



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

November 7, 2022

* VIA ELECTRONIC MAIL *

Atten: Steven Herring
Vertical Integration Corporation
198 Cow Meadow PL
Paso Robles, CA 93446

SUBJECT: Denial of Substantial Conformance Determination for Project Modification MOD2022-00091 to Conditional Use Permit DRC2019-00250 for Vertical Integration Cooperation.

Dear Mr. Herring,

This letter relates to the Project Modification Application MOD2022-00091 for Conditional Use Permit DRC2019-00250 Vertical Integration Corporation. Based on the information provided, the Planning and Building Department has determined that the proposed changes are not substantial conformance with the approved development and County Code Section 22.64.050. A review of the proposed changes and reason for the determination are provided below.

Description of Proposed Changes:

The applicant is requesting a Project Modification MOD2022-00091 to Conditional Use Permit DRC2019-00250 to modify the approved hours of operations from 9 AM to 4 PM five days a week to 8 AM to 8 PM Monday through Saturday and to include night delivery hours from 8 PM to 8 AM Monday through Saturday.

Reason for the Determination:

On January 28, 2021, the Planning Commission considered the project and the hour of operations of 9 AM to 4 PM five days a week. Per County Code Section 22.64.050.B the proposed changes cannot result in any changes to an aspect of the project that was in consideration of the review authority.

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Moreno".

Elizabeth Moreno, Planner

Cc: Xzandrea Fowler, Environmental Coordinator



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

VIA ELECTRONIC MAIL

December 27, 2021

Atten: Steven Herring
Vertical Integration Corporation
198 Cow Meadow PL
Paso Robles, CA 93446

SUBJECT: Substantial Conformance Determination for Project Modification MOD2021-00030 to
Conditional Use Permit DRC2019-00250 for Vertical Integration.

Dear Mr. Herring,

This letter relates to the Project Modification Application MOD2021-00030 for Conditional Use Permit DRC2019-00250 Vertical Integration Corporation. Based on the information provided, the Planning and Building Department has determined that the proposed changes are in substantial conformance with the approved development and County Code Section 22.64.050. A review of the proposed changes and reason for the determination are provided below.

Description of Proposed Changes:

The proposed changes include revising the approved floor plan and the square footage of the cannabis activity areas, as shown in the table below.

| Approved Floor Plan | Proposed Floor Plan |
|---|---|
| <p>First floor:</p> <ul style="list-style-type: none">Processing: 6,000 square feetShipping and Packaging: 1,500 square feetOffice: 1,260 square feet | <p>First floor:</p> <ul style="list-style-type: none">Processing: 5,813 square feetShipping and Packaging: 1,437 square feetOffice: 1,116 square feet |
| <p>Second floor:</p> <ul style="list-style-type: none">Office: 0 square feetStorage: 2,100 square feet | <p>Second floor:</p> <ul style="list-style-type: none">Office: 530 square feetStorage: 581 square feet |

Basis for Substantial Conformance Determination:

1. The proposed changes cannot result in any new or increased environmental impacts.
 - a. Revising the approved floor plan and the square footage of the cannabis activity areas will not require any additional grading or increased environmental impacts.
2. The proposed changes cannot result in the need to modify any of the conditions of approval.
 - a. No conditions of approval will be modified.
3. The proposed changes cannot result in any changes to the aspects of the project that were a specific consideration of the review authority.
 - a. The specifics of the approved floor plan and the square footage of the cannabis activity areas were not specific considerations of the review authority. Therefore, the proposed changes are acceptable. All other components of the project will remain the same, including the sealed roll up doors.

Special Requirements:

The proposed modifications shall comply with all original conditions from Conditional Use Permit DRC2019-00250, as well as the following requirements:

1. **Prior to commencing activities**, the applicant shall meet the conditions of approval associated with the Conditional Use Permit DRC2019-00250 as shown in Attachment A.
2. **At the time of application for a construction permit**, this letter, and a copy of the conditions of approval from the Conditional Use Permit DRC2019-00250 shall be provided with the construction permit application.
3. **Indemnification**, the applicant shall, as a condition of approval of this land use permit application, defend, hold harmless and indemnify, at his or her sole expense (including attorney's fees, with Counsel approved by the County), any action brought against the County of San Luis Obispo, its present or former officers, agents, or employees, by a third party challenging either its decision to approve this land use permit or the manner in which the County is interpreting or enforcing the conditions of this land use permit, or any other action by a third party relating to approval or implementation of this land use permit. The applicant shall reimburse the County for any court costs and attorney fees that the County may be required by a court to pay as a result of such action, but such participation shall not relieve the applicant of his obligation under this condition. Upon request of the County, the applicant shall also enter into a separate agreement with the County (the "Indemnity Agreement"), in a form approved by County Counsel, agreeing to defend, indemnify, save and hold harmless the County, its present or former officers, agents, or employees, against actions by a third party challenging either its decision to approve this land use permit or the manner in which the County is interpreting or enforcing the conditions of this land use permit, or any other action by a third party relating to or arising out of the approval or implementation of this land use permit. The agreement shall provide that the applicant will indemnify the County and

reimburse it for any costs and/or attorney's fees which the County incurs as a result of such action, and that the County's participation or non-participation in any such litigation shall not relieve the applicant of his or her obligations under this condition or the agreement. The applicant shall also provide sufficient guarantees for the obligations hereunder as determined by County Counsel. Any violation of this condition, including the applicant's failure to execute the Indemnity Agreement or breach thereof, or failure to provide sufficient guarantees, is grounds for the County to rescind and/or revoke its approval of this land use permit. These defense and indemnity obligations shall survive any recission, revocation and/or set aside of this land use permit.

No cannabis activities may occur on the site until applicable conditions have been satisfied and verified by the Department.

If you have any questions regarding this determination, please contact me at emoreno@co.slo.ca.us or (805) 781-5721.

Sincerely,



Elizabeth Moreno, Planner

Cc: Xzandrea Fowler, Environmental Coordinator

Attachments

Attachment A – Conditions of Approval

Attachment B – Revised Site Plan

Attachment C – Sheriff's Office Updated Memorandum



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

February 8, 2021

Kirk Consulting
Attn: Jessica Miller
8830 Morro rd
Atascadero, CA 93422

Vertical Integration Corp.
198 Cow Meadow
Paso Robles, CA 93446

SUBJECT: Notice of Final County Action, Conditional Use Permit – Vertical Integration Corp.
COUNTY FILE NUMBER: DRC2019-00250

On, January 28, 2021 the County Planning Commission approved your application based on the approved Findings and subject to the approved Conditions, both attached as exhibits to the adopted official resolution, which is enclosed for your records.

