Kirk Consulting

FINLEY FAMILY FARMS
SUPPLEMENTAL DEVELOPMENT STATEMENT
CANNABIS MINOR USE PERMIT
630 EL POMAR DRIVE, TEMPLETON, CA 93465
APN 033-231-026
PROJECT DESCRIPTION (April 2020)

Parcel Size:	120 Acres
APN:	033-231-026
Address:	630 El Pomar Drive, Templeton, CA 93465
Land Use Designation:	AG
Williamson Act:	Filed for Non-Renewal
Water:	On-Site Well
Existing Uses:	Agricultural Farm, Cattle, Plant Nursery, Solar Farm, and Two Single-Family Residences
Access:	El Pomar Drive

The project site is a 120-acre agricultural zoned parcel located at 630 El Pomar Drive in Templeton, (APN 033-231-026) approximately 4.5 miles east of California State Highway 101 and 1.3 miles north of California State Highway 41. The project site is within the North County Planning Area. The average slope on the parcel is 8%. Existing uses on the site include an agricultural farm, cattle, plant nursery, solar farm, two single-family residences, and prior cannabis cultivation via authorization certification CCM2016-00131.

Proposed Project - DRC2018-00016

A request by Finley Family Farms for a Minor Use Permit for the phased development of cannabis. Phase I will include up to 3 acres of outdoor cultivation canopy and a 2,200 sq. ft. building to include a security office, processing and pesticide/fertilizer space, a new septic system for the new 2,200 sq. ft. building, perimeter fencing, vegetative screening, and a new driveway to provide access to the project site. Phase II will consist of the construction of 21,600 sq. ft. of greenhouses for indoor cultivation. The proposed project activities are located in the northeastern portion of the property, adjacent to the existing solar fields. Approximately 415 cubic yards of site disturbance will occur as a result of the project. The project would cover approximately 5 acres of the 120-acre property.

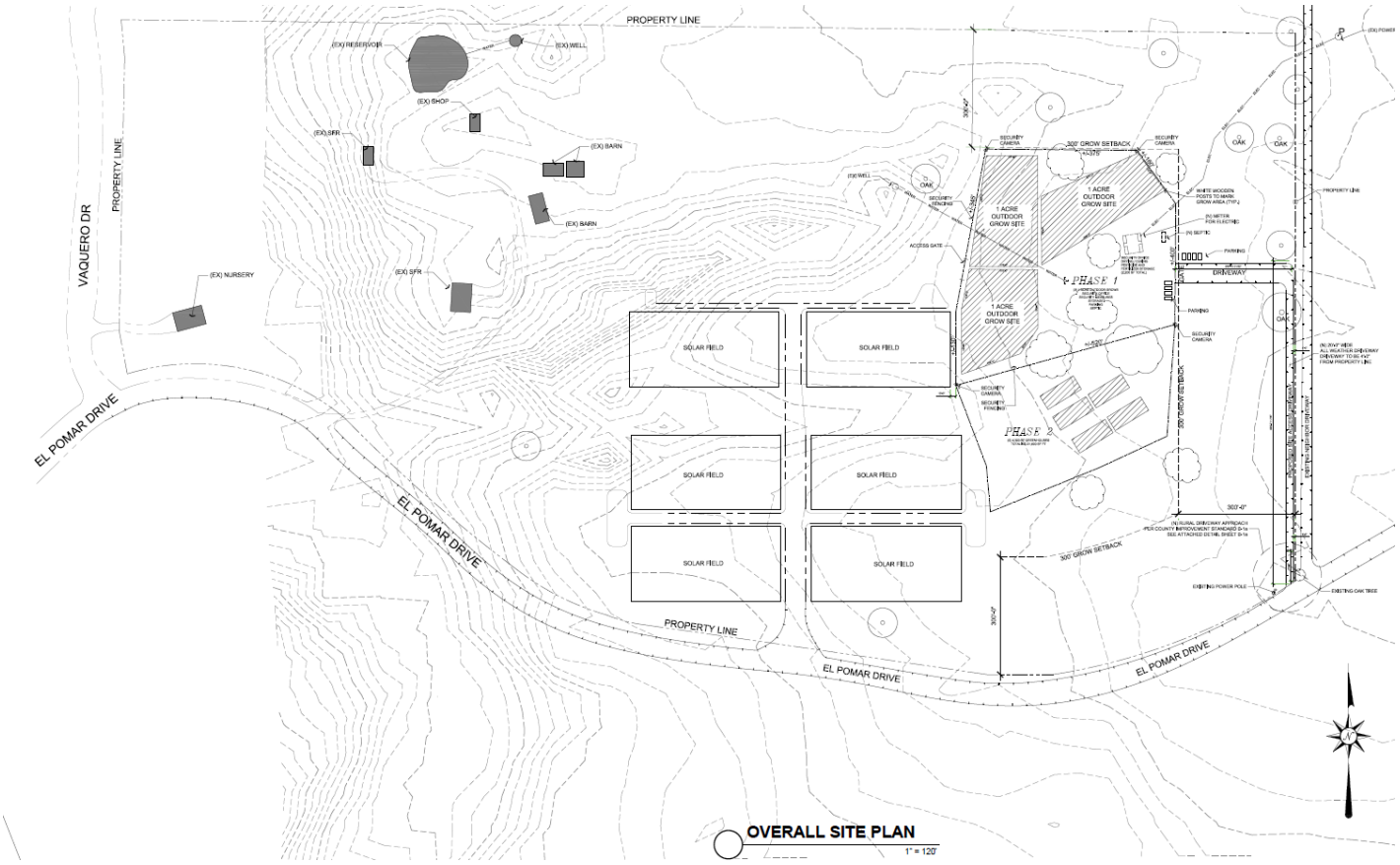
The project includes a modification of the parking requirements as set forth in Section 22.18, Nursery Specialties. The project will be implemented in two phases as detailed in the table below; the construction activities associated with each phase will take approximately 6 months.

