



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

THIS IS A NEW PROJECT REFERRAL

DATE: 1/11/2019

TO: 1st District Legislative Assistant, Air Pollution Control Board, Agricultural Commissioner, Assessor, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, Monterey County, Camp Roberts, San Miguel Community Advisory Council, AB52

FROM: Jan DiLeo (jdileo@co.slo.ca.us or 805-781-5625)

PROJECT NUMBER & NAME: DRC2018-000235 ANDERSON_TANNEHILL

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 acres outdoor alongside a .75 acre ancillary cannabis nursery to be located on Indian Valley Road, San Miguel

APN(s): 027-420-001

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.

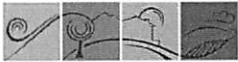
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

21 DEC 2018



GENERAL APPLICATION FORM

PLANNING & BUILDING

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

DRC2018-00235

Minor Use Permit
 027-420-001 /
 THOMAS ANDERSON
 3 ACRES OUTDOOR CULTIVATION WITH ANCILLARY .75
 ACRES NURSERY CCM 2016-00259

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Tannehill II, LLC Daytime Phone 805-550-9923
 Mailing Address PO Box 126, Paso Robles, CA Zip Code 93447
 Email Address: chadpankey@sbcglobal.net

☐ Applicant Name Thomas Anderson Daytime Phone 805-503-0570
 Mailing Address PO Box 774 Santa Margarita Zip Code 93453
 Email Address: andersonduce@gmail.com

☒ Agent Name Oasis Associates, Inc. c/o C.M. Florence, AICP Daytime Phone 805-541-4509
 Mailing Address 3427 Miguelito Court, San Luis Obispo, CA Zip Code 93401
 Email Address: cmf@oasisassoc.com

PROPERTY INFORMATION

Total Size of Site: 76.5 acres Assessor Parcel Number(s): 027-420-001
 Legal Description: PM 34/81 PAR 1
 Address of the project (if known): none assigned- Indian Valley Road
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Indian Valley Road; north 2 miles from River Road/Cross Cyn Road, on west side of road.
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Alpha fields with on-site well irrigation.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See project supplement for more details
3.75 acres of outdoor cannabis cultivation under hoop structures with area for ancillary propagation for on-site use, associated with registration #CCM2016-00259

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 [Signature] Date 21 Dec 2018

FOR STAFF USE ONLY



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: 76.5 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: Salinas River
- 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: At a distance from Indian Valley Road

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 irrigation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 3.38 AFY (yearly/annual)
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: on-site well
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: N/A

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 Garbage Co.
3. Where is the waste disposal storage in relation to buildings? east side of project area
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: San Miguel Joint Union School District
2. Location of nearest police station: California Highway Patrol & County Sheriff, Templeton
3. Location of nearest fire station: San Miguel Fire Dept. 1150 Mission Street, San Miguel, CA 93451
4. Location of nearest public transit stop: Mission Street & 14th Street
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: Alfalfa
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: Sun-Saturday Hours of Operation: 7am- 4 pm
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 _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: typical agricultural use.
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: _____
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. 8 Between 4:00 to 6:00 p.m. 8

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: _____

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: _____

existing alfalfa crop has been commercially sustainable for decades.

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 *: energy efficient lights.

*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:
Setback from adjacent creek top of bank.
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): ED06-181 and ED09-122 for "Pankey" CUP.

Other Related Permits

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



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: CCM2016-00259

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: Thomas Anderson

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 checked="" type="checkbox"/> Type 1 | <input checked="" 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 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. 133,560 SF

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 **site** 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
PG&E	
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	On Site Well		
Month and Year			
1	See attached project supplement.		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
Totals			

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used:

See attached project supplement.