If you disagree with this action, pursuant to County Land Use Ordinance Section 22.70.050, and in the manner described therein, you have the right to appeal this decision, or a portion of this decision, to the Board of Supervisors within 14 calendar days after the date of the action.

The appeal must be submitted to the Department of Planning and Building on the proper Department appeal form, as provided on the County website. The appeal form must be submitted with an original signature; a facsimile will not be accepted. The appeal fee is set by the current fee schedule and must accompany your appeal form for your appeal to be accepted for processing.

If you have any questions regarding your project, please contact Kip Morais at KMoraes@co.slo.ca.us

Ramona Hedges, Secretary

R. Hedges

County of San Luis Obispo
Department of Planning & Building

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, January 28, 2021

PRESENT: Commissioners: Michael Multari, Jay Brown, Kristina Simpson-Spearman, and Chairman Don Campbell

ABSENT: None

PLANNING COMMISSION RESOLUTION NO. 2021-00005
RESOLUTION RELATIVE TO THE GRANTING
OF A
CONDITIONAL USE PERMIT

WHEREAS, the County Planning Commission of the County of San Luis Obispo, State of California, did, on the 28th day of January, 2021, grant a Conditional Use Permit DRC2019-00250 to VERTICAL INTEGRATION CORP and relying on the Notice of Exemption prepared. The site is in the Commercial Service land use category and is located at 198 Cow Meadow Place in thein the community of Templeton in the North County Planning Area. Assessor Parcel Number(s) / APN(s): 040-153-019.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit based on the Findings listed in Exhibit A.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Conditions listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 28th day of January 2021, does hereby grant the aforesaid Permit No. DRC2019-00250.

This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance/Coastal Zone Ordinance Section 23.02.033(d) or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance/Coastal Zone Ordinance Section 22.64.080/23.02.042.

If the use authorized by this Permit approval, once established, remains vacant and unused for its authorized purpose, or is abandoned or discontinued for a period greater than 12 consecutive months, such Permit approval shall become void.

On motion of Commissioner Multari, seconded by Commissioner Spearman, and on the following roll call vote, to-wit:

AYES: Commissioners Multari, Spearman, and Chairman Campbell

NOES: None

ABSENT: Commissioner Brown

the foregoing resolution is hereby adopted.

the foregoing resolution is hereby adopted.

/s/ Don Campbell
Chairperson of the Planning Commission

ATTEST:

/s/ Ramona Hedges
Secretary, Planning Commission

Attachment 1

FINDINGS – EXHIBIT A
CONDITIONAL USE PERMIT DRC2019-00250 / VERTICAL INTEGRATION CORPORATION

Environmental Determination

- A. The project is categorically exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(2). A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15061. The project qualifies for a Categorical Exemption for Class 1 as set forth in the CEQA Guidelines because it involves the operation of a cannabis processing and cannabis distribution facility within an existing 11,100 square foot building. The project includes minimal site disturbance and is not located in a sensitive environment, will not have a cumulative impact, will not have a significant effect due to unusual circumstances, will not damage scenic resources, is not located on a hazardous waste site, and will not affect any historical resources.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because cannabis distribution, cannabis manufacturing, and cannabis processing, as Cannabis Activities, are allowed land uses and, and are, as conditioned, consistent with all relevant policies of the General Plan.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed cannabis dispensary and distribution businesses do not generate activities that present a potential threat to the surrounding property or buildings, water use would be minimized and actual usage shall be monitored, energy usage shall be monitored, security fencing shall be installed, State water quality regulations shall be met, solid waste shall be properly disposed of, and nuisance odor shall be controlled. This project is subject to Land Use Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed cannabis activities would occur within an existing building, cannabis would not be visible from offsite, and nuisance odors would not be detectable from offsite.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project. The project is accessed from Cow Meadow off of Ramada Drive in the community of Templeton.

Cannabis Processing Facilities

- G. The cannabis processing facility, as proposed, will comply with all the requirements of State and County for the processing of cannabis, including dual licensure and participation in an authorized track and trace program.
- H. The cannabis processing facility includes adequate quality control measures to ensure cannabis processed at the site meets State regulatory standards.
- I. The cannabis processing facility includes adequate measures that address enforcement priorities for cannabis activities including restricting access to minors and ensuring that cannabis is obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State.

Attachment 1

- J. The cannabis processing facility will not be located within six hundred (600) feet from any pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility

Cannabis Distribution

- K. The cannabis distribution business, as proposed, will comply with all the requirements of the State and County for the distribution of cannabis, including all dual licensure and participation in an authorized track-and-trace program.
- L. The cannabis distribution business includes adequate measures that address enforcement priorities for cannabis activities, including restricting access to minors and ensuring that cannabis and cannabis products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of state.
- M. The cannabis distribution business will not be open to the public and will not be located within 600 feet from any pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility.

EXHIBIT B - CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT DRC2019-00250 / VERTICAL INTEGRATION CORPORATION

Approved Development

1. This approval authorizes use of an existing 11,100 square foot building located at 198 Cow Meadow Place for cannabis distribution and processing, and includes the following:
 - a. 6,000 square feet of offsite cannabis processing;
 - b. 1,500 square feet of shipping and packaging for cannabis;
 - c. 2,100 square feet of storage;
 - d. 1,260 square feet of office space;
 - e. A maximum of 10 full time employees, 8 to serve on-site operations and 2 for distribution;
 - f. Operational hours of 9:00 AM to 4:00 PM 5 days a week; and
 - g. A maximum of 48 average daily motor vehicle trips with 2 afternoon peak hour trips.
2. Excepting the items listed above, no other onsite uses are permitted, including, but not limited to, additional full time or seasonal employees, cultivation, nursery, greenhouse, tours, or events.
3. This Conditional Use Permit authorizes the modification of the parking requirements set forth in Section 22.18.050.C.1 of the Land Use Ordinance to reduce the required number of spaces from 16 to 13.
4. This approval does not authorize mobile retail (dispensary); and the operations shall not be open to the general public.

