



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**MARVIN A. ROSE, INTERIM DIRECTOR**

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**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 4/20/2018

**TO:** 1<sup>st</sup> District Legislative Assistant, Agricultural Commissioner, Building Division, CalFire/County Fire, Public Works, National Guard/Camp Roberts, RWQCB, CA Fish and Wildlife, US Fish and Wildlife, San Miguel Advisory Council

**FROM:** Brandi Cummings ([bcummings@co.slo.ca.us](mailto:bcummings@co.slo.ca.us) or 805-781-1006)

**PROJECT NUMBER & NAME:** DRC2018-00048 THOMAS

**PROJECT DESCRIPTION:** Proposed Minor Use Permit for two 1 acre outdoor cannabis cultivation sites at 1793 Sutliff Rd San Miguel, CA

**APN(s):** 027-153-068

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**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.

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**Date**

**Name**

**Phone**



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

## APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit 
 ☐ Tree Permit 
 ☒ Minor Use Permit  
☐ Conditional Use Permit/Development Plan 
 ☐ Plot Plan  
☐ Curb, Gutter & Sidewalk Waiver 
 ☐ Other 
 ☐ Site Plan  
☐ Surface Mining/Reclamation Plan 
 ☐ Zoning Clearance  
☐ Amendment to approved land use permit 
 ☐ Variance

**DRC2018-00048**

Minor Use Permit  
 027-153-068 / 1793 SUTLIFF RD  
 RANDALL THOMAS JR  
 CANNABIS TWO 1 ACRE OUTDOOR CULTIVATION SITES

## APPLICANT INFORMATION Check box for contact

person assigned to this project

☒ Landowner Name Dody Jones Daytime Phone 805-434-7886  
 Mailing Address P.O. Box 117, San Miguel, CA Zip Code 93451  
 Email Address: jonescrest@sbcglobal.net

☒ Applicant Name Randall Thomas Daytime Phone 805-536-0639  
 Mailing Address 811 Spring Street, Paso Robles, CA Zip Code 93447  
 Email Address: confidentialbiotherapy@yahoo.com

☐ Agent Name Tyler Jones Daytime Phone 805-267-6505  
 Mailing Address P.O. Box 117, San Miguel, CA Zip Code 93451  
 Email Address: tylerdonovanjones@gmail.com

## PROPERTY INFORMATION

Total Size of Site: 24.77 Assessor Parcel Number(s): 027-153-068  
 Legal Description: Please see attached Exhibit "A"  
 Address of the project (if known): 1793 Sutliff Road, San Miguel, CA 93451  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Please see attached Exhibit "B"  
 Describe current uses, existing structures, and other improvements and vegetation on the property: Please see attached Exhibit "C"

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Dody Jones Date 4/9/18

**FOR STAFF USE ONLY**





# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): \_\_\_\_\_

Describe existing and future access to the proposed project site: private roads

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No  
If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

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

North: un-used AG land South: un-used AG land

East: Vineyard West: Camp Roberts

## For all projects, answer the following:

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

Buildings: N/A sq. feet \_\_\_\_\_ % Landscaping: N/A sq. feet \_\_\_\_\_ %

Paving: N/A sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

Total area of all paving and structures: N/A ☐ sq. feet ☐ acres

Total area of grading or removal of ground cover: N/A ☐ sq. feet ☐ acres

Number of parking spaces proposed: N/A Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 305' Right 803' Left 308' Back 367'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other \_\_\_\_\_

☐ Community System - List the agency or company responsible for provision: \_\_\_\_\_

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☒ Other Porta-Potty

☐ Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire - San Miguel

## For commercial/industrial projects answer the following:

Total outdoor use area: 2 ☐ sq. feet ☒ acres  
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

## For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: \_\_\_\_\_  
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_ sf  
Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_ sf



# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here:**

- Describe the topography of the site:  
 Level to gently rolling, 0-10% slopes: 2 acres  
 Moderate slopes - 10-20%: \_\_\_\_\_ acres  
 20-30%: \_\_\_\_\_ acres  
 Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No  
 If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No  
 If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared? ☐ Yes ☒ No  
 If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No  
 If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared? ☐ Yes ☒ No  
 If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No  
 If yes, please list: \_\_\_\_\_

