL: SHEETS

EXISTING SITE STRUCTURE INFORMATION

| | |
|------|-----------------------------------|
| A0.1 | Cover Sheet |
| A0.2 | Existing Site Plan & Vicinity Map |
| A0.3 | Proposed Site Plan |
| A0.4 | Topo Site Plan |

CLIENT
Jordan Graham
PO Box 6493
Los Osos, CA 93412

PROJECT
Old Adobe Commercial
Cannabis Operation

DRAWN BY
BDR

ISSUE
03.28.19

RE-ISSUE



Old Bones Farms Inc.
Green Philosophy Inc.
7440 Old Adobe Way
Templeton, CA 93465

APN: 034-441-022
034-441-025

Topography Site Plan

CLIENT
Jordan Graham
PO Box 6493
Los Osos, CA 93412

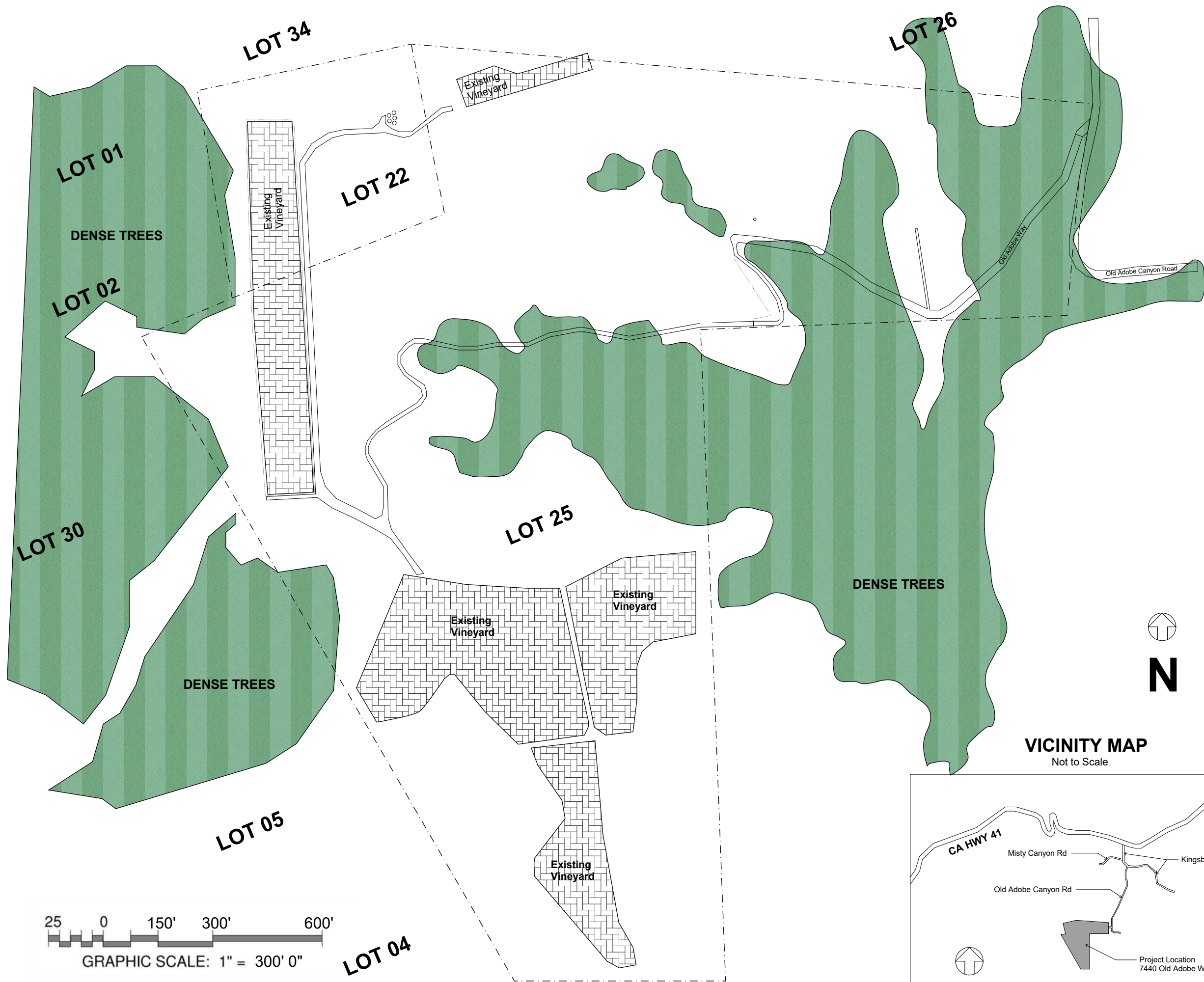
PROJECT
Old Adobe Commercial
Cannabis Operation

DRAWN BY
BDR

ISSUE
03.28.19

RE-ISSUE

DESCRIPTION
Sheet Description



Old Bones Farms Inc.
Green Philosophy Inc.
7440 Old Adobe Way
Templeton, CA 93465

APN: 034-441-022
034-441-025

Existing Site Plan & Vicinity Map

CLIENT
Jordan Graham
PO Box 6493
Los Osos, CA 93412

PROJECT
Old Adobe Commercial
Cannabis Operation

DRAWN BY
BDR

ISSUE
03.28.19

RE-ISSUE