Conditions required to be completed prior to commencing permitted activities

5. **Prior to commencing permitted activities**, the applicant shall obtain a business license through the County of San Luis Obispo Tax Collector's Office. Business license renewals shall be obtained by the applicant annually as required by Title 6 of the County Code.
6. **Prior to commencing permitted activities**, the applicant shall complete all State licensing requirements for cannabis processing and distribution at the approved location. A copy of all pertinent State licenses shall be submitted to the County of San Luis Obispo Planning and Building Department prior to commencing permitted activities.
7. **Prior to acceptance of the improvements and commencing permitted activities (if applicable)**, the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.
8. **Prior to commencing permitted activities**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Templeton Fire / Cal Fire standards and specifications back to the nearest public-maintained roadway.
9. **Prior to commencing permitted activities**, the applicant shall complete and submit the Hazardous Materials Declaration Flowchart to the Environmental Health Services office. Be advised that threshold levels are 55 gallons, 500 pounds or 200 cubic feet and common materials include (but are not limited to): fuel, paint, lubricants, pesticides, pool chemicals, alcohols and compressed gases (such as CO₂). If in the future extraction is proposed, the

applicant is also advised to discuss the extraction process and materials with the hazardous materials inspector prior to initiating the project. Contact Austin Avan at (805) 781-1105 or aavan@co.slo.ca.us in with any questions regarding this form or hazardous materials requirements. The form should be submitted directly to Austin Avan.

Fees

10. **Prior to commencing permitted activities**, and in accordance with Title 13.01 of the County Code, the applicant must pay to the Department of Public Works the Templeton Area C Road Improvement Fee based on the latest adopted area fee schedule and 2.00 peak hour trips as estimated by the OEG trip generation letter (dated July 10, 2020). The estimated fee is \$16,924 (\$8,462/PHT x 2.00 PHT). The fee schedule is subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of issuance of building permits, or within 30 days of Land Use Permit approval if no building permits are required

Conditions required to be completed prior to issuance of a County Business License.

11. **Prior to issuance of a County Business License**, the applicant shall enter the County of San Luis Obispo Cannabis Monitoring Program. Any associated fees shall be paid to the County of San Luis Obispo Planning and Building Department.
12. **Prior to issuance of County Business License**, the applicant shall submit evidence of compliance with all requirements of the Central Coast Regional Water Quality Control Board (CCRWQCB).
13. **Prior to issuance of County Business License**, the applicant shall submit evidence that solid waste and recycling collection will be consistent with Sections 22.10.150.B and C of the County Land Use Ordinance.
14. **Prior to issuance of County Business License**, the applicant shall submit evidence that project security plan has been reviewed and approved by the County Sheriff as required by Section 22.40.040.D of the County Land Use Ordinance.
15. **Prior to issuance of County Business License**, the applicant shall install proposed fencing as shown on the approved plans. Consistent with the approved plans and the applicant's project description, the fence proposed shall be 6 feet in height. Any requirements related to fencing from the Sheriff's Office shall be adhered to. In the event of a conflict between the proposed fencing and the requirements from the Sheriff's Office, the requirements from the Sheriff's Office shall prevail.
16. **Prior to issuance of a County Business License**, the applicant shall be responsible for the timely payment of all fees associated with this approval. Failure to pay fees in a timely manner may result in revocation of the permit.
17. **Prior to issuance of a County Business License**, the applicant shall submit evidence to the Planning and Building Department that all necessary copies of any leases or production sharing agreements related to "Cannabis Activities" on the subject property have been provided to the Assessor's Office.

Conditions required to be completed at the time of application for construction permits

Site Development

18. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
19. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
20. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.
21. **At the time of application for construction permits**, the submitted building plan set shall demonstrate consistency with California State Title 24 energy laws.
22. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark in color.**Drainage & Flood Hazard**
23. **At the time of application for construction permits**, the applicant may be required to submit complete drainage plans for review and approval in accordance with Section 22.52.110 of the Land Use Ordinance.
24. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with Section 22.52.120 of the Land Use Ordinance.
25. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan. The project is located within the County of San Luis Obispo Municipal Stormwater Management Area (MS4 Coverage Area) and compliance with the Central Coast Post-Construction Requirements (Resolution R3-2013-00032) may be required.
26. **At the time of application for construction permits**, this project and proposed operation may meet the criteria to require enrollment in the California General Permit for Stormwater Discharges Associated with Industrial Activities (Order 2014-0057-DWQ). The applicant should review the facilities Standard Industrial Classification (SIC) Code to determine if coverage is required. To comply with industrial stormwater regulations, your facility may need to enroll in the Industrial general Permit or submit information to the Central Coast Regional Water Quality Control Board demonstrating why the Industrial general Permit is not applicable to your facility.

Stormwater Pollution Prevention Plan (SWPPP)

27. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP)

28. At the time of application for construction or grading permits, the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.

- a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
- b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms:
 1. Structural Control Measure Description (Exhibit B)
 2. Stormwater System Contact Information
 3. Stormwater System Plans and Manuals
- c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.

Fire Access

29. At the time of application for construction permits, the applicant shall submit plans that show fire access roads that shall meet the minimum Fire Department Requirements. Fire lanes shall be a minimum of 20 feet in width around all buildings with appropriate turning radius for fire apparatus.

Water

30. At the time of application for construction permits, the applicant shall submit a Will Serve Application and a set of plans for the complete project, including water demand and wastewater discharge calculations for the proposed business to the Templeton Community Services District. Review of the project may generate additional conditions of service and payment of fees is required prior to issuance of a will serve letter.

Conditions to be completed prior to issuance of construction permits

31. Prior to issuance of construction permits, the applicant shall obtain a will-serve letter from the Templeton Community Services District and provide the letter to county Planning and Building.

32. Prior to issuance of a construction permit, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

33. Prior to occupancy or final inspection, whichever occurs first, the applicant shall obtain final inspection and approval from Templeton Fire / Cal Fire for all required fire/life safety

measures and to ensure adequate vehicular access is provided to and around the proposed structures.

34. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
35. **Prior to occupancy and start of operations**, the applicant must submit a Wastewater Discharge Permit Application and a set of plans for the complete project, including a facility operations plan with respect to water and wastewater management along with the Will Serve Letter application. Only domestic wastewater may be discharged to the Templeton Community Serves District sewer system. Review of the project may generate additional conditions of service. A facility inspection is mandatory prior to issuance of a wastewater permit.