### Water Supply Information

1. What type of water supply is proposed?  
☒ Individual well    ☐ Shared well    ☐ Community water system
2. What is the proposed use of the water?  
☐ Residential    ☒ Agricultural - Explain Cannabis Cultivation  
☐ Commercial/Office - Explain \_\_\_\_\_  
☐ Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? 0 N/A
5. Do operable water facilities exist on the site?  
☐ Yes    ☐ No    If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
☒ Yes    ☐ No    If yes, please attach. \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
Bacteriological? ☒ Yes    ☐ No  
Chemical? ☒ Yes    ☐ No  
Physical ☒ Yes    ☐ No  
Water analysis report submitted? ☐ Yes    ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
☐ Well Driller's Letter    ☐ Water Quality Analysis(☐ OK or ☐ Problems)  
☐ Will Serve Letter    ☒ Pump Test 4 Hours / 21 GPM  
☐ Surrounding Well Logs    ☐ Hydrologic Study    ☐ Other \_\_\_\_\_

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

### Sewage Disposal Information

N/A

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

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

If a community sewage disposal system is to be used: N/A

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



### Solid Waste Information

1. What type of solid waste will be generated by the project?  
☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: San Miguel Waste Company
3. Where is the waste disposal storage in relation to buildings? N/A Domestic Waste Container
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No kept on site

### Community Service Information

1. Name of School District: San Miguel Joint Union School District - 3.5 miles
2. Location of nearest police station: 8 miles
3. Location of nearest fire station: 3 miles - San Miguel
4. Location of nearest public transit stop: 3 miles
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

### Historic and Archeological Information

1. Please describe the historic use of the property: Dry Farm / Cattle grazing
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No  
If yes, please include two copies of the report with the application.

### Commercial/Industrial Project Information

**Only complete this section if you are proposing a commercial or industrial project or zoning change.**

1. Days of Operation: Monday - Sunday Hours of Operation: 6am - 6pm
2. How many people will this project employ? 10
3. Will employees work in shifts? ☐ Yes ☐ No N/A  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
☒ Yes ☐ No If yes, please explain: odors
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No  
If yes, please explain: \_\_\_\_\_  
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: none
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No  
If yes, please describe in detail: \_\_\_\_\_
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 2 Between 4:00 to 6:00 p.m. 2

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

### Agricultural Information

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

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

### Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): N/A
2. Will the development occur in phases? ☐ Yes ☒ No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_

### Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: Solar Power for well

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

### Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
We intend to grow organic, without the use of chemicals
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☒ Yes ☐ No  
If yes, please list: Kit Fox

3. Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes ☒ No

If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): State of California permit.

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)





COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
CANNABIS APPLICATION SUPPLEMENT

PLN-2018  
12/8/2017

The following information is required in addition to the Land Use Permit Application.

**Cannabis Activities Proposed**

- |                                                 |                                     |                                                 |
|-------------------------------------------------|-------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Cultivation | <input type="checkbox"/> Nursery    | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility       | <input type="checkbox"/> Dispensary | <input type="checkbox"/> Distribution Facility  |

**For Cultivation and Nurseries ONLY**

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016- 00015.

What is the applicant on the approved registration? *Note: The applicant name on the registration must match the applicant name on the land use permit.*

Name of applicant: Randall Thomas

Are you planning on cultivating on the same site that a registration was approved for?

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

- |                                      |                                        |                                 |                                             |
|--------------------------------------|----------------------------------------|---------------------------------|---------------------------------------------|
| <input type="checkbox"/> Type 1      | <input type="checkbox"/> Type 2        | <input type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4             |
| <input type="checkbox"/> Type 5      | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor | <input checked="" type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light |                                        |                                 |                                             |

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

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

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

## CANNABIS APPLICATION SUPPLEMENT

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

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

Determine the wattage of the device by checking manufacturer specifications

Multiply this number by the number of hours each month the device will be in use to determine watt-hours.

Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.

Repeat this for each piece of equipment and the total amounts for each month.

Estimates should assume the business is in full production for each month.

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

Source or utility name	Expected kWh drawn annually
<i>☐</i>	<i>☐</i>
Total Annual kWh:	

Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using reclaimed water, identify that as a source. If you are utilizing more sources of water than may be included on this form, you may include that information on a separate page submitted with this application.

Estimate the total water used in the production of marijuana by month. If recording estimates for multiple sources, estimate these amounts separately.

