

Young L. Choi

From: Michael Stoker
Sent: Tuesday, October 30, 2018 10:24 AM
To: Ian N. Landreth
Cc: Cheryl Journey; Don C. Moore
Subject: Re: DRC2018-00183 CALDWELL_SMYTH, NORTH COUNTY E-Referral, MINOR USE PERMIT, TEMPLETON

Ian,

Please find buildings recommendations for DRC2018-00183 below. Let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of 3- one-acre outdoor cultivation and the use of 40,000 sq. ft of greenhouse structure for 22,000 sq. ft of indoor cultivation and supportive uses including drying, curing (10,000 sq. ft), and storage (8,000 sq. ft). A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

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

1. A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
2. A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
3. Separate building permits will be required for separate structures located on the site.
4. Specify the occupancy classification and Type of Construction on the cover sheet of the plans to verify compliance with the current version of CBC.
5. Provide floor plans, elevations, sections, etc. to accurately show the work being completed and layout of the proposed use.
6. Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
7. Mixed occupancy buildings will need to comply with the CBC, specifically CBC Chapter 5 Section 508.
8. The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
9. Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.

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

Thanks

County Of San Luis Obispo

Planning & Building

Michael Stoker, CASp

Building Division Supervisor

(p) 805-781-1543

mstoker@co.slo.ca.us

From: Mail for PL_Referrals Group

Sent: Tuesday, October 23, 2018 1:53 PM

To: Ian N. Landreth

Subject: DRC2018-00183 CALDWELL_SMYTH, NORTH COUNTY E-Referral, MINOR USE PERMIT, TEMPLETON

County of San Luis Obispo

Department of Planning & Building

DRC2018-00183 CALDWELL_SMYTH, NORTH COUNTY E-Referral, MINOR USE PERMIT, TEMPLETON

APN: 034-321-003

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

[DIRECT LINK to CALDWELL SMYTH Referral Package](#)

Link to webpage for all referral packages on new website (07/26/2017 and later):

<http://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Informational/Planning-Referrals.aspx>

Link to Archive Referrals: <http://archive.slocounty.ca.gov/planning/referrals.htm>

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

Please comment on all issues associated with this project **within 14 days** of receiving this e-mail
(*Community Advisory Groups: please respond within 60 days*)

Direct your comments to the project manager(s):
Ian Landreth (805-781-1298 or ilandreth@co.slo.ca.us)

Referral Response:

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

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please feel free to include information or questions other than those listed above. You may also choose to respond that you have no comments regarding the proposal.



Date: October 24, 2018
To: Ian Landreth, Project Planner
From: Glenn Marshall, Development Services
Subject: Public Works Revised Comments on DRC2018-00183 Caldwell-Smyth MUP, South El Pomar Dr, Templeton, APN 034-321-003

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

Public Works Comments:

- A. The project is expected to generate 3 average daily trips (ADT) with 0 afternoon peak hour trips (PHT) based on the following project description:
- 3 acre outdoor cultivation (6 ADT)
 - 40,000 square feet greenhouse cultivation & processing (11 ADT)
 - 5,000 square feet manufacturing (19 ADT)
- Project impacts to County maintained roads are considered negligible.
- B. The proposed project is within the Templeton Area B Road Improvement Fee Area. Payment of Road Improvement Fees to mitigate cumulative development impacts is required prior to commencing permitted activities.
- C. The project site has two driveway approaches, one improved to current standards and the second appears to be an unpermitted, unimproved approach. The unimproved approach must be removed, scarified, and the shoulder restored to current A-1 road standards.
- D. The proposed project is within a drainage review area, the applicant must ensure all proposed site grading and new impervious surfaces are constructed in compliance with the County drainage standards, Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance and the Public Improvement Standards.
- E. This project appears to not meet the applicability criteria for Stormwater Management, it is located outside a Stormwater Management Area.
- F. If the project site disturbs 1.0 acre or more the applicant must enroll for coverage under California's Construction General Permit, which may require preparation of a project Stormwater Control Plan even though its located outside a Stormwater Management Area.

Recommended Project Conditions of Approval:

Access

1. **On-going condition of approval (valid for the life of the project)**, to minimize project related traffic impacts in accordance with the project description, the project permit is restricted as follows:
 - a. Maximum 3-acre onsite outdoor cannabis cultivation.