Ongoing conditions of approval (valid for life of the project)

36. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, fences, etc., without a valid encroachment permit issued by the Department of Public Works.
37. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, maintaining County driveway sight distance standards, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.
38. **On-going condition of approval (valid for the life of the project)**, solid waste and recycling shall be conducted in accordance with LUO Sections 22.10.150 B. and C.
39. **On-going condition of approval (valid for the life of the project)**, in accordance with the parking standards set forth in Section 22.18.050.C.1, the applicant shall maintain no less than 13 parking spaces onsite.
40. **On-going condition of approval (valid for the life of the project)**, the applicant shall post onsite all required land use permit approvals and all required State and County permits and licenses required to operate. Such posting shall be in a central location, visible to the visitors, at the operating site, and in all vehicles that deliver or transport cannabis.
41. **On-going condition of approval (valid for the life of the project)**, the applicant shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from, and are provided to, other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
42. **On-going condition of approval (valid for the life of the project)**, the owner and all permittees shall conduct all cannabis activities in compliance with the approved Operations Plan, as well as all required County permits, State licenses, County ordinance, and State law and regulation. The owner shall be responsible for the payment of all required fees and taxes.
43. **Throughout the life of the project**, the applicant shall submit to the Department of Planning and Building any proposed changes to the approved Site Plans, Operations Plan, Security Plan, or other plan approved through this Use Permit prior to the proposed change. Changes shall be submitted in writing and must be approved by the Department of Planning and

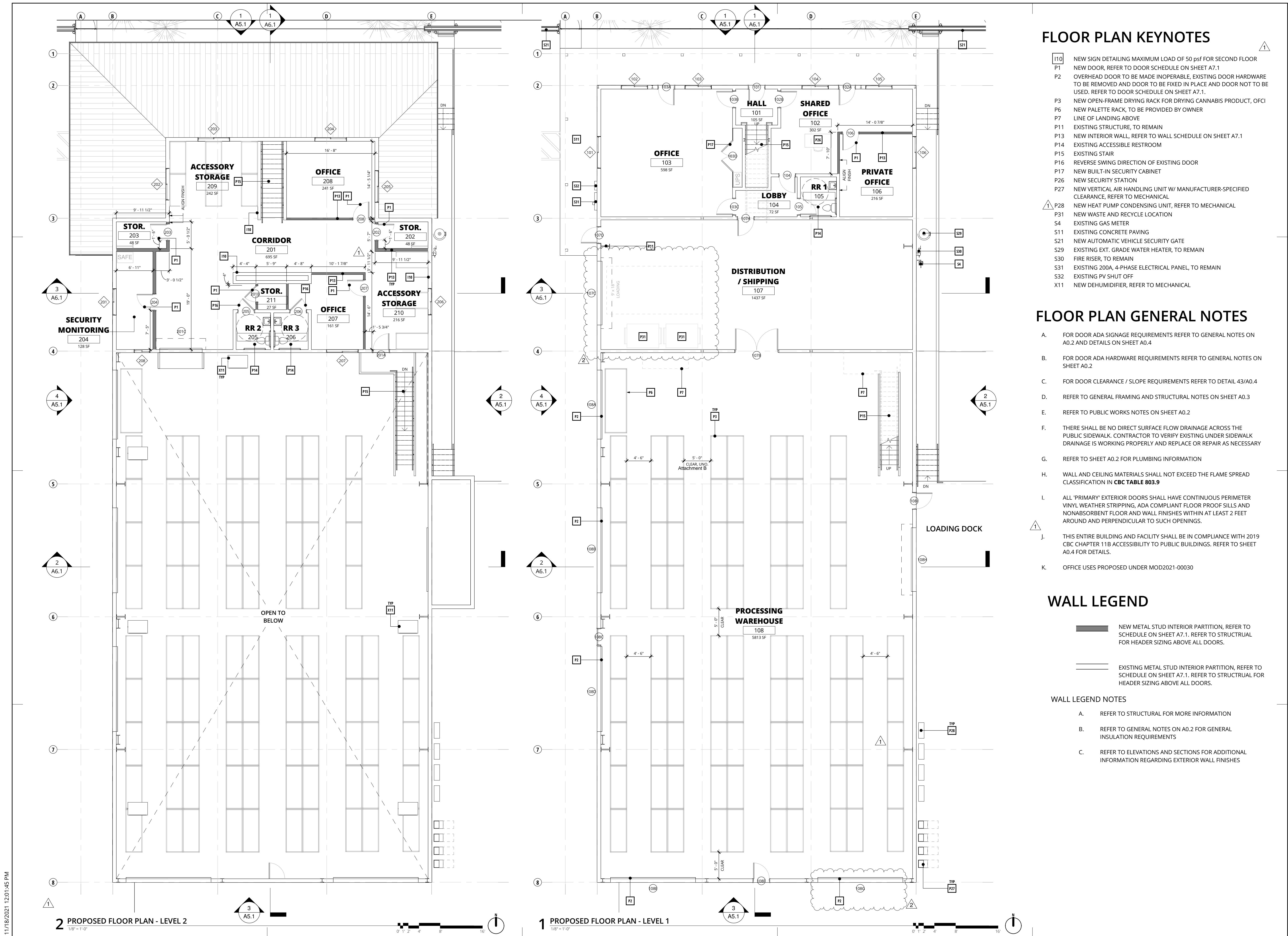
Building prior to the implementation of the proposed changes. Any changes to the approved project, including features identified in the Conditions of Approval stated herein, may require additional environmental analysis and/or revisions to the approved Use Permit that requires review and approval by the appropriate Review Authority.