Source			
Month and Year	<i>Well</i>		
1	<i>2017</i>	<i>☐</i>	
2	<i>2017</i>	<i>☐</i>	
3	<i>2017</i>	<i>☐</i>	
4	<i>2017</i>	<i>☐</i>	
5	<i>2017</i>	<i>2250</i>	
6	<i>2017</i>	<i>2250</i>	
7	<i>2017</i>	<i>4500</i>	
8	<i>2017</i>	<i>4500</i>	
9	<i>2017</i>	<i>9000</i>	
10	<i>2017</i>	<i>9000</i>	
11	<i>2017</i>	<i>4500</i>	
12	<i>2017</i>	<i>☐</i>	
Totals		<i>36,000</i>	

## CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: \_\_\_\_\_

**For Manufacturing ONLY**

N/A

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P  
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other \_\_\_\_\_

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☐ No

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

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide  
☐ Ethanol ☐ Mechanical ☐ None  
☐ Other \_\_\_\_\_

**For Distribution ONLY**

N/A

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other



## CANNABIS APPLICATION SUPPLEMENT

### For Dispensaries ONLY N/A

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☐ Type 9 – non-storefront dispensary

☐ Type 10

☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes

☐ No

How many vehicles do you anticipate delivering product?

☐ 1-5

☐ 6-10

☐ 11+

☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10

☐ 11-50

☐ 51-100

☐ >100

☐ N/A Storage Only/Other



## **INTRODUCTION**

**The Applicant's submitting this "Land Use Permit Application" for the purpose of acquiring lawful permits to conduct "out-door" cultivation of cannabis are eligible to do so under San Luis Obispo County General Plan, the Land Use Ordinance – Title 22 of the County Code, section 30514, amended and approved on November 27, 2017.**

**Mr. Randall Thomas applied for and was previously granted a "3334" permit by San Luis Obispo County to lawfully engage in cannabis cultivation under existing County regulations and State of California laws pertaining to that activity.**

**Mr. Thomas conducted his cannabis cultivation activity at all times in full compliance with all County and State regulations.**

**Mr. Thomas was displaced from his original cultivation site and personal property in the California Valley area of San Luis Obispo County when the new ordinance was enacted on November 27, 2017, specifically excluding that geographic area for lawful cannabis cultivation in 2018.**

**Mr. Thomas' name appears on the SLO County "Approved 141 Cannabis Cooperative" list compiled by the County which identifies those individual's or entities eligible for submitting "Land Use Application's" for the purpose of lawful cannabis cultivation in 2018 and into the future.**

**Mr. Thomas has entered into an agreement with Ms. Dody Jones and Jonescrest Farms to lease land zoned "Agricultural" that is located in the San Miguel area of SLO County which meets the eligibility requirements of the County ordinance and State of California guidelines.**

**The location of the proposed cultivation site is ideal in terms of zoning, natural security and privacy, availability of adequate proprietary water supply, distance from neighbors, ease of access for authorized persons and vehicles, and size. The land was designated by the County for the purpose of agricultural activities and Applicants, having met all requirements under the current regulations, should be allowed to conduct their small farming enterprise.**

### Exhibit "C"

#### Describe current uses

The property has an occupied 2 story residence with fencing and cross fencing on the property. There is an existing water well near the residence as well as solar panels. There are no crops of any kind being cultivated on the property.

## **NEIGHBORHOOD COMPATABILITY**

**The location of the proposed cultivation site is ideal for “neighborhood compatibility” as it is rural with large acreages surrounding it on all sides. The property is situated at the end of a private road after having passed by all other properties in the partially developed area. The site is west of the residence on the property, with no residential neighbors to the north, south, or west of the site.**

**Any properties in the surrounding area, primarily to the east, are situated on parcels averaging about 20 or more acres each. To the north of the proposed site is 37 acres of unimproved empty land. To the south of the proposed site is 50 acres of unimproved empty land. To the west of the proposed site is Camp Roberts, consisting of 43,000 acres of mostly unimproved land. To the east of the proposed site is a vineyard property consisting of about 23 acres.**

**No neighbor in the surrounding area can see the proposed site from their residences.**

**No traffic passes by or through the vicinity of the proposed site and it cannot be seen from any public or maintained private roadway.**

**The property owner/Landlord where the proposed site is located has paid all private road maintenance fees. (Nygren Road Cooperative)**