Phase I	Phase II
• 3 one-acre outdoor grow sites • Construction of a 2,200 sq. ft. building for a security office, drying/curing, pesticide and fertilizer storage • Installation of a new 20' wide all-weather driveway • Designated parking spaces • Installation of fencing around outdoor cultivation and new building with vegetative screening • Ancillary transport	• Construction of 21,600 sq. ft. of greenhouses for indoor cultivation • Installation of fencing around greenhouses with vegetative screening

The proposed project has been designed in compliance with LUO Section 4, Chapter 22.40 – Cannabis Activities as approved by the Board of Supervisors on November 27, 2017.

Vicinity Map

Overall Site Plan



Outdoor Cultivation

The outdoor cultivation will consist of 3 one-acre sites totaling 130,680 sq. ft., located towards the northeastern edge of the property beyond the solar fields. These cultivation areas will replace existing ranch lands, totaling approximately 4 acres of fenced area. Each 1-acre cultivation area will have wooden posts painted white in the four corners to mark each grow area boundary. Plants will be grown in one of three ways depending on the market conditions.

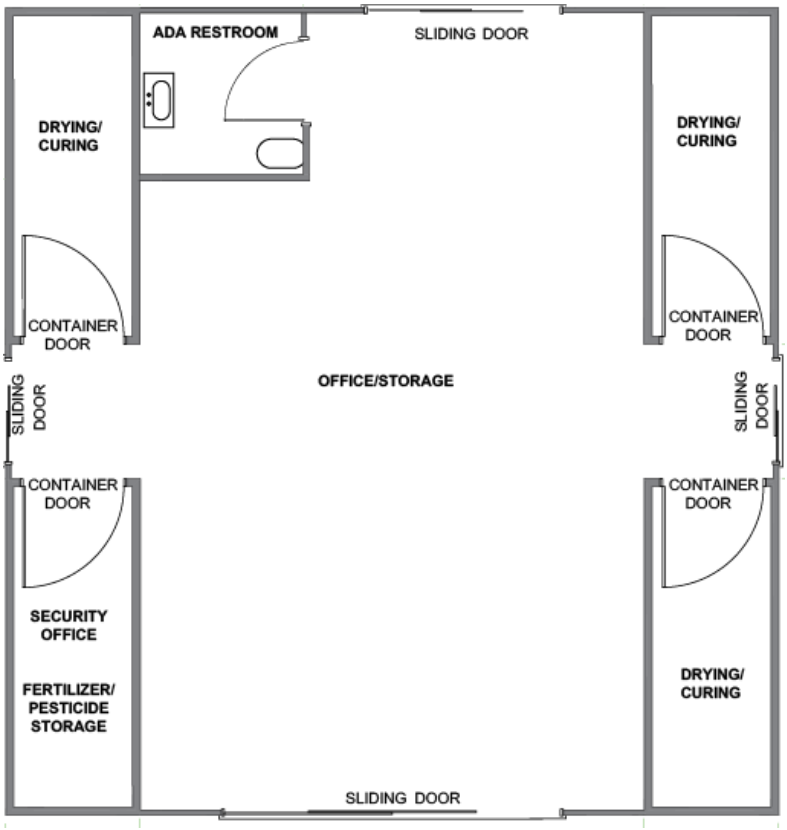
Option 1) Direct planting into native soil using a 42" bore hole amended with organic compost or all native soil.