44. **Throughout the life of the project**, the applicant shall submit to the Department of Planning and Building any changes to the applicant name, business name, business owners, State license status, landowner, or changes in ownership requiring approval from the County Tax Collector's Office or County Sheriff's Department prior to the proposed change. Changes shall be submitted in writing and must be approved by the Department of Planning and Building prior to the implementation of the proposed changes.
45. **Throughout the life of the project**, the cannabis distribution and processing shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite so as to not invoke any verified nuisance complaints. All structures utilized for distribution and processing shall be equipped and/or maintained with sufficient ventilation controls (e.g., carbon scrubbers or best available control technology) to eliminate nuisance odor emissions from being detected offsite. In the event of a verified nuisance complaint, the County may pursue remedial action that may include the reduction or cessation of operations until a revised operations plan is reviewed and approved by the Department of Planning and Building, abatement of the violation pursuant to Land Use Ordinance Section 22.40.130 and permit revocation pursuant to Land Use Ordinance Sections 22.40.110 and 120.
46. **Throughout the life of the project**, the property owner(s) shall grant access to the County of San Luis Obispo, its officers, agents, employees, and any other governmental entities and their respective officers, agents, and employees to enter onto the subject property to conduct site inspections for the purposes of compliance with this Use Permit. Inspections may occur any day of the week, without prior notice, between the hours of 8 a.m. – 6 p.m.
47. **On-going condition of approval (valid for the life of the project)**, no minors or unauthorized personnel shall be permitted inside any restricted access areas under any circumstance.
48. **Throughout the life of the project**, exterior lights shall be screened to not be seen from off-site and consistent with dark-sky standards.
49. **On-going condition of approval (valid for the life of the project)**, the applicant shall meter electricity used for cannabis activities and provide the Planning and Building Department with quarterly energy usage monitoring reports based on meter readings.
50. **On-going condition of approval (valid for the life of the project)**, one or more of the State cannabis license types set forth in the California Business and Professions Code shall be maintained in good status by the permittee in order for a land use permit issued under this Section to remain valid.
51. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to County Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed, or pursuant to Land Use Ordinance Section 22.64.090.B, the Director verifies that the use or activity not involving a building or grading permit is occurring on the subject site in compliance with all applicable provisions of the Land Use Ordinance and these conditions of approval. Substantial site work is defined by County Land Use Ordinance Section 22.64.080 as site

work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

52. **On-going condition of approval (valid for the life of the project)**, all conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Sections 22.74.160 and 22.40.110 and 120 of the County Land Use Ordinance. Revocation may require restoration to pre-existing conditions of areas of disturbance for cannabis-related activities authorized by this permit.

Attachment B



FLOOR PLAN KEYNOTES

- [110] NEW SIGN DETAILING MAXIMUM LOAD OF 50 psf FOR SECOND FLOOR
- P1 NEW DOOR, REFER TO DOOR SCHEDULE ON SHEET A7.1
- P2 OVERHEAD DOOR TO BE MADE INOPERABLE, EXISTING DOOR HARDWARE TO BE REMOVED AND DOOR TO BE FIXED IN PLACE AND DOOR NOT TO BE USED. REFER TO DOOR SCHEDULE ON SHEET A7.1.
- P3 NEW OPEN-FRAME DRYING RACK FOR DRYING CANNABIS PRODUCT, OFCI
- P6 NEW PALETTE RACK, TO BE PROVIDED BY OWNER
- P7 LINE OF LANDING ABOVE
- P11 EXISTING STRUCTURE, TO REMAIN
- P13 NEW INTERIOR WALL, REFER TO WALL SCHEDULE ON SHEET A7.1
- P14 NEW ACCESSIBLE RESTROOM
- P15 EXISTING STAIR
- P16 REVERSE SWING DIRECTION OF EXISTING DOOR
- P17 NEW BUILT-IN SECURITY CABINET
- P26 NEW SECURITY STATION
- P27 NEW VERTICAL AIR HANDLING UNIT W/ MANUFACTURER-SPECIFIED CLEARANCE, REFER TO MECHANICAL
- P28 NEW HEAT PUMP CONDENSING UNIT, REFER TO MECHANICAL
- P31 NEW WASTE AND RECYCLE LOCATION
- S4 EXISTING GAS METER
- S11 EXISTING CONCRETE PAVING
- S21 NEW AUTOMATIC VEHICLE SECURITY GATE
- S29 EXISTING EXT. GRADE WATER HEATER, TO REMAIN
- S30 FIRE RISER, TO REMAIN
- S31 EXISTING 200A, 4-PHASE ELECTRICAL PANEL, TO REMAIN
- S32 EXISTING PV SHUT OFF
- X11 NEW DEHUMIDIFIER, REFER TO MECHANICAL

FLOOR PLAN GENERAL NOTES

- A. FOR DOOR ADA SIGNAGE REQUIREMENTS REFER TO GENERAL NOTES ON A0.2 AND DETAILS ON SHEET A0.4
- B. FOR DOOR ADA HARDWARE REQUIREMENTS REFER TO GENERAL NOTES ON SHEET A0.2
- C. FOR DOOR CLEARANCE / SLOPE REQUIREMENTS REFER TO DETAIL 43/A0.4
- D. REFER TO GENERAL FRAMING AND STRUCTURAL NOTES ON SHEET A0.3
- E. REFER TO PUBLIC WORKS NOTES ON SHEET A0.2
- F. THERE SHALL BE NO DIRECT SURFACE FLOW DRAINAGE ACROSS THE PUBLIC SIDEWALK. CONTRACTOR TO VERIFY EXISTING UNDER SIDEWALK DRAINAGE IS WORKING PROPERLY AND REPLACE OR REPAIR AS NECESSARY
- G. REFER TO SHEET A0.2 FOR PLUMBING INFORMATION
- H. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.9
- I. ALL 'PRIMARY' EXTERIOR DOORS SHALL HAVE CONTINUOUS PERIMETER VINYL WEATHER STRIPPING, ADA COMPLIANT FLOOR PROOF SILLS AND NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO SUCH OPENINGS.
- J. THIS ENTIRE BUILDING AND FACILITY SHALL BE IN COMPLIANCE WITH 2019 CBC CHAPTER 11B ACCESSIBILITY TO PUBLIC BUILDINGS. REFER TO SHEET A0.4 FOR DETAILS.
- K. OFFICE USES PROPOSED UNDER MOD2021-00030

WALL LEGEND

- NEW METAL STUD INTERIOR PARTITION, REFER TO SCHEDULE ON SHEET A7.1. REFER TO STRUCTURAL FOR HEADER SIZING ABOVE ALL DOORS.
- EXISTING METAL STUD INTERIOR PARTITION, REFER TO SCHEDULE ON SHEET A7.1. REFER TO STRUCTURAL FOR HEADER SIZING ABOVE ALL DOORS.