## **KIT FOX MITIGATION**

**The area where the proposed cultivation site is located has been designated as a Kit Fox migration area. Landowner has not seen a Kit Fox or evidence of such at any time during the past 17 years of living on the property. Most likely due to the large number of coyotes in the area which are prevalent and heard or seen daily.**

**Existing fencing around the property does not impede the migration of the Kit Fox as it consists of barbed wire.**

**Security fencing for the proposed cultivation site will not impede the migration of the Kit Fox except for the small designated area where plants will be grown.**

**If necessary, regulatory fees for Kit Fox mitigation will be paid as assessed.**



**ODOR CONTROL PLAN**  
**APN 027-153-068**  
**1793 SUTLIFF ROAD, SAN MIGUEL, CA 93451**

The rural property where the proposed cultivation site is located is zoned Agricultural Land by the County of San Luis Obispo. Any agricultural use of such land brings with it certain odors which cannot be completely eliminated or controlled by the farmer or rancher. Odors associated with the cultivation of cannabis are no different in that regard. Like certain other crops, such as broccoli, cauliflower, peppers, garlic, and others, the odors emitted by the plants will be most prominent at certain times in the growth cycle. That is typically at maturation and harvest. In the case of broccoli and cauliflower, the odors are most noticeable at harvest and thereafter as the remains of the plants deteriorate.

Cannabis plants give off very little noticeable odor until they begin flowering. The flowering cycle for cannabis lasts an average of about 3 to 5 weeks prior to harvest.

At the proposed cultivation site, the wind typically blows from north to south. There are no residential units on any properties directly south of the proposed cultivation site for several miles.

The proposed cannabis cultivation will be exclusively “out-door” and therefore no filtering devices of any type shall be used (or permitted under the County ordinance #3358 for outdoor cultivation), if approved.

Most importantly, the Mission Almond Orchard Sub-Division, No.’s 2& 3, which the property at 1793 Sutliff Road is part of, required all buyers of real estate in those Sub-Divisions to acknowledge the properties are zoned Agricultural Land and odors related to agricultural are to be expected. The “Right to Farm Ordinance” adopted by SLO County on January 8, 2002 addresses in part, that subject, and requires “Disclosure Upon Transfer of Residential Property under Chapter 5.16.060.

### **Private Road Maintenance Co-Op**

The primary road leading to 1793 Sutliff Road, San Miguel, CA is maintained by the Nygren Road Co-op, P.O. Box 359, San Miguel, CA 93451.

Annual fees to the Co-op have been paid for 2018 and are up to date. The next bill is expected in January, 2019.

## **Agricultural Fire Safety**

- Keep things clean and in good order.
- Minimize fire hazards on site.

The leading cause of agriculture fires is open flame caused by candles, matches, bonfires, sparks, static electricity, friction, welding and equipment. Other causes of fires may include natural resources such as spontaneous combustion and lightning.

### **How Fires burn:**

The elements necessary to create a fire are fuel, heat and oxygen. These elements constitute the fire triangle. Removal or control of one element will remove or control a fire hazard.

### **Control of fire hazards:**

Cut down and remove weeds and brush from around buildings. In buildings, check for excessive accumulation of dust, feathers, cobwebs, and other potential combustibles. Reduce and keep away from heat unneeded items that will burn. Arrange shops and barns so that flammables are safely away from ignition sources. Use approved electrical installations including proper fuses or circuit breakers, waterproof outlets, enclosed electric motors and similar equipment in any buildings which are cleaned periodically with high-pressure equipment. Inspect all wiring and electric motors and appliances for exposed wires, broken insulation, improper grounding and incorrect installations. Check the heating system. See that airshafts are clean of dust and debris, motors are cleaned and oiled (if necessary) each season, and pulley belts are in good working order. Check gas and fuel oil system for leaks and unsafe installations.

### **Minimize hazards on site**

Strictly enforce a no smoking rule inside a building or areas where flammable and combustible materials are stored or near storage, shipping or receiving areas where boxes or other containers can easily start a fire. Keep flammable liquids away from open flames and motors that might spark. Never smoke when refueling. When transferring flammable liquids from metal containers, bind the containers to each other and ground the one being dispersed from to prevent sparks from static electricity. Clean up spills right away and put oily rags in a tightly covered metal container. Change your clothes immediately if you get oil or solvents on them. Flammable liquids should be clearly marked and stored in approved containers in well ventilated areas away from heat and sparks. Keep above ground fuel storage tanks at least 40 feet from buildings. Store compressed gases in a secure upright position, away

from heat sources in an outdoor location. Keep different gases separately and full cylinders apart from empty cylinders. When heating with propane, keep 45-kg (100 LB) cylinders at least 4.5 metres (15 feet) away from heaters; keep large tanks at least 7.6 metres (25 feet) away.