Option 2) Roll out planting ground cover using between 1-5 gallon pots containing a soilless soil mix or amended native soil.

Option 3) Construct raised beds covered in plastic with plants planted from 1'-8' apart. Secure 6' fencing will be placed around the perimeter of each cultivation area, with a compost area encompassed within the fencing.

Drying/Curing/Storage and Security Building

Once harvested, a portion of the product will be dried and cured within an approximately 2,200 sq. ft. secure building containing three 8'x20' storage containers (totaling 480 sq. ft.) placed within a secure office/storage building. The remaining ~1,720 sq. ft. of the building will be utilized for office, security office, pesticide/fertilizer storage space, and an ADA restroom. Grading needs are minimal for this building as it will be constructed on level ground. The majority of the product will be transported immediately after harvested in portable cold trailers to be processed offsite.



Indoor Cultivation

Indoor cultivation will consist of the phased construction of five new 30' x 144' greenhouses totaling 21,600 sq. ft. (4,320 sq. ft. each). The greenhouse will utilize 100-watt LED light fixtures to keep plants in a vegetative state. LED lights provide the greatest lumens produced per watt of electricity expended of all lighting solutions. Further, LEDs allow for production of specific wavelengths of light, allowing the business to ensure the cultivation operation operates with the correct limited spectrum of light, rather than inefficient broad-spectrum light. The greenhouses will include shading and black-out screening to eliminate offsite

visibility and light pollution. Grading needs are minimal for the greenhouses that are proposed to be placed on level ground.


Grading Estimates

A preliminary review of the grading required for the installation of each greenhouse is as follows:

- Per footing 4.7 CF (based on 24" deep by 18" diameter) x 46 footings per greenhouse
- Under 13 CY Cut /13 CY Fill
- Area of disturbance approximately 4,750 sq. ft. (0.11 acre) for footprint of building plus 10' buffer for equipment.

Multiplied for the construction of five greenhouses, the estimated disturbance is 65 cubic yards cut and 65 cubic yards fill with an area of disturbance of 23,750 square feet (~0.55 acre) total for construction of all greenhouses.

Grading for the multi-use building is anticipated to be under 13 CY cut /13 CY fill with an area of disturbance of approximately 2,440 sq. ft. Grading for the installation of water lines and sewer system (750-gallon septic tank) is anticipated to be under 30 CY cut/30 CY fill with an area of disturbance of approximately 5,500 sq. ft. The new driveway will result in grading anticipated to be under 305 CY cut / 305 CY fill with an area of disturbance of 11,210 sq. ft. The total grading estimate for all proposed project components is approximately 415 CY cut and 415 CY fill with an area of disturbance of 42,900 sq. ft. or 0.98 acre.

Site Operations Plan

Access

The project will be accessed via a new 20' wide all-weather driveway located at the southeastern corner of the parcel closest to the proposed operations. The new

driveway will be designed in accordance with the County Public Improvement Standard B-1a rural road and A-5 sight distance standards and will also be in compliance with the Site Access and Driveway Requirements established in the County Inland Land Use Ordinance (22.54.020). The new driveway will include a bolt gate at the entrance. An additional gate will be located at the entrance to the fenced project area. Lastly, a gate will be located on the western side of the outdoor grow areas along the perimeter fencing.

Security

The proposed confidential security plan includes a multifaceted approach to ensure cultivation, building, and product security. Three entrance gates are proposed to allow access into the project area. Secure 6' fencing will be placed as required by County ordinance. Shielded security lighting will operate using a combination of motion sensors and low-wattage lighting as necessary (see example image below). Several interior and exterior cameras at key locations throughout the property will be placed to ensure that unauthorized access does not occur. A secure building will house the security equipment and store surveillance footage. The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to strict security protocols.