WALL LEGEND NOTES

- A. REFER TO STRUCTURAL FOR MORE INFORMATION
- B. REFER TO GENERAL NOTES ON A0.2 FOR GENERAL INSULATION REQUIREMENTS
- C. REFER TO ELEVATIONS AND SECTIONS FOR ADDITIONAL INFORMATION REGARDING EXTERIOR WALL FINISHES

FORM
DESIGN+BUILD

FORM DESIGN + BUILD
2436 BROAD ST.
SAN BERNARDINO, CA
805.547.3344
REP: TREVOR MILLER, AIA
trevor@formdesignbuild.com



CANNABIS PROCESSING
FACILITY TI

198 COW MEADOW PL
PASO ROBLES, CA

JOB TITLE

PROPOSED FLOOR
PLANS

SHEET TITLE

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REVISION HISTORY

| NO. | DESC. | DATE |
|-----|------------|----------|
| 1 | PLAN CHECK | 10.06.21 |
| 2 | REVISION | 11.18.21 |

| | |
|-------------|----------------|
| APP # | PMTC2021-00269 |
| APN # | 040-153-019 |
| JOB # | 21-202D |
| DATE | 2021-08-20 |
| DRAWN BY: | TW |
| CHECKED BY: | TM |

A2.2
SHEET NUMBER



**SAN LUIS OBISPO COUNTY
SHERIFF'S OFFICE**

MEMORANDUM

TO: **SUPERVISING PLANNER LACEY MINNICK**

FROM: **SHERIFF'S SERGEANT TREVOR MCKIM**

DATE: **DECEMBER 2, 2021**

SUBJECT: **SECURITY PLAN UPDATE APPROVAL FOR CONDITIONAL USE
PERMIT-VERTICAL INTEGRATION CORPORATION- DRC2019-00250**

Vertical Integration Corporation security plan update has been reviewed by Sheriff's Office personnel. The security plan has been determined to be satisfactory at this time, pending final approval by Sheriff's Administration pursuant County Code chapter 22.40.040 D.

Respectfully,

Sergeant Trevor McKim



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

February 8, 2021

Kirk Consulting
Attn: Jessica Miller
8830 Morro rd
Atascadero, CA 93422

Vertical Integration Corp.
198 Cow Meadow
Paso Robles, CA 93446

SUBJECT: Notice of Final County Action, Conditional Use Permit – Vertical Integration Corp.
COUNTY FILE NUMBER: DRC2019-00250

On, January 28, 2021 the County Planning Commission approved your application based on the approved Findings and subject to the approved Conditions, both attached as exhibits to the adopted official resolution, which is enclosed for your records.

If you disagree with this action, pursuant to County Land Use Ordinance Section 22.70.050, and in the manner described therein, you have the right to appeal this decision, or a portion of this decision, to the Board of Supervisors within 14 calendar days after the date of the action.

The appeal must be submitted to the Department of Planning and Building on the proper Department appeal form, as provided on the County website. The appeal form must be submitted with an original signature; a facsimile will not be accepted. The appeal fee is set by the current fee schedule and must accompany your appeal form for your appeal to be accepted for processing.

If you have any questions regarding your project, please contact Kip Morais at KMoraes@co.slo.ca.us

Ramona Hedges, Secretary

R. Hedges

County of San Luis Obispo
Department of Planning & Building

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, January 28, 2021

PRESENT: Commissioners: Michael Multari, Jay Brown, Kristina Simpson-Spearman, and Chairman Don Campbell

ABSENT: None

PLANNING COMMISSION RESOLUTION NO. 2021-00005
RESOLUTION RELATIVE TO THE GRANTING
OF A
CONDITIONAL USE PERMIT

WHEREAS, the County Planning Commission of the County of San Luis Obispo, State of California, did, on the 28th day of January, 2021, grant a Conditional Use Permit DRC2019-00250 to VERTICAL INTEGRATION CORP and relying on the Notice of Exemption prepared. The site is in the Commercial Service land use category and is located at 198 Cow Meadow Place in thein the community of Templeton in the North County Planning Area. Assessor Parcel Number(s) / APN(s): 040-153-019.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit based on the Findings listed in Exhibit A.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Conditions listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 28th day of January 2021, does hereby grant the aforesaid Permit No. DRC2019-00250.

This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance/Coastal Zone Ordinance Section 23.02.033(d) or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance/Coastal Zone Ordinance Section 22.64.080/23.02.042.

If the use authorized by this Permit approval, once established, remains vacant and unused for its authorized purpose, or is abandoned or discontinued for a period greater than 12 consecutive months, such Permit approval shall become void.

On motion of Commissioner Multari, seconded by Commissioner Spearman, and on the following roll call vote, to-wit:

AYES: Commissioners Multari, Spearman, and Chairman Campbell

NOES: None

ABSENT: Commissioner Brown

the foregoing resolution is hereby adopted.

the foregoing resolution is hereby adopted.

/s/ Don Campbell
Chairperson of the Planning Commission

ATTEST:

/s/ Ramona Hedges
Secretary, Planning Commission

Attachment 1

FINDINGS – EXHIBIT A CONDITIONAL USE PERMIT DRC2019-00250 / VERTICAL INTEGRATION CORPORATION

Environmental Determination

- A. The project is categorically exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(2). A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15061. The project qualifies for a Categorical Exemption for Class 1 as set forth in the CEQA Guidelines because it involves the operation of a cannabis processing and cannabis distribution facility within an existing 11,100 square foot building. The project includes minimal site disturbance and is not located in a sensitive environment, will not have a cumulative impact, will not have a significant effect due to unusual circumstances, will not damage scenic resources, is not located on a hazardous waste site, and will not affect any historical resources.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because cannabis distribution, cannabis manufacturing, and cannabis processing, as Cannabis Activities, are allowed land uses and, and are, as conditioned, consistent with all relevant policies of the General Plan.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed cannabis dispensary and distribution businesses do not generate activities that present a potential threat to the surrounding property or buildings, water use would be minimized and actual usage shall be monitored, energy usage shall be monitored, security fencing shall be installed, State water quality regulations shall be met, solid waste shall be properly disposed of, and nuisance odor shall be controlled. This project is subject to Land Use Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed cannabis activities would occur within an existing building, cannabis would not be visible from offsite, and nuisance odors would not be detectable from offsite.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project. The project is accessed from Cow Meadow off of Ramada Drive in the community of Templeton.

Cannabis Processing Facilities

- G. The cannabis processing facility, as proposed, will comply with all the requirements of State and County for the processing of cannabis, including dual licensure and participation in an authorized track and trace program.
- H. The cannabis processing facility includes adequate quality control measures to ensure cannabis processed at the site meets State regulatory standards.
- I. The cannabis processing facility includes adequate measures that address enforcement priorities for cannabis activities including restricting access to minors and ensuring that cannabis is obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State.