For Manufacturing ONLY

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

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

21 DEC 2018

PROJECT SUPPLEMENT
TO THE MINOR USE PERMIT FOR
OUTDOOR CANNABIS CULTIVATION

PLANNING & BUILDING

APN 027-420-001, San Miguel, CA

21 December 2018

I. INTRODUCTION

With the legalization of cannabis in the State of California, the County of San Luis Obispo established permanent regulations for cannabis activities in the unincorporated areas of the County. These cannabis activities were promulgated in December 2017. The regulations can be found in the Land Use Ordinance Title 22 Chapter 22.40. All activities require a land use permit, a County business license, and a State cannabis license.

LUO §22.40.050B.1. states that,

Prior to January 1, 2019, applications for land use permits for cannabis cultivation operations shall be limited to operators previously registered with the County under Ordinance No. 3334, as a cooperative or collective. This limitation does not preclude an applicant from applying for a land use permit on a site other than the site identified on a previous registry, provided a consent of landowner form is submitted with the application.

This application complies with the noted limit on land use permits, as the licensed party holds a *Certificate of Cannabis Cultivation Registration (CCCR)* – Case ID# CCM2016-00259 issued under Urgency Ordinance 3334. See attached CCCR. In this case, the certificate holder, in partnership with others, will be locating the cultivation activities to a 76.5-acre agriculture zoned property in the unincorporated area of San Miguel, CA.

II. PROJECT TEAM

PROJECT APPLICANTS

Thomas Anderson with
Pankey, Pankey, Anderson, & Flannery
PO Box 774
Santa Margarita, CA 93453
805-503-0570
andersonduce@gmail.com
chadpankey@sbcglobal.net

APPLICANT'S AGENT

OASIS ASSOCIATES, INC.
c/o C.M. Florence, AICP (or)
Emily Ewer, AICP
3427 Miguelito Court
San Luis Obispo, CA 93401
(805) 541-4509
cmf@oasisassoc.com
emily@oasisassoc.com

PROPERTY OWNER

TANNEHILL li, LLC, et al.
c/o Mrs. Janice Tannehill
P.O. Box 126
Paso Robles, CA 93447
805-550-9923
chadpankey@sbcglobal.net

III. PROJECT DESCRIPTION

A. PROJECT LOCATION/MINIMUM SITE AREA

This Minor Use Permit application is being submitted for the proposed outdoor cultivation of cannabis on a 76.5-acre± agriculture zoned property (APN 027-420-001) located in the unincorporated area of San Miguel. See Assessor's Parcel Map. The proposed operation, located east of and adjacent to the Salinas River, is on property that has historically been irrigated for the cultivation of alfalfa. The site is accessed via Indian Valley Road. The proposed outdoor cultivation operation is remotely located, and there are no schools, libraries, parks, playgrounds, recreation or youth centers, licensed drug, alcohol or sober living facilities are within the 1,000-foot of the proposed operation. The closest residence is located approximately 3,500-feet from the proposed site.

Located on a 76.5-acre parcel, the project exceeds the minimum 10-acre site required within the AG zone. The proposed cannabis operation will consist of three and three quarter (3.75) acres of outdoor cultivation under hoop structures¹ and an ancillary area for propagation of stock for on-site cultivation within the secured use area. The balance of the site will include operation-related components (e.g., parking, water well/water storage, incidental storage). See attached site plan for details.

B. CANNABIS PROCESSING

The applicants will utilize the services of a contract processing company who will bring their equipment on-site for harvesting the crop. The harvesting operation is anticipated to occur approximately 2 – 3 times per month during the late spring, summer, and fall seasons. The harvesting truck/equipment will be staged outside of the fenced cultivation area and adjacent to the access road and parking area. No storage of dried/cured cannabis will occur on site.

C. HOURS OF OPERATION/NUMBERS OF EMPLOYEES/PARKING

The proposed project's hours of operation, as with most agricultural operations, will vary by time of year and harvest schedule, although typical operating hours are anticipated to be from 7:00 a.m. to 4:00 p.m. seven (7) days per week. The applicant anticipates employing four (4) employees on a day-to-day

¹ Currently, the definition of *Cannabis Hoop Structure* was re-defined by the Planning Commission with the following recommendations to the Board of Supervisors (Board). On December 11, 2018, the Board approved the following description.

"Cannabis Hoop Structure. A plastic or fabric covered hoop structure that is temporary in nature, not more than 12 feet in height and do not have vertical sides exceeding five feet six inches (5'-6") in height. They shall not have permanent anchors or foundation, so they can be readily removable. In addition, cannabis hoop structures shall not include any of the following:

- Trusses
- Wood construction, or
- Plumbing (does not include irrigation of the cannabis crop), mechanical, or electrical systems.

Cannabis hoop in residential land use categories shall not exceed 120 cumulative square feet of floor area. Cannabis hoop structures in all other land use categories shall not exceed 300 linear feet per structure. For the purposes of this Chapter, cannabis cultivation or cannabis nurseries within a hoop structures are considered outdoor cultivation or outdoor nurseries. For the purposes of obtaining licenses, cannabis cultivation or cannabis nurseries within a hoop house can be considered indoor or mixed-light cannabis cultivation or cannabis nurseries."

basis with an additional six (6)± employees during the harvest period. An *Employee Safety & Training Manual* has been prepared and will be provided to each employee, accordingly.

Parking for the noted employees is located between the existing ag access road from Indian Valley Road and at the entrance to the 3.75-acre facility. See attached site plans. While LUO §22.18.050.C.1 specifies parking requirements for agricultural uses, the number of full-time and full-time equivalent employees would require substantially less parking. The proposed parking area can accommodate approximately 25 spaces on site.

D. SURROUNDING ZONING

North – Agriculture
South – Agriculture
East – Agriculture
West – Agriculture

E. SETBACKS

LUO §22.40.050 D.3. requires minimum setbacks from property lines (at 300-feet) and from riparian vegetation of any watercourse (at 50- feet) for outdoor cannabis cultivation. The following table outlines the project setbacks.

Required Setbacks	Project Setback (N)	Project Setback (S)	Project Setback (E)	Project Setback (W)
From PL 300-feet		25-feet*	420-feet	325-feet
From Riparian 50-feet	N/A	N/A	N/A	50-feet

* Since the property to the south (APN 027-420-002) is owned by the same entity as the subject parcel, the applicant would be requesting a modification to the prescribed setback, as allowed under LUO §22.040.50.D.3.e.

F. AIR QUALITY

The project site will be accessed off of Indian Valley Road, a County maintained road, via an existing unpaved agricultural road that will continue to serve as an ag road for the existing alfalfa fields. Previous dust control measures have included the application of biologically appropriate soil stabilizers and the application of water via water truck. The applicant is familiar with the typical SLO County Air Pollution Control District air quality mitigation measures for dust control and shall employ these measures, as required.

G. WATER RESOURCES

The project site is located within the Salinas Valley Groundwater Basin Paso Robles Area Sub-basin (PRGB). In 2015, the State legislature approved a new groundwater management law known as the Sustainable Groundwater Management Act (SGMA). SGMA requires that high and medium priority basis comply with the new law. The Department of Water Resources designated the PRGB as a high

priority basin and designated the basin to be in a “condition of critical overdraft.” The last Biennial Resource Management System report provided an overview of the Templeton/San Miguel/Shandon Water Supply and Systems and recommended a Level of Severity III. With this designation, all water demand is required to offset at a minimum of a 1:1 ratio.

The subject property, including the proposed site, have been under continuous ag production of irrigated alfalfa via existing on-site wells. The proposed outdoor cultivation will “retire” 3.75+ acres of irrigated alfalfa and replace it with 3.75-acres of irrigated cannabis. Alfalfa is considered the single largest water user in California. Crops can, on average, use 3.8-acre feet/year (AFY) of water. In the cannabis industry, as with most agricultural crops, water use is dependent upon geographic location, macro/micro climates, precipitation rates, soils, and type of irrigation. Cannabis water use has been estimated to be in the range of .90 – 1.1 AFY². The proposed transition from alfalfa to cannabis complies with the offset minimum ratio required for a Level of Severity III resource.