Weatherproof Security Camera

OdorManagement

The proposed project meets all required setbacks for the outdoor cultivation. Odor is naturally mitigated by these setback distances in compliance with the ordinance. The distance to the nearest off site residence is 1,450' to the north, with prevailing winds coming from the north. The processing building and greenhouses will be equipped with odor mitigation technology in the form of carbon scrubbers.

Signage
No exterior signage is proposed.

Parking
All employees will have onsite parking. There will be 7 parking spaces and 1 ADA compliant parking space for disabled access. See site plan for locations.

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

Traffic
A sight distance analysis was conducted by Associated Transportation Engineers (see attached report). It was determined that the existing driveway conditions at the project site meet the County sight distance standards, and that adequate sight lines are provided for drivers of vehicles turning to/from the project's access road connection to El Pomar Drive.

The project would require 2 full-time employees working from 6:00am to 2:30pm. During harvest an additional 5 full-time staff will be employed, for a total of 7 employees. Therefore, the maximum employees onsite at any given time will be 2-7 depending on whether it is harvest time. A delivery service would be utilized to transport the product outside of peak travel times, approximately two times per week. During harvest that would increase to three times per week. The tables below were extracted from the Traffic Study prepared by Associated Transportation Engineers (June 2018). As shown in Table 1, the project is projected to generate 6 average daily trips during non-harvest periods, with no trips occurring during peak hours. During harvest, the project is anticipated to generate 12 average daily trips, with no trips occurring during peak hours. Due to the proposed employee and delivery scheduling, the project would not typically generate trips during morning and evening peak hours.

Table 1
Project Trip Generation – Based on Proposed Operations

Land Use	Number Per Day	ADT Rate	ADT Trips	AM Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Rate	PM Peak Hour Trips
NON-HARVEST PERIODS							
Proposed							
Employees(a)	2.0	2.00	4	0.00	0	0.00	0
Deliveries(b)	1.0	2.00	2	0.00	0	0.00	0
Totals:			6		0		0
Existing Use(c)	3.5 Acres	NA	0	NA	0	NA	0
Net New Trips			**6**		**0**		**0**
HARVEST PERIODS							
Proposed							
Employees(a)	5.0	2.00	10	0.00	0	0.00	0
Deliveries(b)	1.0	2.00	2	0.00	0	0.00	0
Totals:			12		0		0
Existing Use(c)	3.5 Acres	NA	0	NA	0	NA	0
Net New Trips			**12**		**0**		**0**

(a) ADT = 1 inbound + 1 outbound trip per employee. AM/PM = 0 trips since shifts are 6 AM to 2:30 PM.
(b) ADT = 1 inbound + 1 outbound trip per delivery. AM/PM = 0 trips since deliveries scheduled outside of peak hours.
(c) No trip generation for existing use since the Project area is not actively used for agricultural operations.

As shown in Table 2, the project is anticipated to generate a net increase of 10 average daily trips, with 0.58 new trips occurring during the AM peak hour and 1.04 new trips occurring during the PM peak hour.

Table 2
Project Trip Generation – Based on Rates

Land Use	Size	ADT Rate	ADT Trips	AM Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Rate	PM Peak Hour Trips
Proposed							
Outdoor Grow Area(a)	3.0 Acres	2.00	6	0.12	0.36	0.20	0.60
Greenhouse(b)	22 KSF	0.18	4	0.01	0.22	0.02	0.44
Totals:			10		0.58		1.04
Existing Use(c)	3.5 Acres	NA	0	NA	0	NA	0
Net New Trips			**10**		**0.58**		**1.04**

(a) Trip generation based on per acre using SANDAG rates for Agricultural.
(b) Trip generation based on per 1,000 square feet of greenhouse using rates from local greenhouse studies.
(c) No trip generation for existing use since the Project area is not actively used for agricultural operations.

Traffic Fees

The project is located within Area B of the Templeton Road Improvement Fee Program. Trip generation rates based on actual operations would result in 0 PM peak hour trips. Utilizing published use rates for similar operations, the engineered analysis identified a total of 1.04 PM peak hour trips. Based on the trips generated

by the project utilizing the rates and not actual operations, the resulting fee payment is $6,737 (1.04 x $6,478).