Attachment 1

- J. The cannabis processing facility will not be located within six hundred (600) feet from any pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility

Cannabis Distribution

- K. The cannabis distribution business, as proposed, will comply with all the requirements of the State and County for the distribution of cannabis, including all dual licensure and participation in an authorized track-and-trace program.
- L. The cannabis distribution business includes adequate measures that address enforcement priorities for cannabis activities, including restricting access to minors and ensuring that cannabis and cannabis products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of state.
- M. The cannabis distribution business will not be open to the public and will not be located within 600 feet from any pre-school, elementary school, junior high school, high school, library, park, playground, recreation or youth center, licensed drug or alcohol recovery facility, or licensed sober living facility.

EXHIBIT B - CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT DRC2019-00250 / VERTICAL INTEGRATION CORPORATION

Approved Development

1. This approval authorizes use of an existing 11,100 square foot building located at 198 Cow Meadow Place for cannabis distribution and processing, and includes the following:
 - a. 6,000 square feet of offsite cannabis processing;
 - b. 1,500 square feet of shipping and packaging for cannabis;
 - c. 2,100 square feet of storage;
 - d. 1,260 square feet of office space;
 - e. A maximum of 10 full time employees, 8 to serve on-site operations and 2 for distribution;
 - f. Operational hours of 9:00 AM to 4:00 PM 5 days a week; and
 - g. A maximum of 48 average daily motor vehicle trips with 2 afternoon peak hour trips.
2. Excepting the items listed above, no other onsite uses are permitted, including, but not limited to, additional full time or seasonal employees, cultivation, nursery, greenhouse, tours, or events.
3. This Conditional Use Permit authorizes the modification of the parking requirements set forth in Section 22.18.050.C.1 of the Land Use Ordinance to reduce the required number of spaces from 16 to 13.
4. This approval does not authorize mobile retail (dispensary); and the operations shall not be open to the general public.

Conditions required to be completed prior to commencing permitted activities

5. **Prior to commencing permitted activities**, the applicant shall obtain a business license through the County of San Luis Obispo Tax Collector's Office. Business license renewals shall be obtained by the applicant annually as required by Title 6 of the County Code.
6. **Prior to commencing permitted activities**, the applicant shall complete all State licensing requirements for cannabis processing and distribution at the approved location. A copy of all pertinent State licenses shall be submitted to the County of San Luis Obispo Planning and Building Department prior to commencing permitted activities.
7. **Prior to acceptance of the improvements and commencing permitted activities (if applicable)**, the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.
8. **Prior to commencing permitted activities**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Templeton Fire / Cal Fire standards and specifications back to the nearest public-maintained roadway.
9. **Prior to commencing permitted activities**, the applicant shall complete and submit the Hazardous Materials Declaration Flowchart to the Environmental Health Services office. Be advised that threshold levels are 55 gallons, 500 pounds or 200 cubic feet and common materials include (but are not limited to): fuel, paint, lubricants, pesticides, pool chemicals, alcohols and compressed gases (such as CO₂). If in the future extraction is proposed, the

applicant is also advised to discuss the extraction process and materials with the hazardous materials inspector prior to initiating the project. Contact Austin Avan at (805) 781-1105 or aavan@co.slo.ca.us in with any questions regarding this form or hazardous materials requirements. The form should be submitted directly to Austin Avan.

Fees

10. **Prior to commencing permitted activities**, and in accordance with Title 13.01 of the County Code, the applicant must pay to the Department of Public Works the Templeton Area C Road Improvement Fee based on the latest adopted area fee schedule and 2.00 peak hour trips as estimated by the OEG trip generation letter (dated July 10, 2020). The estimated fee is \$16,924 (\$8,462/PHT x 2.00 PHT). The fee schedule is subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of issuance of building permits, or within 30 days of Land Use Permit approval if no building permits are required

Conditions required to be completed prior to issuance of a County Business License.

11. **Prior to issuance of a County Business License**, the applicant shall enter the County of San Luis Obispo Cannabis Monitoring Program. Any associated fees shall be paid to the County of San Luis Obispo Planning and Building Department.
12. **Prior to issuance of County Business License**, the applicant shall submit evidence of compliance with all requirements of the Central Coast Regional Water Quality Control Board (CCRWQCB).
13. **Prior to issuance of County Business License**, the applicant shall submit evidence that solid waste and recycling collection will be consistent with Sections 22.10.150.B and C of the County Land Use Ordinance.
14. **Prior to issuance of County Business License**, the applicant shall submit evidence that project security plan has been reviewed and approved by the County Sheriff as required by Section 22.40.040.D of the County Land Use Ordinance.
15. **Prior to issuance of County Business License**, the applicant shall install proposed fencing as shown on the approved plans. Consistent with the approved plans and the applicant's project description, the fence proposed shall be 6 feet in height. Any requirements related to fencing from the Sheriff's Office shall be adhered to. In the event of a conflict between the proposed fencing and the requirements from the Sheriff's Office, the requirements from the Sheriff's Office shall prevail.
16. **Prior to issuance of a County Business License**, the applicant shall be responsible for the timely payment of all fees associated with this approval. Failure to pay fees in a timely manner may result in revocation of the permit.
17. **Prior to issuance of a County Business License**, the applicant shall submit evidence to the Planning and Building Department that all necessary copies of any leases or production sharing agreements related to "Cannabis Activities" on the subject property have been provided to the Assessor's Office.

Conditions required to be completed at the time of application for construction permits

Site Development

18. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
19. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
20. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.
21. **At the time of application for construction permits**, the submitted building plan set shall demonstrate consistency with California State Title 24 energy laws.
22. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark in color.**Drainage & Flood Hazard**
23. **At the time of application for construction permits**, the applicant may be required to submit complete drainage plans for review and approval in accordance with Section 22.52.110 of the Land Use Ordinance.
24. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with Section 22.52.120 of the Land Use Ordinance.
25. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan. The project is located within the County of San Luis Obispo Municipal Stormwater Management Area (MS4 Coverage Area) and compliance with the Central Coast Post-Construction Requirements (Resolution R3-2013-00032) may be required.
26. **At the time of application for construction permits**, this project and proposed operation may meet the criteria to require enrollment in the California General Permit for Stormwater Discharges Associated with Industrial Activities (Order 2014-0057-DWQ). The applicant should review the facilities Standard Industrial Classification (SIC) Code to determine if coverage is required. To comply with industrial stormwater regulations, your facility may need to enroll in the Industrial general Permit or submit information to the Central Coast Regional Water Quality Control Board demonstrating why the Industrial general Permit is not applicable to your facility.