The applicant is committed to use measures to minimize water use to the greatest extent possible. Water use for cannabis cultivation will be metered and documented. These meter readings will be provided to the County on a quarterly basis.

Water for fire suppression purposes will consist of a 5,000-gallon water tank and CalFire approved hydrant. The applicant will comply with a CalFire project specific Fire Safety Plan.

H. SCREENING, FENCING & SECURITY – (See LUO §22.40.040.D., E. & LUO §22.40.050.D.6.)

The project site is set back approximately 630-feet± from the public right-of-way on Indian Valley Road, which is not a designated scenic roadway. There are no neighboring residents to the site, as the closest residence is located approximately 3,500-feet to the south east.

LUO §22.40.050.D.6 mandates that cannabis facilities shall not be visible from offsite and that activities shall occur within a secure fence of at least six feet in height that is both solid and durable. The applicant proposes to erect a 6-foot high chain link fence with slats and locked man and equipment gates, as depicted on the site plan.

The applicant will prepare a formal *Security Plan* (Plan) to be reviewed/approved by the Sheriff’s Department. The plan will necessarily include, but not be limited to, the following:

- Emergency contact information;
- Location of NO Trespassing signage;
- Location of gates and security locking devices;
- Proposed security lighting – timed and motion sensor;
- Proposed security cameras.

The applicant is well informed that all land use permits and permitted cannabis activity sites are subject to review and inspection from law enforcement or any agents of the State or County charged with enforcing Chapter 22.40 – Cannabis Activities of the Land Use Ordinance.

² Source: Cannabis Cultivator’s Report on Water Usage, Swami Chaitanya, September 2015
<https://www.marijuanaventure.com/report-on-water-usage/>

Other security measures will include the installation of security cameras and security/safety lighting. See site plan for preliminary locations. Cameras will be conceptually located along the perimeter of the enclosed cultivation area, including at the entry gate access. The cameras will include a continuous recording feature and will be accessible from a cell phone or internet connection, while the information will be saved on-site and via cloud technology.

Lighting will be utilized for security and safety purposes. While no sensitive receptors are in close proximity to the proposed cultivation site, lights will be shielded and installed to focus downward to prevent light spill and glare. LUO §22.10.060 Exterior Lighting provides additional standards regarding illumination, intensity, shielding, etc. that would be useful in this application.

I. NUISANCE ODORS — (See LUO §22.40.050.D.8)

LUO §22.40.050.D.8 mandates that all cannabis cultivation be sited and/or operated in a manner that prevents cannabis nuisance odors from being detected off site. As noted in the project description, the location of the proposed cultivation site is remote and surrounded by existing agricultural operations. It is noteworthy that the closest sensitive receptor is located at a distance of 3500 feet (direction) from the proposed site. Wind rose information (i.e., how many hours per year the wind blows from any specific direction) can be obtained from the following web sites:

https://www.meteoblue.com/en/weather/forecast/modelclimate/paso-robles_united-states-of-america_5381438 and https://www.meteoblue.com/en/weather/forecast/week/san-miguel_united-states-of-america_5392448

J. PESTICIDES — (See LUO §22.40.040.K)

San County-specific cannabis pesticide use guidelines, the applicant will utilize the California Environmental Protection Agency Department of Pesticide Regulation (DPR) guidelines for cannabis cultivation. See attached exhibits – *Cannabis Pesticides that CANNOT be Used* and *Cannabis Pesticides that are LEGAL to Use*, DPR – www.cdpr.ca.gov/cannabis Pesticide application must be performed by a licensed party. The DPR provides the specific requirements and issues licenses and certificates for qualified pest control advisers and applicators for agricultural and other applications. <https://www.cdpr.ca.gov/docs/license/liccert.htm>

All pesticides and fertilizers will be properly labeled, stored, and applied to prevent contamination though erosion, leakage, or inadvertent damage from rodents, pest, or wildlife.

K. SOLID WASTE & RECYCLING

Solid waste, including recyclables, will be serviced by San Miguel Garbage, the local waste hauler. The woody stems of the processed cannabis plants will either be composted on site or chipped/shredded and used for mulch.

L. RECORDS & MONITORING

LUO §22.40.040.F requires that the applicant maintain documentation verifying that all cannabis and/or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The applicant is informed that the County has the right to examine, monitor, and audit such records and documentation, which shall be made available upon County request.

The applicant is informed that they will be required to participate in a County-run Cannabis Monitoring Program and enter the program within ninety (90) days of adoption of said program. Any fees associated with the monitoring program will be paid by the applicant to the County, as required.

M. OTHER PERMITS/LICENSES/REGISTRATIONS

The applicants will be required to obtain the following permit(s), license, or related registrations.

1. A County of San Luis Obispo Business License.
2. A valid license from the State issued pursuant to California Business and Professions Code Section 19300.7 or 26050(a).
3. Enrollment in the Cannabis Cultivation General Order from the State Water Resources Control Board.
4. A Small Irrigation Use Registration (SIUR) from the Water Board – N/A as this program is for water users that intend to divert surface flows.

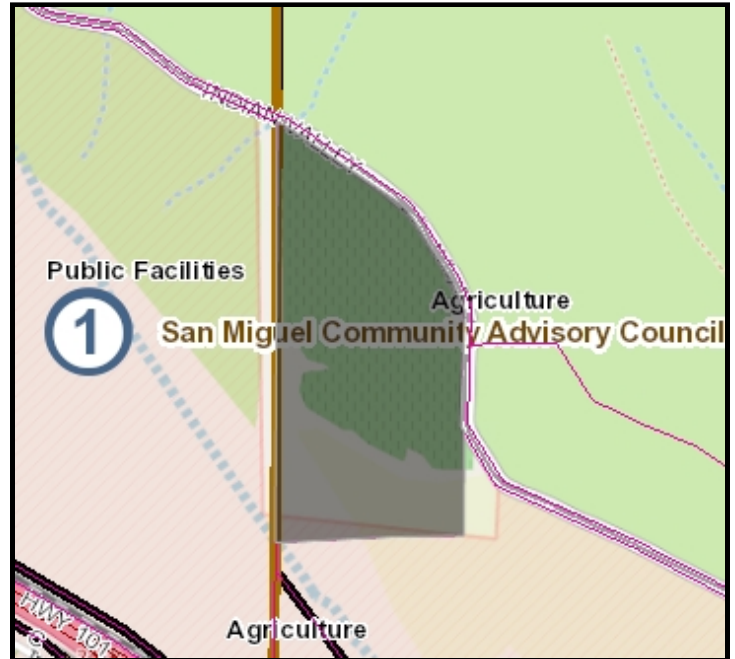
ATTACHMENTS

- Planning Application & Consent of Landowner Form
- Assessors Map
- Certificate of CCR
- Site Plan
 - Overall Site Plan
 - Detailed Site Plan
- Employee Safety & Training Manual
- DPR Cannabis Pesticide Exhibit (2 total)



Parcel Information

APN: 027-420-001
Assessee: TANNEHILL RANCH II LLC
Care Of: %JANICE P TANNEHILL
Address: PO BOX 126 PASO ROBLES
CA 93447
Description: PM 34/81 PAR 1
Site Address:
00000 INDIAN VALLEY RD
Tax Rate Area Code: 114024
Estimated Acres: 73.6
Community Code: NCSAL
Supervisor District: Supdist 1
Avg Percent Slope: 7

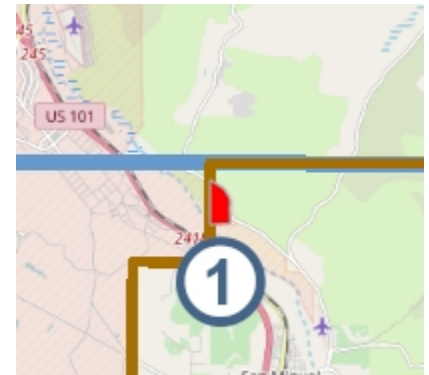


Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	Flood Hazard Area
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00235	Land Use	12/21/2018 11:23:39 AM
DRC2005-00193	Land Use	4/11/2006 11:06:06 AM
D890345D	Land Use	10/9/1996 12:00:00 AM

Clerk Recorder Documents



2002-R-020398

2000-R-018693

1996-R-021622

1993-R-038932

1992-R-031352

1985-R-003474

1984-I-006697

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance

-1,504.66 0 752.33 1,504.66 Feet 1: 9,028

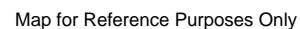
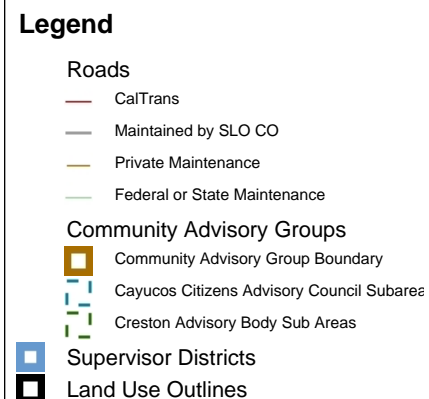
WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

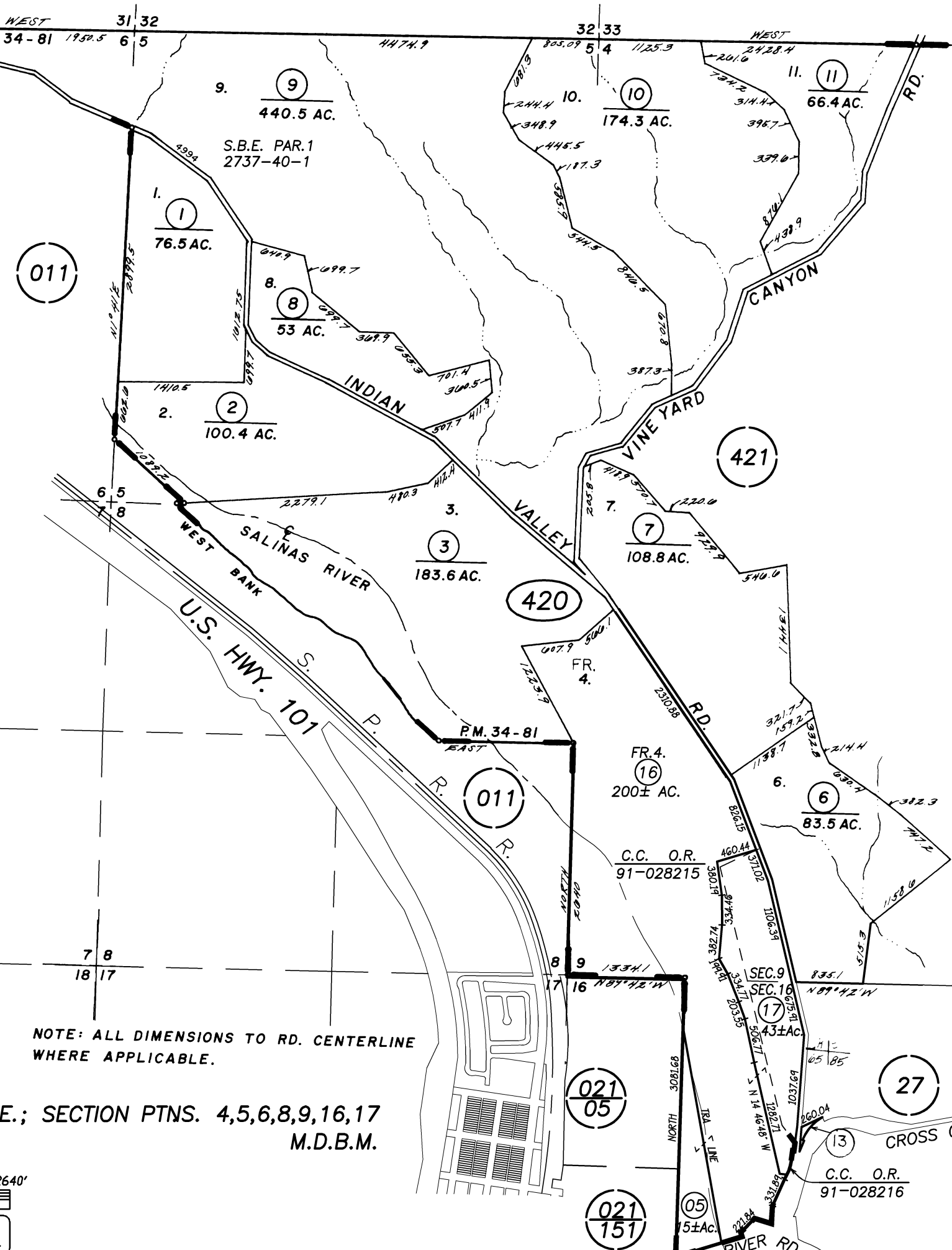
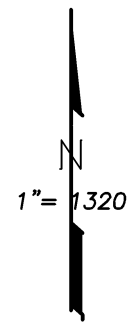