### **Spontaneous combustion**

Many materials under certain conditions heat spontaneously. Store vegetable and animal oils and paints or linseed – soaked rags in sealed containers in cool, well ventilated places away from other combustibles. Avoid storing wet hay and check stored hay for warm spots. If hay temperature is noticeably warmer than when it was put in, watch it closely. If the temperature reaches 175 degrees F, get the hay out or divide it into small, shallow stacks. Watch for silage danger signs – heat, release of moisture, vapor or steam, smoke, a charred tobacco smell. A fine chop permits the material to be packed more firmly in both trench and upright silos. Also a silo designed to be sealed should be kept closed, except for loading or unloading.

#### **DO:**

- Avoid clutter of flammable materials.
- Maintain heating systems.
- Install smoke detectors and fire extinguishers in buildings.
- Watch for leaks or deterioration in fuel storage and delivery equipment.

#### **DON'T:**

- Store fuel in food or drink containers.
- Smoke in areas where flammable materials are stored.
- Re-fuel engines inside buildings or when hot or running.
- Store wet hay





## Parcel Information

**APN:** 027-153-068  
**Assessee:** JONES KELLY C & DODY L  
**Care Of:**  
**Address:** PO BOX 3211 PASO ROBLES  
CA 93447  
**Description:** PM 36/45 LT 17  
**Site Address:**  
01793 SUTLIFF RD  
**Tax Rate Area Code:** 114024  
**Estimated Acres:** 24.77  
**Community Code:** NCSAL  
**Supervisor District:** Supdist 1  
**Avg Percent Slope:** 20

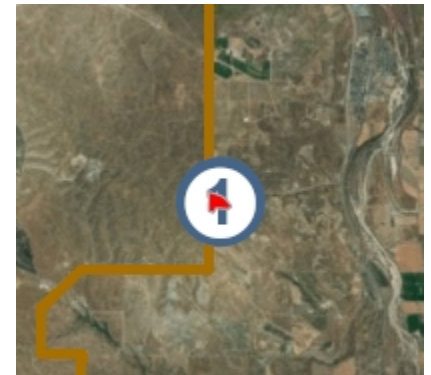


Selected Parcel

## Land Use Information

### Land Uses Combining Designations

AG	
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Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
2018-00002	Cannabis Activities	4/13/2018 12:00:00 AM
DRC2018-00048	Land Use	4/12/2018 3:00:45 PM
PRE2018-00028	Pre-Application	3/13/2018 12:04:52 PM
PMT2017-02084	PMTR - Residential Permit	1/11/2018 10:54:12 AM
COD2017-00330	Code Enforcement	1/3/2018 11:31:04 AM

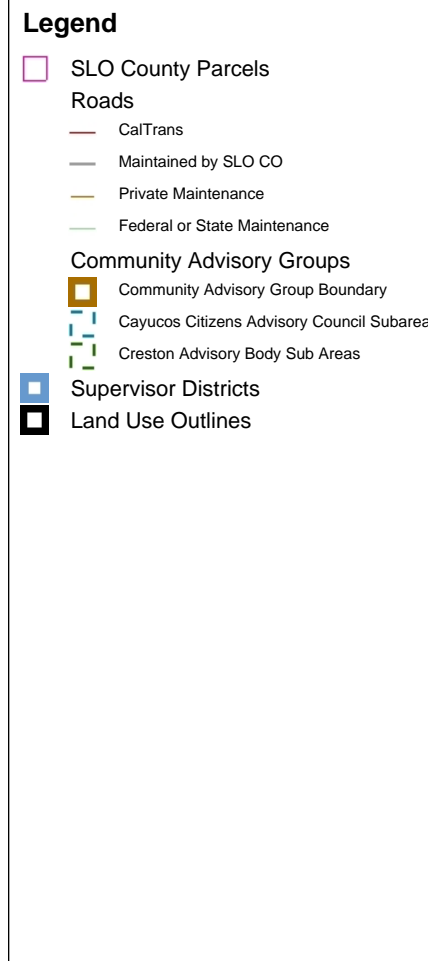


## Parcel Summary Report

**APN: 027-153-068**

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83158	PMTR - Residential Permit	9/19/1990 12:00:00 AM
82506	PMTG - Grading Permit	2/23/1990 12:00:00 AM
82505	PMTR - Residential Permit	1/25/1990 12:00:00 AM