Stormwater Pollution Prevention Plan (SWPPP)

27. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP)

28. At the time of application for construction or grading permits, the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.

- a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
- b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms:
 1. Structural Control Measure Description (Exhibit B)
 2. Stormwater System Contact Information
 3. Stormwater System Plans and Manuals
- c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.

Fire Access

29. At the time of application for construction permits, the applicant shall submit plans that show fire access roads that shall meet the minimum Fire Department Requirements. Fire lanes shall be a minimum of 20 feet in width around all buildings with appropriate turning radius for fire apparatus.

Water

30. At the time of application for construction permits, the applicant shall submit a Will Serve Application and a set of plans for the complete project, including water demand and wastewater discharge calculations for the proposed business to the Templeton Community Services District. Review of the project may generate additional conditions of service and payment of fees is required prior to issuance of a will serve letter.

Conditions to be completed prior to issuance of construction permits

31. Prior to issuance of construction permits, the applicant shall obtain a will-serve letter from the Templeton Community Services District and provide the letter to county Planning and Building.

32. Prior to issuance of a construction permit, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

33. Prior to occupancy or final inspection, whichever occurs first, the applicant shall obtain final inspection and approval from Templeton Fire / Cal Fire for all required fire/life safety

measures and to ensure adequate vehicular access is provided to and around the proposed structures.

34. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
35. **Prior to occupancy and start of operations**, the applicant must submit a Wastewater Discharge Permit Application and a set of plans for the complete project, including a facility operations plan with respect to water and wastewater management along with the Will Serve Letter application. Only domestic wastewater may be discharged to the Templeton Community Serves District sewer system. Review of the project may generate additional conditions of service. A facility inspection is mandatory prior to issuance of a wastewater permit.

Ongoing conditions of approval (valid for life of the project)

36. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, fences, etc., without a valid encroachment permit issued by the Department of Public Works.
37. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, maintaining County driveway sight distance standards, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.
38. **On-going condition of approval (valid for the life of the project)**, solid waste and recycling shall be conducted in accordance with LUO Sections 22.10.150 B. and C.
39. **On-going condition of approval (valid for the life of the project)**, in accordance with the parking standards set forth in Section 22.18.050.C.1, the applicant shall maintain no less than 13 parking spaces onsite.
40. **On-going condition of approval (valid for the life of the project)**, the applicant shall post onsite all required land use permit approvals and all required State and County permits and licenses required to operate. Such posting shall be in a central location, visible to the visitors, at the operating site, and in all vehicles that deliver or transport cannabis.
41. **On-going condition of approval (valid for the life of the project)**, the applicant shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from, and are provided to, other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
42. **On-going condition of approval (valid for the life of the project)**, the owner and all permittees shall conduct all cannabis activities in compliance with the approved Operations Plan, as well as all required County permits, State licenses, County ordinance, and State law and regulation. The owner shall be responsible for the payment of all required fees and taxes.
43. **Throughout the life of the project**, the applicant shall submit to the Department of Planning and Building any proposed changes to the approved Site Plans, Operations Plan, Security Plan, or other plan approved through this Use Permit prior to the proposed change. Changes shall be submitted in writing and must be approved by the Department of Planning and

Building prior to the implementation of the proposed changes. Any changes to the approved project, including features identified in the Conditions of Approval stated herein, may require additional environmental analysis and/or revisions to the approved Use Permit that requires review and approval by the appropriate Review Authority.

44. **Throughout the life of the project**, the applicant shall submit to the Department of Planning and Building any changes to the applicant name, business name, business owners, State license status, landowner, or changes in ownership requiring approval from the County Tax Collector's Office or County Sheriff's Department prior to the proposed change. Changes shall be submitted in writing and must be approved by the Department of Planning and Building prior to the implementation of the proposed changes.
45. **Throughout the life of the project**, the cannabis distribution and processing shall be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected offsite so as to not invoke any verified nuisance complaints. All structures utilized for distribution and processing shall be equipped and/or maintained with sufficient ventilation controls (e.g., carbon scrubbers or best available control technology) to eliminate nuisance odor emissions from being detected offsite. In the event of a verified nuisance complaint, the County may pursue remedial action that may include the reduction or cessation of operations until a revised operations plan is reviewed and approved by the Department of Planning and Building, abatement of the violation pursuant to Land Use Ordinance Section 22.40.130 and permit revocation pursuant to Land Use Ordinance Sections 22.40.110 and 120.
46. **Throughout the life of the project**, the property owner(s) shall grant access to the County of San Luis Obispo, its officers, agents, employees, and any other governmental entities and their respective officers, agents, and employees to enter onto the subject property to conduct site inspections for the purposes of compliance with this Use Permit. Inspections may occur any day of the week, without prior notice, between the hours of 8 a.m. – 6 p.m.
47. **On-going condition of approval (valid for the life of the project)**, no minors or unauthorized personnel shall be permitted inside any restricted access areas under any circumstance.
48. **Throughout the life of the project**, exterior lights shall be screened to not be seen from off-site and consistent with dark-sky standards.
49. **On-going condition of approval (valid for the life of the project)**, the applicant shall meter electricity used for cannabis activities and provide the Planning and Building Department with quarterly energy usage monitoring reports based on meter readings.
50. **On-going condition of approval (valid for the life of the project)**, one or more of the State cannabis license types set forth in the California Business and Professions Code shall be maintained in good status by the permittee in order for a land use permit issued under this Section to remain valid.
51. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to County Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed, or pursuant to Land Use Ordinance Section 22.64.090.B, the Director verifies that the use or activity not involving a building or grading permit is occurring on the subject site in compliance with all applicable provisions of the Land Use Ordinance and these conditions of approval. Substantial site work is defined by County Land Use Ordinance Section 22.64.080 as site

work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

52. **On-going condition of approval (valid for the life of the project)**, all conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Sections 22.74.160 and 22.40.110 and 120 of the County Land Use Ordinance. Revocation may require restoration to pre-existing conditions of areas of disturbance for cannabis-related activities authorized by this permit.