The County of San Luis Obispo does not assume liability for any damages
 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only







NOTE: ALL DIMENSIONS TO RD. CENTERLINE WHERE APPLICABLE.

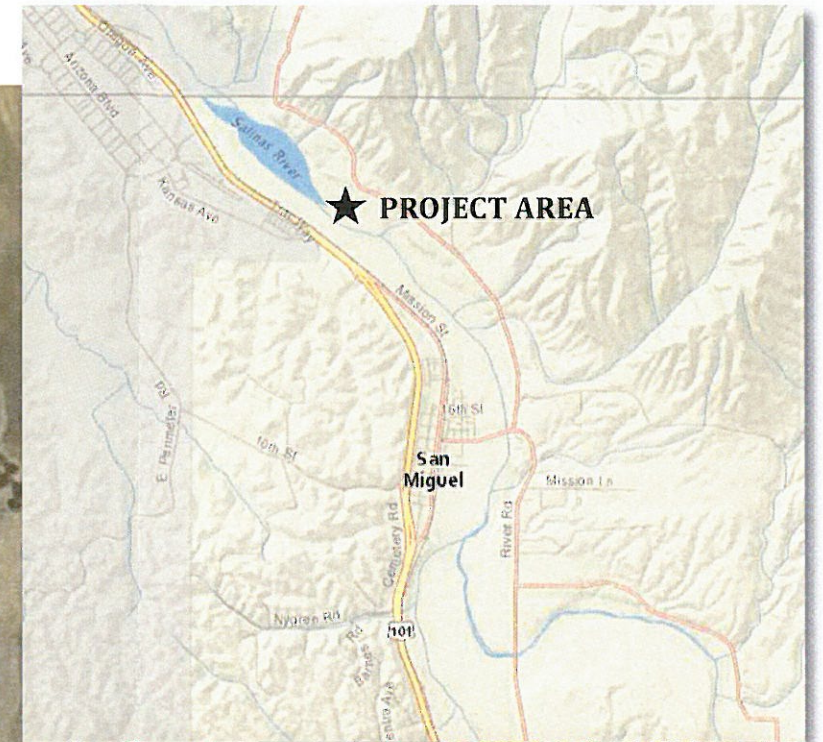
T. 25S. ; R. 12E. ; SECTION PTNS. 4,5,6,8,9,16,17
M.D.B.M.

REVISIONS	
TECH	DATE
JAW	03-09-01
NA	08-01-06

660' 0 1320' 2640'

LZ 03-09-01

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



KEYNOTE LEGEND

- PARCEL BOUNDARIES
- PROPOSED PROJECT AREA
- PROPOSED PARKING AREA
- (E) D.G. ACCESS ROAD
- CLOSEST RESIDENCE TO PROPOSED SITE

* APN UNDER COMMON OWNERSHIP

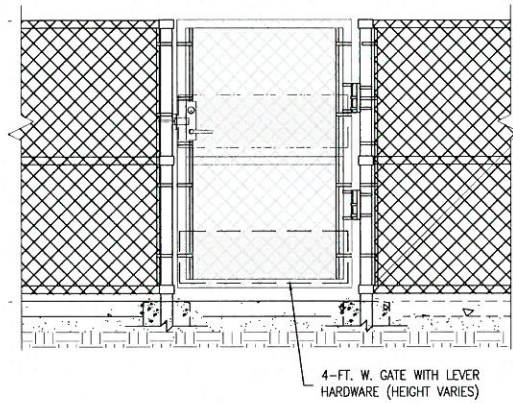


RECEIVED

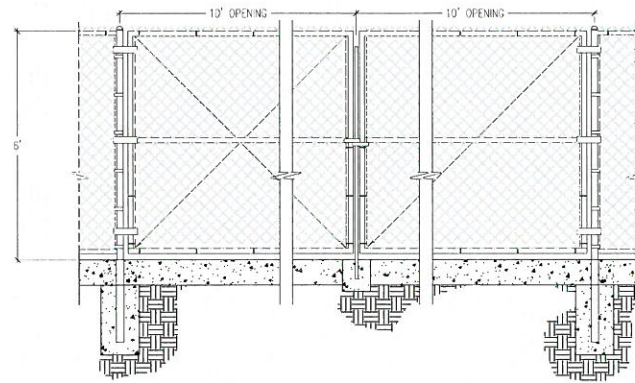
21 DEC 2018

PLANNING & BUILDING

6'-TALL FENCE WITH 4'-WIDE MAN GATE



6'-TALL FENCE WITH (2) 10'-WIDE VEHICULAR GATE



KEYNOTE LEGEND

- PARCEL BOUNDARY - APN 027-420-001
- HISTORICAL EDGE OF ALFALFA PRODUCTION
- 50-FOOT SETBACK FROM ASSUMED TOP OF BANK
- 300-FOOT SETBACK FROM PROPERTY LINE
- X DEAD TREE TO BE REMOVED
- PARKING AREA, 25± PARKING SPACES
- EXISTING D.G. ACCESS ROAD
- HOOP STRUCTURES
- (E) WATER WELL/ WATER STORAGE & INJECTION EQUIPMENT
- SECURITY 6'-TALL CHAIN LINK FENCE WITH SLATS
- HARVEST ROADS
- SECURITY CAMERAS & LIGHTS MOUNTED TO 10'-TALL POLES
- 6'-TALL FENCE WITH 4'-WIDE MAN GATE
- 6'-TALL FENCE WITH (2) 10'-WIDE VEHICULAR GATES

6'-TALL CHAIN LINK FENCE WITH SLATS



PROPOSED SECURITY CAMERAS & LIGHTS



AMCREST PRO-HD 4MP WIFI BULLET VIDEO CAMERA
MOUNTED ATOP 10' POLES SET 1-2' BEHIND THE SECURITY FENCE AND SPACED AT 98' ALONG THE ENTIRE PERIMETER OF THE FENCE



AMCREST PRO-HD 2 MEGAPIXEL WI-FI PTZ IR SPEED DOME
MOUNTED OVERLOOKING GATE ACCESS AND VARIOUS POINTS OF THE GARDEN CANOPY



AMCREST 32 CHANNEL NETWORK VIDEO RECORDER
ALLOWS FOR EXPANSION, CONTINUOUS RECORDING UP TO 24 TB STORAGE, MOTION DETECT ALARMS SENT TO PHONE AND OPTIONAL CLOUD STORAGE



240-DEGREE 500-WATT BRONZE HALOGEN SECURITY LIGHT
MOTION TRIGGERED PERIMETER SECURITY LIGHTING MOUNTED ON CAMERA POLES EVERY 98'

RECEIVED
21 DEC 2018
PLANNING & BUILDING