- b. Maximum 40,000-square feet onsite indoor greenhouse or nursery cannabis cultivation.
 - c. Maximum 5,000-square feet onsite manufacturing (curing/trimming/specialized packaging & delivery building).
2. **Prior to commencing permitted activities**, the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plans are to include, as applicable:
- a. Except for the existing improved access driveway, all other existing property connections to **South El Pomar Road** shall be removed, scarified, revegetated, and fenced (or otherwise blocked) to prohibit access. The adjacent shoulder shall be restored to County road standards.
3. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.
4. **Prior to commencing permitted activities**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
5. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; landscaping; agricultural operations; etc. without a valid Encroachment Permit issued by the Department of Public Works.

Fees

6. **Prior to commencing permitted activities**, and in accordance with Title 13.01 of the County Code, the applicant must pay to the Department of Public Works the Templeton Area B Road Improvement Fee based on the latest adopted area fee schedule and 3.6 peak hour trips. The estimated fee is \$30,463 (\$8,462/pht x 3.6 pht).

The fee schedule is subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of payment.

Stormwater Pollution Prevention Plan (SWPPP)

7. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Drainage

8. **At the time of application for construction permits**, the applicant may be required to submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
9. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

10. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

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Air Pollution Control District San Luis Obispo County

Via Email

August 12, 2019

Young Choi
San Luis Obispo County Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
ychoi@co.slo.ca.us

SUBJECT: APCD Comments Regarding the Caldwell/Smyth Eden Dreams Cannabis Facility (DRC2018-00183)

Dear Mr. Choi:

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 4339 S. El Pomar Dr. in Templeton. The proposed project includes a Minor Use Permit for cannabis activities; 3-acres of outdoor cannabis cultivation, a 40,000 square foot greenhouse, and a 5,000 square foot processing facility. The project would develop in phases. Phase 1 would include replacing 1.8 acres of olive trees with cannabis. Phase 2 would include the construction of the greenhouse and expansion of the outdoor cultivation to the 3-acre maximum. The project referral states that soil will be imported once for plants in pots on raised beds. The project is within 1,000 feet of residential dwellings. All cultivation rooms would be equipped with a fan/carbon filter system to reduce odor.

The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE

Construction Phase Impacts - Below Threshold

The APCD evaluated the construction impacts of this project to assess potential air quality impacts related to the development of land uses. The construction phase impacts will

likely be less than the APCD's significance threshold values identified in Table 2-1 of the [CEQA Air Quality Handbook](#) (April 2012). **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Dust Control Measures

This project is greater than 4 acres AND within 1,000 feet of residential dwellings. Construction activities can generate fugitive dust, which could be a nuisance to residents and businesses in close proximity to the proposed construction site. **Projects with grading areas that are greater than 4-acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).**

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. **When drought conditions exist and water use is a concern, the contractor or builder should consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: [Products Available for Controlling Dust](#);
- c. All dirt stockpile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code (CVC) Section 23114;
- j. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent 'track out', designate access points and require all employees, subcontractors, and others to use them. Install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track out, located at the

point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;

- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM₁₀ mitigation measures required should be shown on grading and building plans; and
- m. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition (Contact Tim Fuhs at 805-781-5912).

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the [CEQA Air Quality Handbook](#) (April 2012).

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generators; and
- Internal combustion engines.

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering & Compliance Division at 805-781-5912 for specific information regarding permitting requirements.

OPERATIONAL PHASE

Operational Phase Impacts - Below Threshold

Based on the APCD's evaluation, the operational phase would likely be less than the APCD's significance threshold values identified in Table 3-2 of the [CEQA Air Quality Handbook](#) (April 2012).

Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements but should not be viewed as

exclusive. For a more detailed listing, refer to the Technical Appendix, page 4-4, in the [CEQA Air Quality Handbook](#) (April 2012).

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generators;
- Boilers;
- Small scale manufacturing;
- Internal combustion engines; and
- Cogeneration facilities.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do an additional health risk assessment. **To minimize potential delays, prior to the start of the project, please contact the APCD Engineering & Compliance Division at 805-781-5912 for specific information regarding permitting requirements.**

Operational Phase Permit - Manufacturing/Processing of Cannabis

The APCD has determined that all cannabis processing facilities are subject to permitting requirements and must apply for an APCD Cannabis Manufacturing/Processing Authority to Construct (ATC) prior to commencing the manufacturing/processing of cannabis products. Please contact the APCD at 805 781-5912 for more information. In addition, all facilities shall have a manufacturing license with the California Department of Public Health Manufactured Cannabis Safety Branch prior to applying for an Authority to Construct.

