



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Trevor Keith, *DIRECTOR*

THIS IS A NEW PROJECT REFERRAL

DATE: 8/9/2018

TO: 1st District Legislative Assistant, Building Division, Cal Fire/County Fire, Public Works, Sheriff, Agricultural Commissioner, National Guard/Camp Roberts, CA Fish and Wildlife, US Fish and Wildlife, RWQCB, Monterey County, San Miguel Advisory Council, AB52

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

PROJECT NUMBER & NAME: DRC2018-00133 McVicar

PROJECT DESCRIPTION: Proposed Minor Use Permit for 2 one acre outdoor cannabis cultivations and 22,000 sq/ft indoor cannabis cultivation to be located at 7560 Non Pariel Road, Paso Robles CA 95446

APN(s): 027-411-026

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.

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

027-411-026 /

PATRICK MCVICAR

CANNABIS - 2 ACRES OUTDOOR AND 22,000 SQ/FT

INDOOR CANNABIS CULTIVATION CCM 2016-00335

APPLICANT INFORMATION

Check box for contact person assigned to this project

☒ Landowner Name TAJJ HOLDING LLC Daytime Phone _____
 Mailing Address 75945 DEER PASS RD. BRADLEY Zip Code 93424
 Email Address: _____

☒ Applicant Name PATRICK MCVICAR Daytime Phone 951 392 9179
 Mailing Address 11291 GAVIOTA TRAIL CALIFORNIA VALLEY Zip Code 93453
 Email Address: TEH115@SOLCOHYDRO.COM

☒ Agent Name BOB FARMS LLC Daytime Phone (323) 498-9526
 Mailing Address _____ Zip Code _____
 Email Address: amery9561@gmail.com

PROPERTY INFORMATION

Total Size of Site: 19.44 Assessor Parcel Number(s): 027-411-024

Legal Description:

Address of the project (if known): 7560 NON PARIEL RD - PASO ROBLES - CA - 93444

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SAN MARCOS / 0420

Describe current uses, existing structures, and other improvements and vegetation on the property:

NONE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 10,000 VEG
22,000 GREENHOUSE
2 AC OUTDOOR

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 _____ Date _____

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: ROAD AT A MAX 13% Grade

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? N/A

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

North: House South: House
East: VINEYARD West: VINEYARD

For all projects, answer the following:

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

Buildings: 35000 sq. feet _____ % Landscaping: 0 sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____
Total area of all paving and structures: 3 Acres ☐ sq. feet ☒ acres
Total area of grading or removal of ground cover: 10,000 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 5 Height of tallest structure: 19 Foot
Number of trees to be removed: 0 Type: _____
Setbacks: Front 300 Right 300 Left 300 Back 30

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: N/A
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

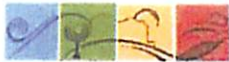
Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: 2 ☐ sq. feet ☒ acres
Total floor area of all structures including upper stories: 35K sq. feet

For residential projects, answer the following:

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



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 5 acres
Moderate slopes - 10-20%: 4 acres
20-30%: 10 acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain _____
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 500 GAL DAILY
4. How many service connections will be required? NONE
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: WELL ON PROPERTY
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis (☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☒ No
Distance to nearest sewer line: N/A Location of connection: _____
2. What is the amount of proposed flow? 100 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
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
☐ Yes ☐ No

Community Service Information

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
☐ Yes ☐ No

Historic and Archeological Information

1. Please describe the historic use of the property: NONE
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: 5 DAYS A WEEK Hours of Operation: 6:00
2. How many people will this project employ? 4
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 6:00 A.M. TO 3:00 P.M.
AND 9:00 A.M. TO 6:00 P.M.
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: FANS RUNNING IN GREEN HOUSE
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 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: CARPPOOLING
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): _____
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: BUILD GREENHOUSE FIRST THEN OUTDOOR
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 *: Greenhouses Are Double Sided TO SAVE ENERGY

*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 ARE USING LOW WATER SOIL + PLANTS -
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

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

☐ Yes ☒ No

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

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): STATE CANNABIS CULTIVATION LICENSE

(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)

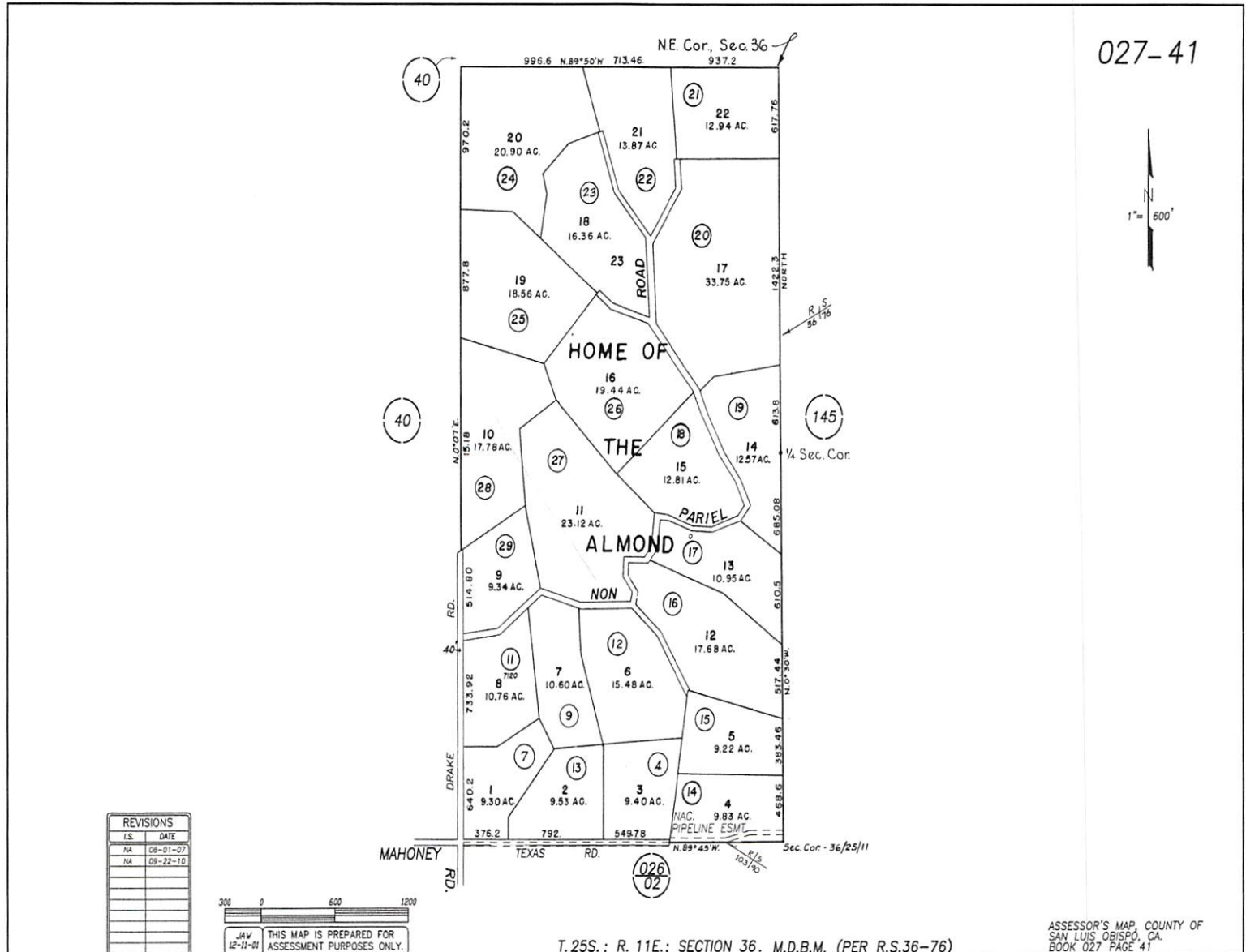


First American

myFirstAm®

Tax Map

7560 Nonpariel Rd, Paso Robles, CA 93446



Limitation of Liability for Informational Report

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Security plan

4 foot fence on property perimeter fence with no trespassing signs.

6 foot perimeter fence around grow area with no trespassing signs.

All gates will be auto locking to prevent unauthorized access.

24 hour surveillance cameras with off-site recording back-up.

Alarm system with motion detectors on perimeter fencing.

Alarm system on all buildings and gates.

All alarm systems are on 24 hour monitoring.

Odor Management Plan

Greenhouses:

Will have fans to create negative pressure with carbon filters.

All green houses will have carbon filters to Scrub the air within the green houses.

Outdoor Area:

We will use air filter with misting systems to hold down the smell.

We plan on planting a large number of trees to help prevent and control smell from leaving the property line.

Waste Management Plan

Solid Waste:

We will set up trash service with San Miguel waste management. Dumpster on the property.

Liquid Waste:

We will not have much liquid waste because of the system we have in place to conserve water and use less nutrients we have very little waste.

Unused nutrients are fed to the other plants on the property.

We are not planning on using pesticides at this time.

Water Management Plan:

Private well on property will supply the water for the grow.

Conservation plan for greenhouse production.

We will be using soil moisture level monitoring system.

We will be using a hybrid soil with coco core to hold and retain the maximum amount of water. This will save us about 50% on our water use.

Water conservation plan for outdoor production.

We will use the latest Technology in our operation.

Including water evaporation barrier system.

Saving us on water use by about 50%

Soil moisture level monitoring system will keep us from over watering.

Water Off Set.

We will get from the county

Employee Safety Training:

We will train each employee on all requirements.

We will train each employee on safety.

Training will be compliant with all OSHA and California requirements.

Employee Operations Training:

Each employee will be trained on how to properly and safely operate all equipment that is required in their employment.

Each employee will be given employee handbook which will explain all company rules.

Each employee will be trained on company policies regarding sexual harassment in the workplace.



Parcel Information

APN: 027-411-026

Assessee: ARALIS FRANK & ELLEN

Care Of:

Address: 3422 CALLE AZUL #A LAGUNA WOODS
CA 92637

Description: HOME ALM LT 16

Site Address:
07560 NON PARIEL RD

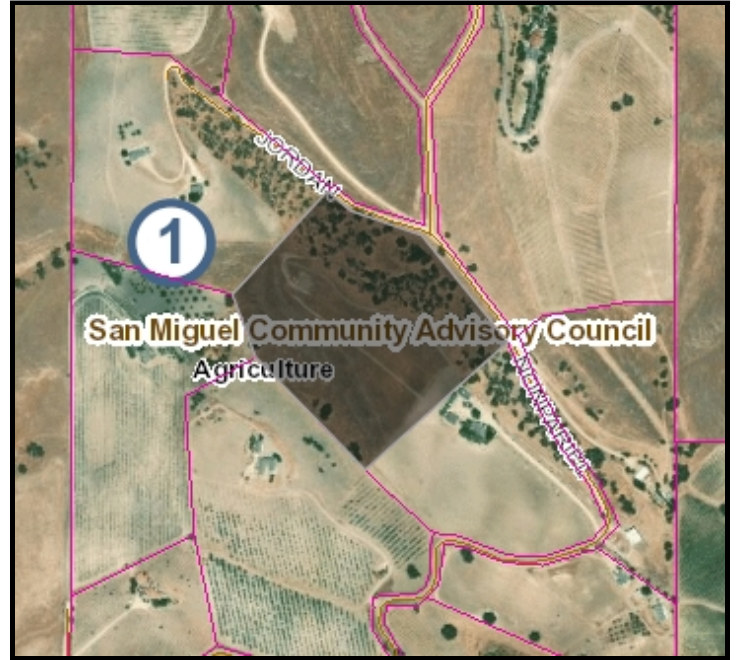
Tax Rate Area Code: 104001

Estimated Acres: 18.4

Community Code: NCADEL

Supervisor District: Supdist 1

Avg Percent Slope: 29

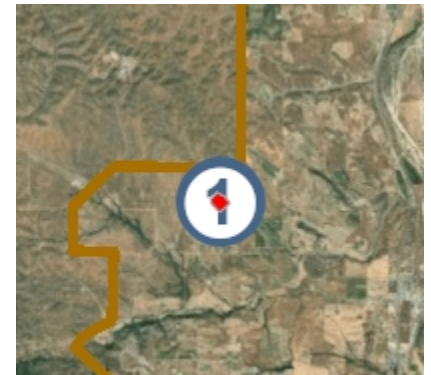


Selected Parcel

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
DRC2018-00133	Land Use	8/6/2018 11:35:56 AM
91929	PMTR - Residential Permit	8/2/1991 12:00:00 AM



Interactive Data Viewer



Legend

 SLO County Parcels

-752.33 0 376.17 752.33 Feet 1: 4,514

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© County of San Luis Obispo Planning and Building Department



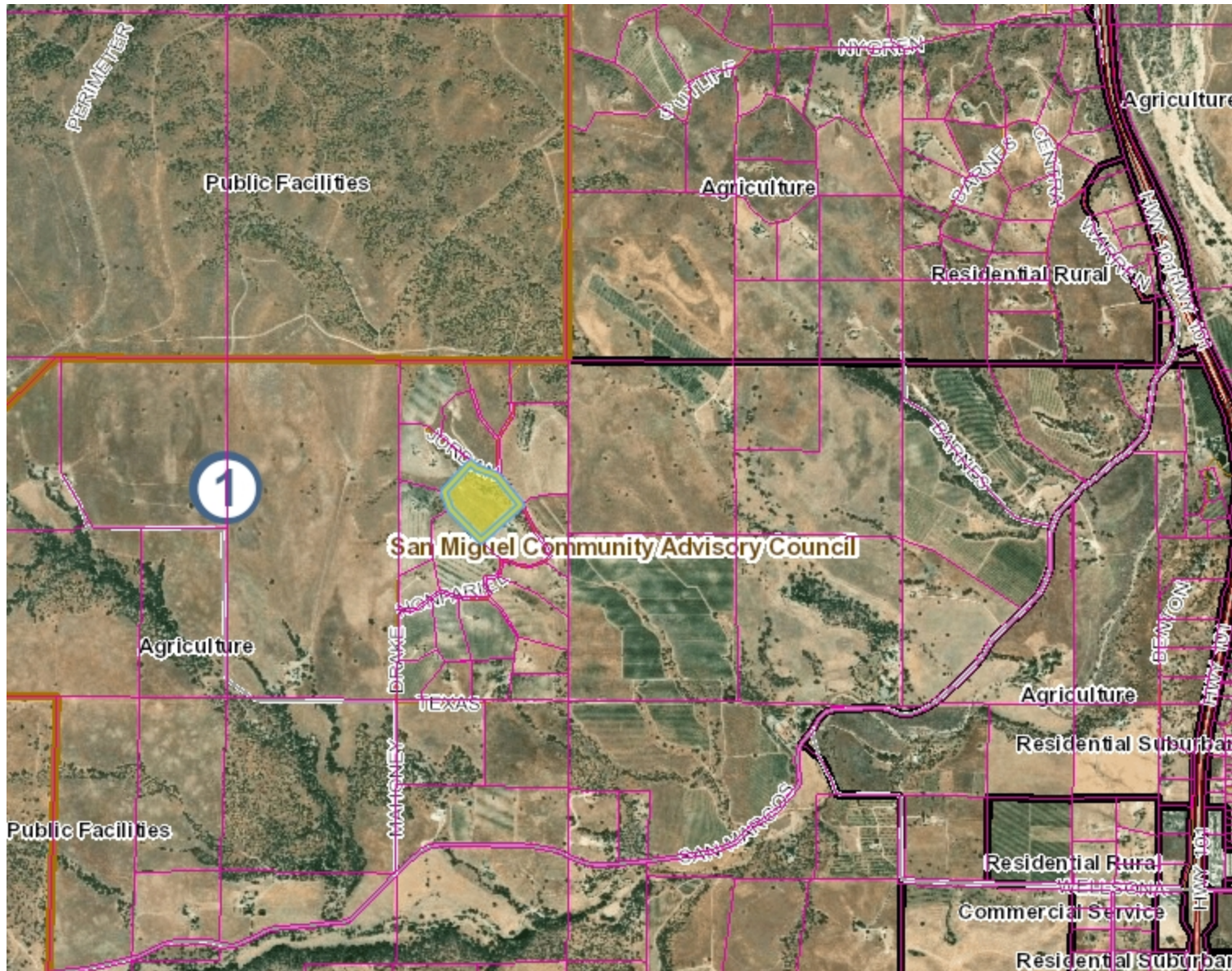
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Map for Reference Purposes Only



Referral -- Page 16 of 20

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
- Community Advisory Groups**
 - Community Advisory Group Boundary
 - Cayucos Citizens Advisory Council Subarea
 - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

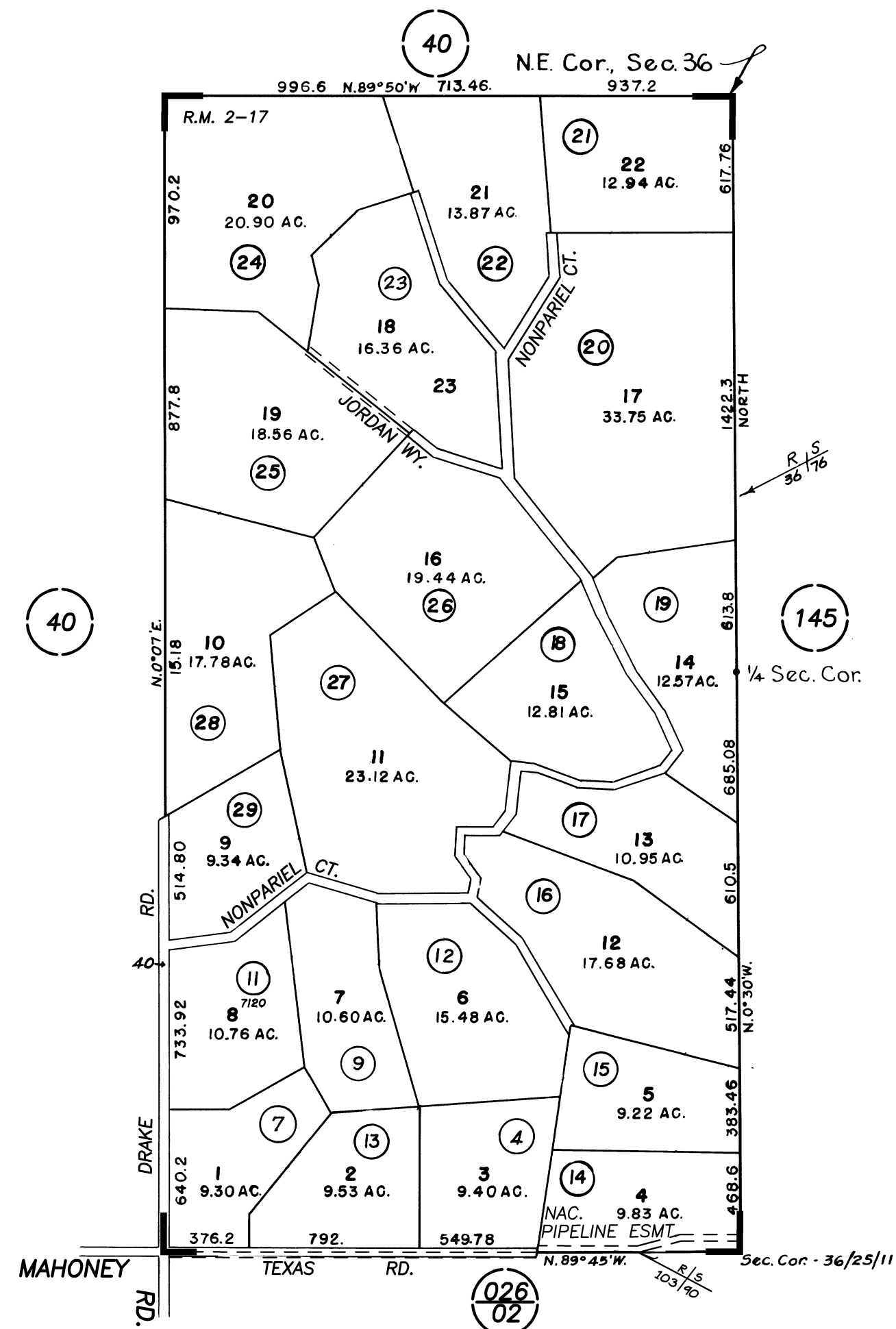
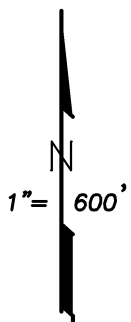


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Map for Reference Purposes Only



Referral -- Page 17 of 20



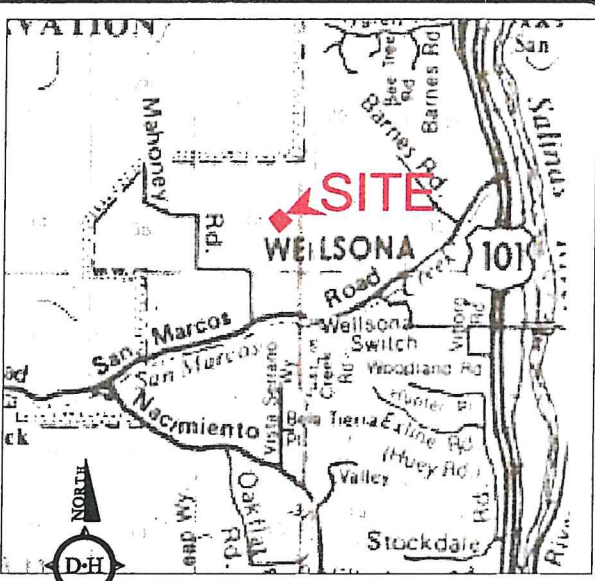
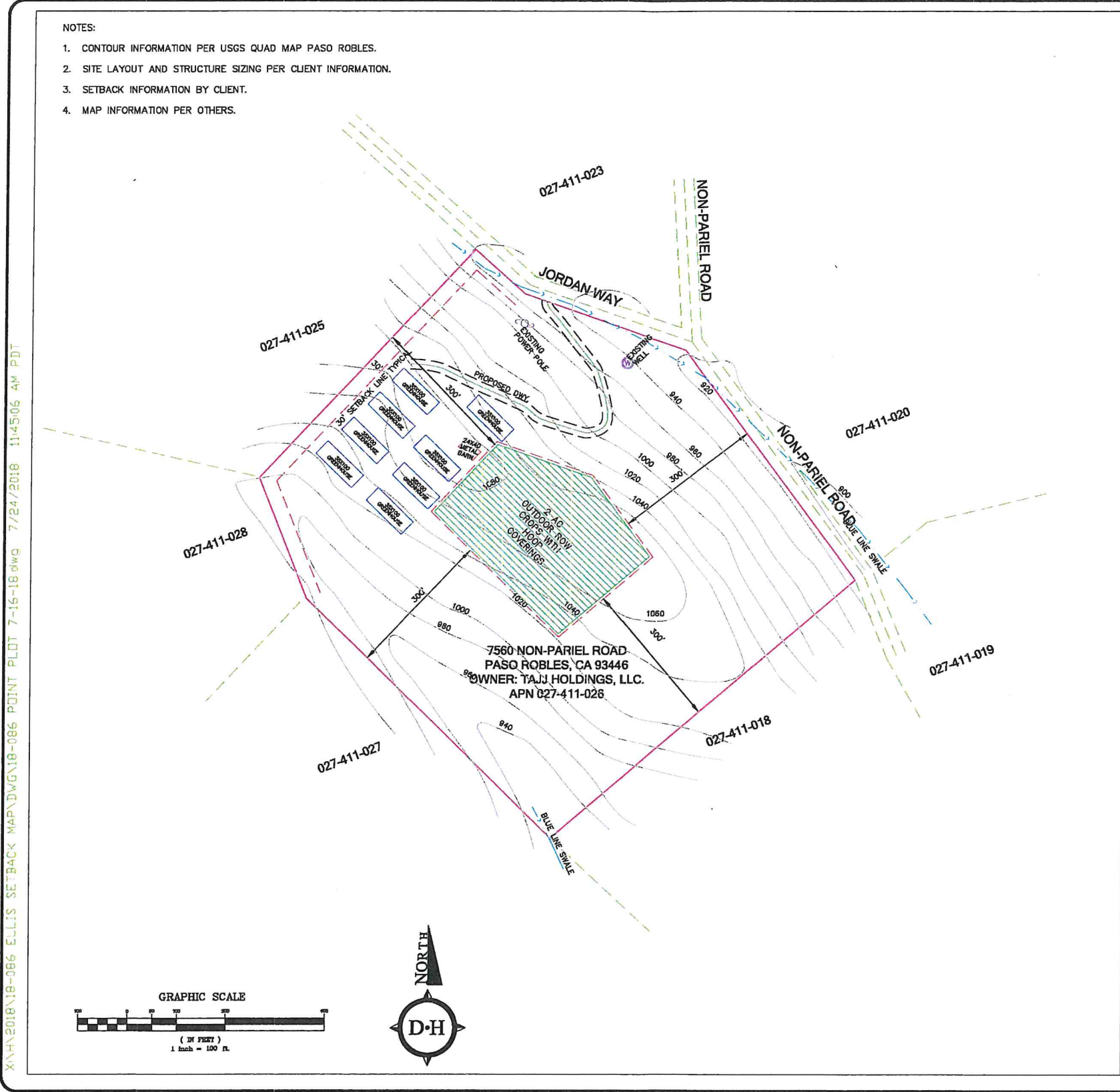
REVISIONS	
I.S.	DATE
NA	08-01-07
NA	09-22-10
NA	12-06-16