Traffic Fees – Trip Generation Based on Operations

As shown in Table 1, the Project would not generate traffic during the PM peak hour period assuming the trip generation forecasts based on the proposed operations. The traffic impact fee would therefore be $0. Or, The County has indicated that the Project would be required to prepare a Transportation Management Plan that restricts employee/delivery trips during the PM peak hour period in lieu of payment of traffic fees.

Traffic Fees – Trip Generation Based on Rates

The Project would generate 1.04 PM peak hour trips based on trip rates (see Table 2). The traffic impact fee would therefore be $6,737 (1.04 x $6,478 = $6,737). Payment of this fee would negate the requirement to develop a Transportation Management Plan, including monitoring and annual reporting of the Project's traffic generation.

Neighborhood Compatibility

Cannabis cultivation is consistent with previous and current agricultural use of the property and surrounding area and meets or exceeds all setback requirements. There is no projected increase in noise level from this project. No offsite nuisance odor impacts are expected to occur. The nearest offsite neighbor is located 1,450' away from the project site, towards the northwestern edge of the parcel, with the cannabis activities concentrated in the eastern portion of the parcel. The prevailing winds on the property primarily come from the north, further mitigating any potential odor issues. See the screening and fencing section below for further ways in which the project is designed to reduce offsite visibility.

Wastewater and Green Waste

The project site's cultivation operations will not produce any wastewater as all water is used within the planting environment. All green waste consisting of dead and/or stripped of flower plants and soil will fall into two categories: compostable waste and non-compostable waste. The compostable cannabis waste will be mixed with other types of waste including food, yard, and vegetable-based grease and oils in a designated compost area. The non-compostable cannabis waste will be mixed with paper, cardboard, and plastic waste and disposed of by the business in a landfill or other disposal method (i.e. incinerator). The existing septic is appropriately sized for the current uses on the site and is not anticipated to require expansion. Portable restrooms including an ADA-accessible restroom will be available for staff, located along the fence line near the new entrance to the site.

Pesticide and Fertilizer Usage/Storage and Hazard Response Plan

The following organic pesticides and fertilizers will be used: Aza Max, Neem oil, and Biodegradable soap. These organic products will be stored in a secure 20' x 8' storage container within the 46' x 48' building (also to be used for drying, office, and additional storage space). No additional storage or hazard response plans are necessary for the small amount of product to be utilized on the plants. See the Pest Management Plan attached.

Setbacks

Land Use Ordinance section 22.40.050 (D)(3)(b) requires outdoor cannabis cultivation sites to be setback 300 feet from all property lines and public rights of way. The cultivation area will be at a 520' setback from the Southern property line, 345' setback from the Western property line, 300' setback from the Northern property line, and a 400' setback from the Eastern property line. The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et.al) are located well outside the 1000-foot setback required by ordinance (see attached plan set). The agricultural zoned parcel size of 120 acres meets the minimum requirement of 25 acres for the proposed use.

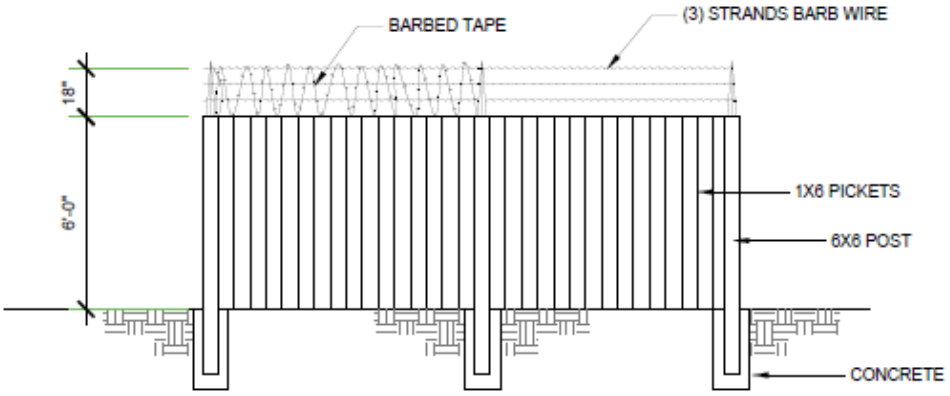
Air Quality

The project will be accessed via a new 20' wide all-weather road located at the southeastern corner of the parcel closest to the proposed operations. There are no predicted air quality impacts associated with the proposed use.

Screening and Fencing

The project site is accessed via an existing road off El Pomar Drive. The project is visible from El Pomar Drive, a public road. Fencing is proposed around all cultivation use areas, consisting of a 6' fence of either solid wood, masonry, or chain link with security slats. In addition, the greenhouse model selected by the applicant will be equipped with black-out curtains that will help preclude visibility of the crop inside the greenhouse structures as well as eliminate offsite view of illumination from the growing operations. Vegetative screening will be included as a visual mitigation measure to provide a visual barrier of the proposed development from El Pomar Road.

Example Fencing



FRONT VIEW

Water Management Plan

The property is in the Atascadero/Templeton Water Planning Area, in the Templeton Watershed. Several nearby creeks feed the groundwater recharge area around the water source site. The project site is served by one existing well with a 5-inch casing, 3 hp pump that is that has served the property for the current residential and agricultural uses. The anticipated water use for the greenhouses is consistent with the historical water use on the project site for other agricultural crops cultivated in greenhouses, residential uses, and livestock (See Current Water Usage, below). No import of water is necessary or will occur in association with the proposed cannabis operations. For the outdoor cultivation, there will be three 2,500 gallon water tanks for storage (drawn from the well), equipped with a booster for above-ground irrigation (see Outdoor Water Usage, below).

Current Water Usage

Monthly Water Usage Current													
(gallons)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
	3,500	3,500	10,000	10,000	14,000	19,000	22,000	19,000	3,500	3500	3500	3500	115,000

Outdoor Water Usage

Water usage for full season cannabis cultivation is seasonal. The below table outlines expected water use for the permitted 3-acre outdoor cultivation.

Monthly Water Usage													
(gallons)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
	0	0	0	6,500	29,000	29,000	39,000	58,500	48,000	39,000	6,500	0	255,500

Indoor Water Usage

Monthly Water Usage													
(gallons)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
	0	0	2160	2160	2160	2160	2160	2160	2160	2160	2160	0	19440

The proposed landscaping (~25,000 sq. ft.) will require an estimated annual water usage of 341,775 gallons. The total estimated annual water usage for the entire project is 616,715 gallons. Several water conservation measures will be taken, including efficient irrigation techniques and scheduling, hand "spot" watering, and monitored hand/drip system for outdoor cultivation. Refer to the Water Management Plan for more information.

Energy Use

The anticipated annual energy use for the project is 122,868 kWh. The project will be served by a temporary generator until an additional well and electrical service (PG&E) is installed (later phase of project dependent on applicant funds). In the meantime, solar panels will be installed with a battery backup to be utilized for the nighttime surveillance system. A detailed breakdown of energy use is attached.

A 1.5 megawatt solar farm was installed with a backup system on approximately 20 acres of the property in 2013, including graded access roads (DRC2011-00062, PMT2013-00546, PMT2013-00547). This will remain onsite and will not be used for the proposed cultivation activities.

Resources Requiring Special Consideration

Cultural Resources

An Archaeological Surface Survey completed by Albion Environmental, Inc. (May 2018) produced negative results for the presence of cultural resources on the project site and confirmed the previously recorded absence of archaeological sites within one-quarter mile from the study area. Based on these results, no further archaeological studies are necessary for the proposed crop replacement and greenhouse operation.

Parking Modification and Required Findings

The project site is designed to accommodate staff within the existing parking areas adjacent to the residence and fenced area of the nursery operation. The nursery will be operated by the property owner and one to two part time staff. Due to the limited nature of the staff required for the operation, parking standards as outlined in Chapter 22.18, Nursery Specialties are not appropriate for the project.

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

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

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

Williamson Act

The project site was determined to be in compliance in 2013 when a new solar installation was sited on the property, taking up approximately 14 acres of the 120-acre parcel. The parcel maintains continued non-irrigated agricultural activities with a small amount of irrigated agriculture in compliance with the historical Williamson Act parameters on the parcel. The proposed cannabis cultivation will be located on less than 5 acres of the parcel and would not impact the ongoing livestock grazing activities. In consideration of the Agricultural Department's recent interpretation that a project without irrigated agriculture is non-compliant with the Williamson Act and in order to move this project forward, the applicant has submitted a Notice of Non-Renewal for the Williamson Act.