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Map for Reference Purposes Only






# Interactive Data Viewer



## Legend

 SLO County Parcels

-752.33 0 376.17 752.33 Feet 1:4,514

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of San Luis Obispo Planning and Building Department



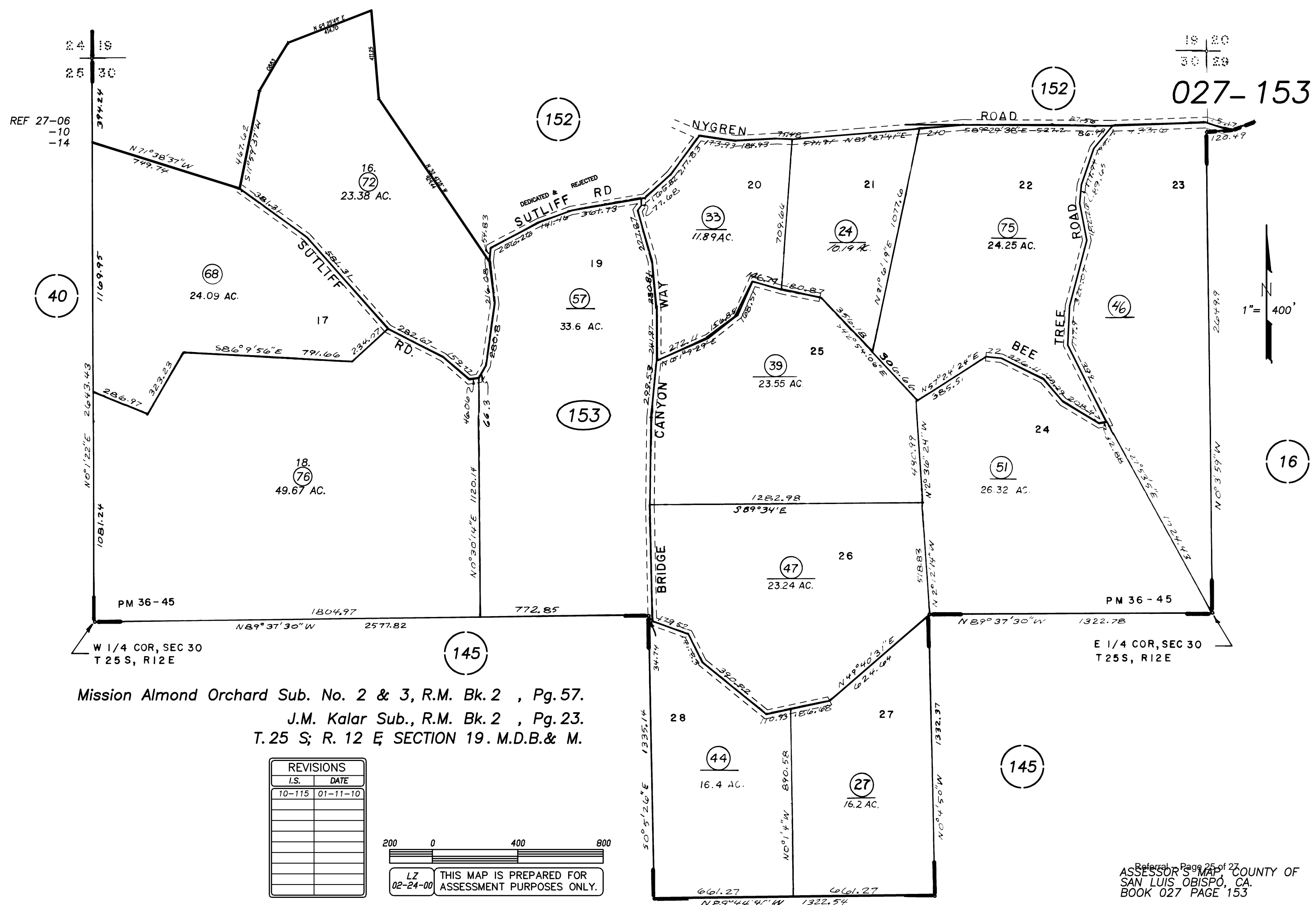
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Map for Reference Purposes Only



