

Cassidy McSurdy

From: Jackie Mansoor
Sent: Friday, October 30, 2020 9:18 AM
To: Cassidy McSurdy
Subject: RE: PROJECT RE-REFERRAL DRC2019-00165

Hey thanks for the explanation. That all sounds in-line with what we are thinking should happen to address GHG impacts at this point.

Because the project already requires a more advanced energy analysis to address GHG, our comments will just be our basic cannabis information. After our conversation with Steve, Dave Moran sent over a draft MND GHG section for a wine facility turned indoor grow project to see if the APCD had any comments. I'll be reviewing that and hopefully provide some helpful comments that can apply to all indoor grow projects!

The APCD has reviewed the information in the Project Referral. This project would likely fall below APCD thresholds, however, the APCD would like to inform the applicant, lead agency, and/or public of the below **(1) Information Comments**.

1. Information Comments

- i. Cannabis Waste Burning is Prohibited
The Federal Government categorizes cannabis as a controlled substance; therefore, crop waste from the agricultural growing of cannabis is not eligible for an APCD burn permit and cannabis waste burning is prohibited. Verified burning of cannabis is subject to enforcement action.
- ii. Nuisance – Manufacturing/Processing & Masking/Neutralizing of Cannabis

The following is/are subject to the [APCD's Nuisance Rule 402](#) and may result in enforcement action:

- Verified nuisance odors from manufacturing/processing.
- Verified nuisance odors from masking/neutralizing agents used to control or eliminate odors related to the growing and/or manufacturing/processing of cannabis.

iii. Permit – Manufacturing/Processing & Masking/Neutralizing of Cannabis

The following is/are subject to the APCD's permitting requirements:

- All cannabis manufacturing/processing facilities.
 - Must submit an APCD Cannabis Manufacturing/Processing Authority to Construct (ATC) application prior to commencing manufacturing/processing.
 - Prior to applying for an ATC, all facilities shall have a manufacturing license with the California Department of Public Health Manufactured Cannabis Safety Branch.
- All masking/neutralizing agents used to control or eliminate odors related to the growing and/or manufacturing/processing of cannabis.

The **applicant** or **agent** should contact the APCD Engineering & Compliance Division about (1) Information Comments and/or permitting requirements at 805-781-5912.

Thank you,

Jackie

Jacqueline Mansoor | Air Quality Specialist
Currently Teleworking

SLO County Air Pollution Control District

3433 Roberto Court, SLO 93401

805-781-5983 • SLOCleanAir.org • SLOCarFree.org

From: Cassidy McSurdy <cmcsurdy@co.slo.ca.us>
Sent: Friday, October 30, 2020 8:07 AM
To: Jackie Mansoor <JMansoor@co.slo.ca.us>
Subject: RE: PROJECT RE-REFERRAL DRC2019-00165

It should discuss energy use as well as proposed offsets. The goal is for the applicant to demonstrate how much energy will be utilized and how they will be utilizing avoidance and minimization measures to reduce demand to 40% below brightline or, preferably from a CEQA perspective, net zero energy increase. GHG is difficult because it hasn't been fully established as far as how in depth analysis should be so I imagine the studies performed will focused on energy impacts with a more general GHG discussion/analysis. This is a newer ordinance requirement so we don't really have an examples to reference as far as content goes, so we will see!

Cassidy McSurdy, Planner
COUNTY OF SAN LUIS OBISPO
PLANNING & BUILDING
e: cmcsurdy@co.slo.ca.us
p: 805-788-2959

From: Jackie Mansoor <JMansoor@co.slo.ca.us>
Sent: Thursday, October 29, 2020 4:27 PM
To: Cassidy McSurdy <cmcsurdy@co.slo.ca.us>
Subject: RE: PROJECT RE-REFERRAL DRC2019-00165

Oh interesting. That's what our conversation with Steve was about – energy demand and GHG impacts. Do you know if the analysis will discuss energy impacts and GHG impacts, or just energy?

Jackie

From: Cassidy McSurdy <cmcsurdy@co.slo.ca.us>
Sent: Thursday, October 29, 2020 4:02 PM
To: Jackie Mansoor <JMansoor@co.slo.ca.us>
Subject: RE: PROJECT RE-REFERRAL DRC2019-00165

Hi Jackie! There is still opportunity to comment. This project is currently working on resubmittal information related to energy use (energy analysis prepared by a certified energy analyst) before we are able to make an environmental determination.

Cassidy McSurdy, Planner
COUNTY OF SAN LUIS OBISPO
PLANNING & BUILDING
e: cmcsurdy@co.slo.ca.us
p: 805-788-2959

From: Jackie Mansoor <JMansoor@co.slo.ca.us>
Sent: Thursday, October 29, 2020 3:07 PM
To: Cassidy McSurdy <cmcsurdy@co.slo.ca.us>
Subject: RE: PROJECT RE-REFERRAL DRC2019-00165

Hi Cassidy – I just realized yesterday was the two week mark for commenting. I was waiting to respond to this referral until after talking with Steve McMasters about indoor cannabis energy use.

Is there still an opportunity to comment?
Jackie

From: Mail for PL_Referrals Group <plreferrals@co.slo.ca.us>
Sent: Wednesday, October 14, 2020 3:09 PM
To: SH_COMMANDERS <sh-commanders@co.slo.ca.us>; KHix@templetoncsd.org; bwall_templetoncsd.org <bwall@templetoncsd.org>; utilities_templetoncsd.org <utilities@templetoncsd.org>; jbriltz_templetoncsd.org <jbriltz@templetoncsd.org>; tlm_templetoncsd.org <tlm@templetoncsd.org>; Chief_templetoncsd.org <Chief@templetoncsd.org>; melissa.streder_dot.ca.gov <melissa.streder@dot.ca.gov>; Leslie Terry <lterry@co.slo.ca.us>; Andrew Mutziger <amutziger@co.slo.ca.us>; Jackie Mansoor <JMansoor@co.slo.ca.us>; Cheryl Journey <cjourney@co.slo.ca.us>; Lauren Burrus <lburrus@co.slo.ca.us>; Don C. Moore <dcmoore@co.slo.ca.us>; Michelle Freeman <mfreeman@co.slo.ca.us>; Michael Stoker <mstoker@co.slo.ca.us>; Sylvia Aldana <saldana@co.slo.ca.us>
Cc: Cassidy McSurdy <cmcsurdy@co.slo.ca.us>
Subject: PROJECT RE-REFERRAL DRC2019-00165

Please [click here](#) to update your referral contact information

County of San Luis Obispo
Department of Planning & Building

We are requesting your review of this recently submitted application as the proposed project may be of interest or concern to your department/agency. Please click the direct hyperlink below titled "Project Summary / Referral*" for an overview of the project:

[Project Summary / Referral*](#)

DRC2019-00165, 320 Marquita Ave (English), Conditional Use Permit, Paso Robles

APN(s): 040-153-026

Direct comments or questions on this application to the project manager(s):

Cassidy McSurdy (CMcSurdy@co.slo.ca.us) 805-788-2959

Please comment within 14 days of receiving this e-mail (Community Advisory Groups: please respond within 60 days)

Referral Response:

As part of your response to this referral, please consider the following questions:

- Are there significant concerns, problems or impacts in your area of review?
- If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.
- If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.
- What does the community like or dislike about the project or proposal?
- Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?
- Does the community believe the road(s) that provide access to the site is(are) already overcrowded?
- Does the community wish to have a trail in this location?

- If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?
- Please feel free to include information or questions other than those listed above. You may also choose to respond that you have no comments regarding the proposal.

**All information and/or material provided in the linked Referral Package is valid for 90 days after this correspondence. If current or additional information is needed, please contact the Project Manager for the most updated information.*

Re: A NEW PROJECT REFERRAL DRC2019-00165 Golden Apple Cannabis_English

Michael Stoker

Wed 7/24/2019 12:30 PM

To: Cory Hanh <chanh@co.slo.ca.us>

Cc: Don C. Moore <dcmoore@co.slo.ca.us>; Cheryl Journey <cjourney@co.slo.ca.us>

Cory,

Please find buildings recommendations for DRC2019-00165 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of an 80,000 square foot building for indoor cultivation, nursery, non-storefront retail, manufacturing, and distribution. In addition to the cannabis use a 1,596 square foot restaurant is proposed. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

1. A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
2. A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
3. Separate building permits will be required for separate structures or tenant improvements located on the site.
4. Specify the occupancy classification and Type of Construction on the cover sheet of the plans to verify compliance with the current version of CBC.
5. Provide a building tabulation on the plans clarifying the floor area (square footage) for each proposed use/occupancy within each structure and for the overall structure.
6. Provide floor plans, elevations, sections, etc. to accurately show the work being completed and layout of the proposed uses within each structure.
7. Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
8. Mixed occupancy buildings will need to comply with the CBC, specifically CBC Chapter 5 Section 508.
9. The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.

10. Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
11. The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, restroom design, accessible amenities, rooms, doors, electrical outlets, etc.).
12. Provide plans which clearly show the structural design to verify compliance with the 2016 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
13. Membrane structures will need to comply with the provisions of CBC Section 3102.
14. Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
15. Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided are sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
16. Provide an equipment schedule on the plans and any referenced standards or spec sheets that are applicable.
17. Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-10, Chapter 13 or current version.
18. If there are any hazardous materials, provide HIMS sheet to specify the types and quantities. Also, show proper storage location on the plans.
19. Energy Calculations will need to be provided to verify compliance with current California Energy Code.
20. Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
21. The building(s) will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.
22. County Environmental Health Department approval for the restaurant.

Thanks

**County Of San Luis Obispo
Planning & Building**

Michael Stoker, CASp

Building Division Supervisor

(p) 805-781-1543

mstoker@co.slo.ca.us

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TEMPLETON COMMUNITY SERVICES DISTRICT

P.O. BOX 780 • 420 CROCKER STREET • TEMPLETON, CA 93465 • (805) 434-4900 • FAX: (805) 434-4820

February 22, 2022

Tenant
Shawn Sherman, G&A Industries
c/o Ian McCarville, Kirk Consulting
8830 Morro Road
Atascadero CA 93422

Owner
Mike English
450 Marquita Ave
Paso Robles, CA 93446

Subject: Verification of Water and Sewer Availability –for G&A Industries LLC Conditional Use Permit request for 27,117 square foot (sq. ft.) commercial cannabis operation within portions of two previously approved warehouse buildings, located at 320 Marquita Ave, Paso Robles, CA 93446. ; **APN 040-153-026**

This is not a Will Serve Commitment or Entitlement to Build

Dear Mr. Sherman:

Per your request, this letter is to advise you of the water and sewer availability for the parcel referenced above. Water and sewer service is not immediately available as hook-up fees have not been paid in full and require that the developer construct District approved sewer infrastructure to connect to District water and sewer lines. Conditions of service shall be generated upon receipt of complete project information. It is the District's understanding that the project water demand is approximately 1300 gpd. Based on our records, water and sewer units are available to this parcel for purchase as follows:

Water: 5 water units @ 300 gpd required to meet the stated water demand and are available for purchase under the English Riparian Agency Agreement dated 9-8-2021.

Sewer: 7 sewer units @ 176 gpd are required to meet the sewer demand and are available for purchase at this time. There is no guarantee that these units will be available in the future.

It is expressly noted that the project as currently proposed occupies two buildings and adds a second floor into each shell building. Please note that prior to issuance of a building permit for tenant improvements, you will need to apply for Will Serve and Fire Letters and provide our office with a completed application and a full set of plans including plumbing layout for our review and comment. **Please note that the District has attempted to identify potential problems associated with making water and sewer available to the project and that additional comments shall be generated upon receipt of more detailed plans.** The District has the following comments:

1. This parcel has been annexed into the Community Facilities District (CFD) for the purpose of funding ongoing operations for recreation, fire and emergency services and is subject to the fees established once construction is complete.

2. This parcel is subject to the Riparian Agency agreement dated September 8, 2021 between Templeton Community Service District and the English Family Trust dated 12-21-2017 clarifying conditions of service and water unit allocation.
3. It is expressly noted that a dedicated water meter is required for cannabis cultivation operations.
4. A backflow prevention device shall be required at the water service connection to protect the public water supply. All backflow prevention devices shall be tested on an annual basis at the Owner's expense by a County approved inspector and the results provided to the District.
5. Mechanical Equipment: Installation of a single pass cooling system is prohibited.
6. A wastewater permit is required for this use. A deposit agreement for the purpose of developing a wastewater permit will be required. Final permitting for process wastewater may be addressed by the following methods:
 - i. Zero Discharge Permit – Facility holds and hauls all process wastewater that may be associated with manufacturing and plant propagation.
 - ii. Waste Discharge Permit – would require characterization of all process wastewater during various timeframes associated with plant propagation (specific to plant “flushing”) and manufacturing (based on “closed loop system” significant discharge associated with manufacturing is not anticipated but should be clarified). Some form of pretreatment may be required based on the results of required wastewater characterization. The Annual Water Estimate identifies Gross Demand for Cultivation/Nursery/Manufacturing. It would be helpful to understand a more detailed water use scenario for more water intensive and less water intensive portions of the propagation cycle to reasonably condition process wastewater (EX: Based on averages 80% of water anticipated as recycled which would only result in 200 gpd discharge to sewer, however it is anticipated that there will be fluctuations in water use and associated process wastewater).
7. No Self-Regenerating Water Softener Exchange Units may be utilized on-site per District Code Sec. 10.08.1230. - General discharge prohibitions. (20) (b) Commercial and/or industrial users are prohibited from using self-generating water softeners that discharge to the district POTW. This section prohibits the discharge of saline wastewater from nonresidential sources to the District sewer system.
8. Reverse Osmosis – all reject water from reverse osmosis system will be prohibited for discharge to TCSD sewer system.

At the time that you apply to the District for a will serve commitment letter and/or subsequent water and sewer services for a proposed development, you will be subject to District Codes, ordinances, rules and regulations concerning such applications and connections to the District's system as such may be amended from time to time.

Please also note that Water and Sewer fees, Administrative fees, Fire Department Capital Facilities fees, Park Facility fees and Sewer fees have not been paid and will be due prior to receipt of a building permit for development of this parcel.

Please feel free to contact me should you have any questions.

Sincerely,



Bettina L. Mayer, P.E.
District Engineer



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

THIS IS A NEW PROJECT REFERRAL

DATE: 7/18/2019
TO: Public Works, Environmental Health, Air Pollution Control Board, Building Division, San Luis Obispo County Sheriff Department, Cal Fire/County Fire, Templeton water sewer and fire, Cal Trans, RWQCB, CA Fish and Wildlife, U.S. Fish and Wildlife, Templeton Area Advisory Group, Kate Shea, Steve McMaster, AB 52
FROM: Cory Hahn (CHahn@CO.SLO.CA.US or 805-781-5710)

PROJECT NUMBER & NAME: DRC2019-00165 Golden Apple Cannabis_ English
PROJECT DESCRIPTION: Proposed Conditional Use Permit to establish an 80,000 square foot building for indoor cultivation, nursery, non-storefront retail, manufacturing, and distribution. In addition to the cannabis use a 1,596 square foot restaurant is proposed and is to be located at 320 Marqueta Ave Paso Robles, CA.

APN(s): 040-153-026

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

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?
[] YES (Please go on to PART II.)
[] NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
[] YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
[] NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

8.19.19 Date, K. Ghiglia Name, x5551 Phone

Please see attached.



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY
PUBLIC HEALTH DEPARTMENT

Michael Hill *Health Agency Director*

Penny Borenstein, MD, MPH *Health Officer/Public Health Director*

August 19, 2019

To: Cory Hanh, 805-781-5710, chanh@co.slo.ca.us
SLO County Planning and Building

From: Environmental Health
Kealoha Ghiglia, 805-781-5551, klghiglia@co.slo.ca.us

RE: DRC2019-00165 Golden Apple Cannabis CUP

A handwritten signature in blue ink, appearing to be "KJ".

Applicant to return attached Hazardous Materials Declaration Flowchart to this 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 and compressed gases (such as CO₂). If extraction is proposed, the applicant is also advised to discuss the extraction process and materials with the hazardous materials inspector. Contact Matheson Bliss at (805) 781-5557 or msbliss@co.slo.ca.us with any questions regarding this form and send completed form directly to her.

Applicant/tenant to submit food facility plans to this office for review and approval prior to construction. Please contact Emily VanRyn at (805) 781-1924 or evanryn@co.slo.ca.us with any questions about food facility and/or food facility construction requirements.

Environmental Health Services

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211

www.slopublichealth.org/ehs

**HAZARDOUS MATERIALS BUSINESS PLAN EXEMPTION
FLOWCHART**

Under penalty of law, I declare that I have followed the flowchart and checked the boxes that are appropriate for this business's operations. I also understand that the SLO County CUPA must be notified if our operations or procedures change and make the above statement inaccurate.

Name (print)

Signature

Business Name

Address

Date

START HERE
Do you generate hazardous waste in ANY quantity?

Do you store, use, or handle hazardous material at any one time during a calendar year in quantities equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure?

Sign and submit this document – you need not submit a business plan or pay a fee

Are you a physician, veterinarian, pharmacist, dentist, or podiatrist who stores ONLY oxygen, nitrogen or nitrous oxide and the total quantity of each gas on-site is 1,000 cubic feet or less?

Agricultural Business

Is your facility either a :

Other Business

Do you store ONLY motor vehicle fuel in above or underground tanks at 1,100 gallons or less capacity and the TOTAL volume of fuel is less than 20,000 gallons?

Submit Form S, Form I, and Form M one time only and pay a one time fee.

Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)

Sign this document – you need not submit a business plan or pay a fee

Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)

Do you store ONLY N-P-K fertilizers (excluding ammonium nitrates) less than 10,000 pounds total?

Do you apply liquid fertilizer no more than four times a year, apply and store it over period of less than seven days, and is the quantity less than 1,190 gallons and you do not store any other hazardous materials in reportable quantities?

Is your facility:
A) a remote site (a remote site is defined as an unstaffed facility located in an isolated, sparsely populated area. The facility is secured and not accessible to the general public) and
B) is the inventory less than: 500 cubic feet compressed inert gas, 500 gallons combustible liquid fuel, 200 gallons electrolytes in closed containers, 500 gallons lubricating and hydraulic fluids, and 1,200 gallons of flammable gas used as fuel (propane)?

Submit a one time business plan, complete exemption form R and pay a one time fee.

Submit a business plan and pay an annual fee to:

Within San Luis Obispo city limits:
SLO City Fire Dept, 2160 Santa Barbara Ave
San Luis Obispo, CA 93401-5240
Ph: (805) 781-7380

All other cities and unincorporated areas:
San Luis County CUPA, PO Box 1489
2156 Sierra Way
San Luis Obispo, CA 93406
Ph: (805) 781-5544

COMMON HAZARDOUS MATERIALS

- Lubricants
- Solvents
- Compressed Gases
 - Fuel
- Pesticides
- Paint

COMMON HAZARDOUS WASTES

- Crank Case Oil
- Used Anti-Freeze
- Paint
- Used automotive batteries
- Spent solvents

Not sure?

Please contact The County of San Luis Obispo
Public Health Department
Division of Environmental Health
at
(805) 781-5544



Templeton Community Services District Fire & Emergency Services Plan Review Correction



Date: 2/25/2022

To: Shawn Sherman of G&A Industries, Inc

Project Address: 320 Marquita Ave

Project Owner: Shawn Sherman

Project Description: Tenant Improvement (Cannabis indoor use permit)

APN:040-153-026

TFES PERMIT #: FIRE-22-005

Make corrections regarding the comments below and resubmit to Templeton Fire & Emergency Services.

For questions regarding Plan Check Corrections contact:

Captain Brandon Wall (805) 434-4913 or Chief Tom Peterson (805) 434-4911.

Project Corrections:

1. Fire sprinklers will be required for all tenant improvement (TI) spaces
2. Monitored fire alarm system will be required throughout
3. Proper names and quantities of all chemicals used, including fertilizers and pesticides
4. Secondary means of egress may be required in the cultivation rooms
5. Show the exit flow path for the second floor
6. Describe the manufacturing component. What is being manufactured?
7. Appears to have several exit corridors that are over 75' in length



Date: July 30, 2020
To: Cassidy McSurdy, Project Planner
From: David E. Grim, Development Services
Subject: DRC2019-00165 Golden Apple CUP 320 Marquita Ave, Paso Robles, APN: 040-153-026

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The project site is located on Marquita Avenue, a County-maintained local street.
- B. It is Public Works' understanding that the project will be entirely contained within the structure under permit consideration by DRC2019-00164. As such, there are no construction-related conditions recommended.
- C. The proposed project is within the Templeton Area C Road Improvement Fee (RIF) Area. Payment of Road Improvement Fees to mitigate cumulative development impacts is required prior to commencing permitted activities. If RIF is paid under DRC2019-00164 prior to approval of DRC2019-165, the trips calculated for the former project will be eligible to offset those estimated for this project.

Recommended Project Conditions of Approval:

Fees

- 1. **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. 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.

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