Nuisance – Manufacturing/Processing of Cannabis

As defined in APCD's Rule 402 and with the exception of Section 41705, a person shall not discharge, from any source whatsoever, such quantities of air contaminant or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or public, or which cause or have a natural tendency to cause, injury or damage to business or property. The APCD has jurisdiction over nuisance related to odors and air contaminant emissions emanating from the manufacturing/processing of cannabis and from masking/neutralizing agents used to control or eliminate cannabis manufacturing/processing odors. Verified nuisance odors may result in enforcement action which could include the requirement for odor controlling devices. **For nuisance concerns related to the manufacturing/processing of cannabis, please contact APCD Engineering and Compliance Division at 805-781-5912 or online at: slocleanair.org/air-quality/complaints.php.**

Operational Phase Permit – Masking/Neutralizing Agents for Indoor/Outdoor Agricultural Growing of Cannabis

The APCD has jurisdiction over nuisance related to odors and air contaminant emissions emanating from masking/neutralizing agents used to control or eliminate cannabis odors. Verified nuisance odors may result in enforcement action which could include the requirement for odor controlling devices. **If masking or neutralizing agents will be used related to indoor/outdoor cannabis agricultural crops, to determine permit applicability, please contact the APCD Engineering**

and Compliance Division at 805-781-5912 or online at: slocleanair.org/air-quality/complaints.php.

Nuisance – Agricultural Growing of Cannabis

The California Department of Food and Agriculture has identified cannabis as an agricultural product, therefore the APCD recognizes cannabis as an agricultural crop. The California Health and Safety Code Section 41705 specifically exempts APCD's jurisdiction over nuisance related to odors emanating from the growing of agricultural crops. However, as a controlled substance, crop waste from the agricultural growing of cannabis is not eligible for agricultural burning. **For nuisance concerns related to the agricultural growing of cannabis, please contact the San Luis Obispo County Code Enforcement at 805-781-5600 or online at: slocounty.ca.gov/Departments/Planning-Building/Code-Enforcement/Report-Suspected-Code-Violation.aspx.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at (805) 781-5912.

Sincerely,



JACKIE MANSOOR
Air Quality Specialist

JNM/jjh

cc: Elizabeth Ross, Applicant
Lisa Bugrova, Agent
Dora Drexler, APCD

Central Coast Regional Water Quality Control Board

August 8, 2019

Young Choi
County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
ychoi@co.slo.ca.us

Via Electronic Mail Only

Dear Young Choi:

RESPONSE TO PROJECT REFERRAL, PROJECT NUMBER DRC2018-00183 CALDWELL_SMYTH / EDEN DREAMS

Thank you for the opportunity to review the subject proposed project. The Central Coast Regional Water Quality Control Board (Central Coast Water Board) recommends enrollment in the statewide Cannabis General Order¹ be included as a condition of approval of this project. All cultivators developing land for, or engaging in, cannabis cultivation activities are required to seek enrollment in the Cannabis General Order. The Central Coast Water Board has not yet received an application for enrollment for this site.

Our review of the information provided in the project proposal indicates there appear to be two unnamed streams located on the parcel. There is insufficient information to determine whether these streams are classified as intermittent or ephemeral under the definitions established by the Cannabis General Order. The Cannabis General Order includes a riparian setback of 100 feet from intermittent streams and 50 feet from ephemeral streams and requires that no cannabis cultivation-related activities occur within the riparian setback.

The submitted plan indicates that the cultivator intends to disturb area within 100 feet of the unnamed streams. If the streams are determined to be intermittent, the cultivator would be out of compliance with the Cannabis General Order. If land disturbance has

¹ The State Water Resources Control Board Order WQ 2019-0001-DWQ General Waste Discharge Requirements and Waiver of Waste Discharge requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (Cannabis General Order) can be found online at https://www.waterboards.ca.gov/centralcoast/water_issues/programs/cannabis_cultivation

already occurred within the riparian setback, then the cultivator will be required to enroll as high risk and submit a Disturbed Area Stabilization Plan, prepared by a qualified professional, that describes how the cultivator will stabilize the disturbed area and move all cultivation-related activities out of the riparian setback.