30006001200

JAW
12-11-01

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

HOME OF THE ALMOND TRACT, R.M. Bk. 2 , Pg. 17.
T. 25S. ; R. 11E. ; SECTION 36. M.D.B.M. (PER R.S.36-76)



SITE MAP
SITE PLAN LAYOUT
MAP DATE 7/24/18
8 GREENHOUSES
1 METAL BARN
OUTDOOR ROWCROPS AREA
PROPOSED ACCESS DRIVEWAY

APPLICANT:
TIM ELLIS
SOUTH MONTEREY COUNTY
HYDROPONICS
tellis@somocohydro.com
Ph: 951.392.9179
SITE ADDRESS:
7580 NON-PARIEL ROAD
PASO ROBLES CA 93446

DH SURVEYING
P. O. BOX 4903
PASO ROBLES, CA 93447
805.238.5427
dhlandsurveying@gmail.com

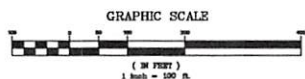
SITE PLAN/TIM ELLIS
LOT 16 HOME OF THE ALMOND TRACT
7560 NON-PARIEL ROAD
APN 027-411-026

SCALE: 1" = 100'	
DATE: JULY 2017	
JOB NO: 18-088 ELLIS	
SHEET 1	OF 1 SHEETS

X:\V\2018\18-086 ELLIS SETBACK MAP\DWG\18-086 POINT PLOT 7-16-18.dwg 7/24/2018 11:45:06 AM PDT

NOTES:

1. CONTOUR INFORMATION PER USGS QUAD MAP PASO ROBLES.
2. SITE LAYOUT AND STRUCTURE SIZING PER CLIENT INFORMATION.
3. SETBACK INFORMATION BY CLIENT.
4. MAP INFORMATION PER OTHERS.



VICINITY MAP
NOT TO SCALE

SITE MAP
SITE PLAN LAYOUT
MAP DATE 7/24/18
8 GREENHOUSES
1 METAL BARN
OUTDOOR ROWCROPS AREA
PROPOSED ACCESS DRIVEWAY

APPLICANT:

TIM ELLIS
SOUTH MONTEREY COUNTY
HYDROPONICS
tellis@somocohydro.com

Ph: 951.392.9179

SITE ADDRESS:
7560 NON-PARIEL ROAD
PASO ROBLES CA 93446

SITE PLAN/TIM ELLIS
LOT 16 HOME OF THE ALMOND TRACT
7560 NON-PARIEL ROAD
APN 027-411-026

SCALE: 1" = 100'

DATE: JULY 2017

JOB NO: 18-086
ELLIS

SHEET 1 OF 1
SHEETS

D-H SURVEYING
P.O. BOX 4903
PASO ROBLES, CA 93447
805.238.5427
dhlandsurveying@gmail.com