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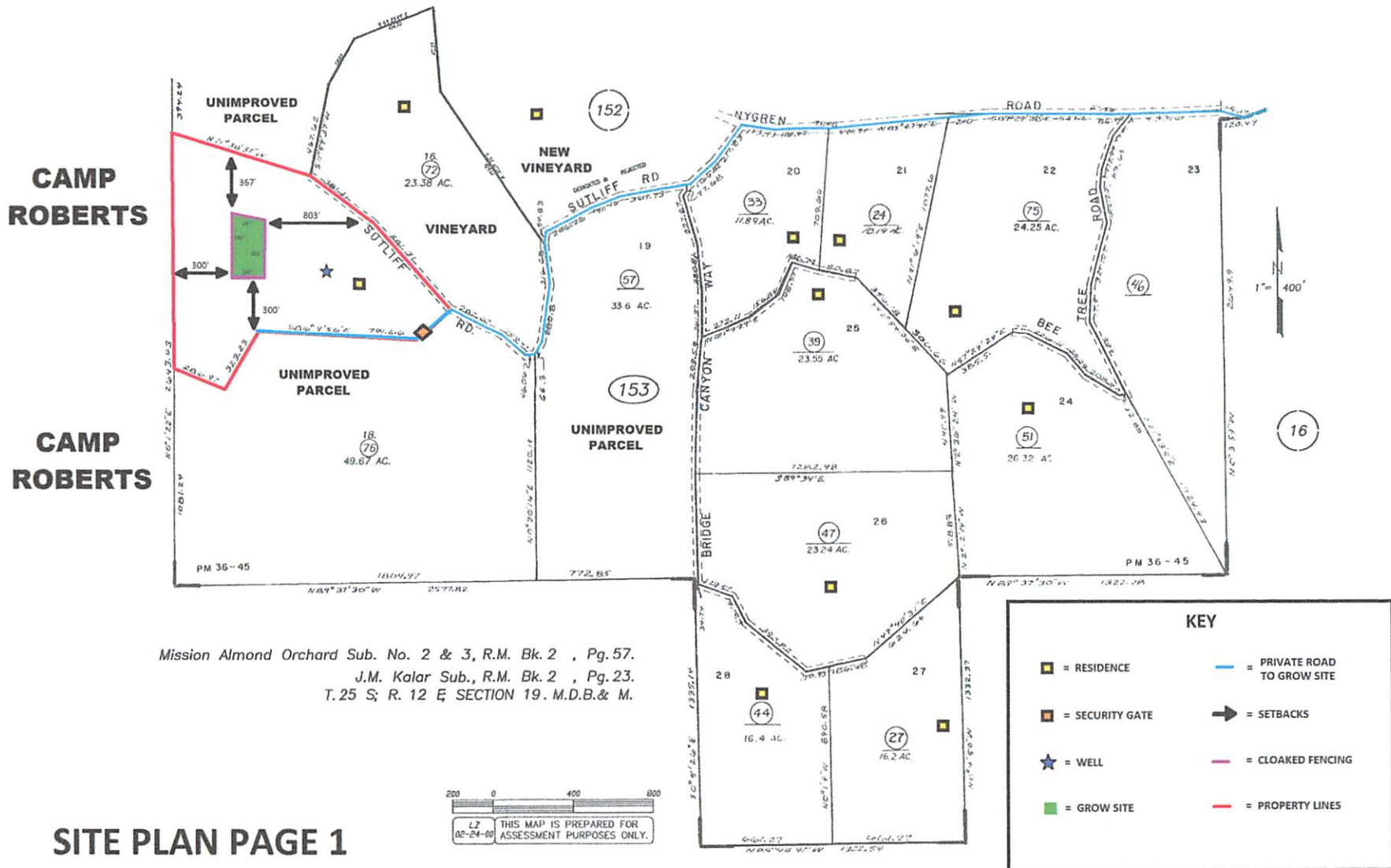




# SITE PLAN: RANDAL THOMAS

ADDRESS: 1793 SUTLIFF ROAD, SAN MIGUEL, CA 93451

SLOCO APN: 027-153-068 (24.09 ACRES)

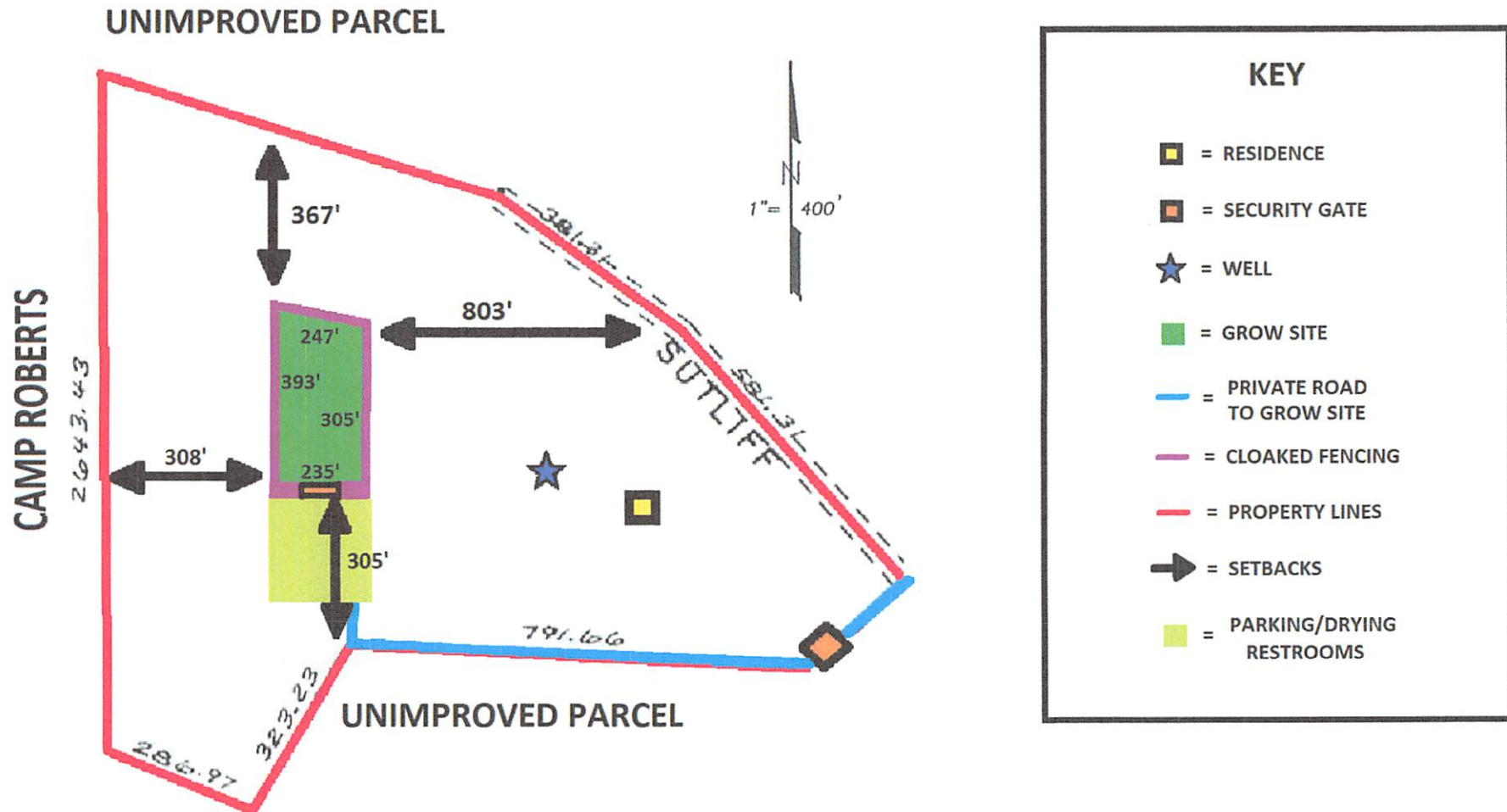


SITE PLAN PAGE 1

# SITE PLAN: RANDAL THOMAS

ADDRESS: 1793 SUTLIFF ROAD, SAN MIGUEL, CA 93451

SLOCO APN: 027-153-068 (24.09 ACRES)



SITE PLAN PAGE 2