If you have any questions, please contact Alyssa Bucci at 805-549-3333 or Alyssa.Bucci@waterboards.ca.gov.

Sincerely,

for
John M. Robertson
Executive Officer

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cc:

Alyssa Bucci, Central Coast Regional Water Quality Board
Alyssa.bucci@waterboards.ca.gov

Arwen Wyatt-Mair, Central Coast Regional Water Quality Control Board
Arwen.wyattmair@waterboards.ca.gov

TEMPLETON AREA ADVISORY GROUP
Addressing the Area's Land Use Planning Since 1994

TO: Kate C. Shea, Senior Planner

C: TAAG board members, Vicki Janssen, Jen Caffee

FROM: Chris Cobey, TAAG Vice Chair

SUBJECT: TAAG actions at its regular December 20, 2018 meeting¹

DATE: December 30, 2018

At its regular meeting on Thursday, December 20, 2018, TAAG's board took the following actions on project applications referred to it by the County Planning Department for review and comment.

1. Application of [Caldwell / Smyth](#) for 4339 South El Pomar Drive, El Pomar Estrella sub area, for a minor use permit for three one-acre outdoor cannabis cultivations and the use of 40,000 square feet of greenhouse structures for 22,000 square feet of indoor cannabis cultivation, including drying, curing (10,000 square feet), and storage (8,000 square feet); product will be processed onsite in a to-be-built 5,000 square-foot building. The TAAG board recommended (6-1) **disapproval** unless conditions written and stated were satisfied.

The TAAG board **passed** (5-1-1) an **associated motion** that TAAG mail, by January 7, 2019, an informational notice not to exceed one double-sided page in length, drafted by the CPRC and approved by the chair or vice chair, to property owners within 1000 feet of the boundaries of the subject property of the Caldwell / Smyth application, explaining:

- The nature and extent of the proposed project,
- TAAG's recommended action on the proposed project and its reasons,
- The next steps expected on the project, and
- To what entities any comments could be conveyed by mail, email, phone, or in person,

and that similar notices be sent before any CPRC hearing of any cannabis cultivation applications to which the January 11, 2019, amended cannabis ordinance concerning pre-application notice would not apply. The informational notice could also advise recipients of the upcoming deadline for declarations of candidacy for TAAG delegate positions at the 2019 election.

¹ This report is provided in compliance with TAAG Bylaws, Art. VII, Sections 1(b) and (f).

2. Application of [Emerald Heart Farms / Mamakos](#) for 5625 Vineyard Road, Adelaida sub area, for a proposed minor use permit for 1.5-acre outdoor cannabis cultivation. The TAAG board unanimously (7-0) recommended **approval**.
3. Application of [Moondance Partners LP](#) for 2400 Acorn Spring Road, Templeton, for a lot line adjustment to reconfigure four existing legal lots. The TAAG board unanimously (7-0) recommended **approval**.
4. Application of [Durand](#) for 110 Nutwood Circle, Paso Robles, for a parcel map to split existing lot into two parcels, allocating one parcel for residence, and the other for cell tower and water tanks. The TAAG board unanimously (7-0) recommended **approval**.
5. Application of [AT&T Mobility / Sani](#) for 7250 Vineyard Drive, Adelaida sub area, for a conditional use permit for a new wireless telecommunications facility consisting of an 80-foot high antenna support structure disguised as a pine tree, ground-mounted equipment, and a generator within an 800-square-foot fenced enclosure. The TAAG board unanimously (7-0) recommended **approval**.

In other actions, the TAAG board voted unanimously to set the date of the 2019 election for delegates and alternates to be Saturday, March 2, 2019.

A reflection of the board's, and any public, discussion on the referred and considered applications, and any conditions for the recommended action, may be found in the [minutes](#) for the meeting to be posted on the TAAG website, shortly after the TAAG meeting approving them (usually, the month following the meeting).

Additional analysis from the Project Review or the Cannabis Project Review Committees (PRC; CPRC) on the referred applications (recommendation to the TAAG board; analysis of suggested Planning Department factors) may be found in the chair reports, located on TAAG's website on its [Committee Reports](#) page, in the report dated prior to the date of this TAAG meeting.

Any member of the TAAG board attending this meeting may be contacted for further information about the actions taken at this meeting.

-o0o-

Young L. Choi

From: Jeff Stranlund
Sent: Wednesday, October 24, 2018 7:35 AM
To: Ian N. Landreth
Subject: DRC2018-183 referral

Morning Ian,

The Assessor's office would like the property owner to supply the lease and/or production sharing agreements on this cannabis project. Thanks and let me know if you have any questions.

34,321,003	Smyth	Caldwell	DRC2018-00183
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- Provide to the Assessor's Office full copies of any leases (ground, greenhouse or otherwise) or production sharing agreements related to "Cannabis Activities" on the subject property.

Jeff Stranlund
Assessor's Office/ Supervising Appraiser
County of San Luis Obispo, Ca
(805) 788-2327

This e-mail, and any files transmitted with it, are intended only for the person or entity to which it is addressed and may contain confidential, protected, and/or privileged material. Any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient, is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

From: James T. Taylor
Sent: Wednesday, July 31, 2019 8:32 AM
To: Victoria O'Keeffe; James F. Voge; Aaron J. Nix; Keith E. Scott; Young L. Choi
Subject: Re: DRC2018-00183 (Eden Dreams) Cannabis E-Referral - Second Request

I read the both the site and security plans and have the following concerns/questions:

The site plan says a 4 hour backup battery will be available to operate cameras during a power outage, but the security plan calls for a 1 hour battery backup. In my view given that this location is in a rural area, which is prone to longer power outages during storms, etc. I would recommend an 8 hour battery backup for all security cameras.

The security plan mentions cameras at access points, parking lots, etc.. Will their be cameras directed towards the entrance of the property? It would be useful to have a camera with sufficient resolution placed at the entrance to capture license plates of vehicles that enter the property. This would aid law enforcement in any investigation of thefts or other crimes that may occur. There should be language clarifying that this video footage will be made available to law enforcement upon request.

I did not see any mention of battery backup for alarms and panic buttons. Again given the rural location a battery backup for these systems would be a good idea.

The security plan mentions that thefts will be reported within 24 hours? Is there a period of time when there are no personnel on site? It would seem that thefts of product, or anything else, should be reported immediately upon discovery.

Anyone else have any questions or concerns?

James Taylor, Chief Deputy
Investigative Services Bureau
San Luis Obispo County Sheriff's Office
1585 Kansas Avenue
San Luis Obispo, Ca. 93405
(805) 781-4542 Office
(805) 781-1075 Fax
ittaylor@co.slo.ca.us

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From: Victoria O'Keeffe <vokeeffe@co.slo.ca.us>

Sent: Tuesday, July 30, 2019 6:27:03 PM

To: Aaron J. Nix <anix@co.slo.ca.us>; James T. Taylor <jttaylor@co.slo.ca.us>; Keith E. Scott <kscott@co.slo.ca.us>

Cc: Young L. Choi <ychoi@co.slo.ca.us>; James F. Voge <jvoge@co.slo.ca.us>

Subject: FW: DRC2018-00183 (Eden Dreams) Cannabis E-Referral - Second Request

All,

Come someone please help with response to the request below?

Thank you.

VICTORIA O'KEEFFE

ADMINISTRATIVE SERVICES MANAGER

SAN LUIS OBISPO COUNTY SHERIFF'S OFFICE

(p) 805-781-4546 | (f) 805-781-1136

vokeeffe@co.slo.ca.us | www.slosheriff.org

From: Young L. Choi <ychoi@co.slo.ca.us>

Sent: Monday, July 29, 2019 5:29 PM

To: Aaron J. Nix <anix@co.slo.ca.us>; Victoria O'Keeffe <vokeeffe@co.slo.ca.us>

Cc: Misty R. Gin <mgin@co.slo.ca.us>

Subject: DRC2018-00183 (Eden Dreams) Cannabis E-Referral - Second Request

Hello,

This project was initially referred to your department back in early 2018. The project component is: 3 acres of outdoor cultivation, new 40,000 sf indoor cultivation/nursery/drying facility, and a new 5,000 sf building for processing. I have not yet received your department's response on this project and I would like to know if your department has any comments or concerns in regards to this cannabis cultivation.

Please let me know if you need additional information to form your comments.

Thank you,

Young Choi

Planner

(p) 805-788-2086

ychoi@co.slo.ca.us

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING