



RECEIVED

3 OCT 2018

PLANNING & BUILDING REFERRAL

Date: October 1, 2018  
To: Cassidy McSurdy, Project Planner  
From: Glenn Marshall, Development Services  
Subject: **Public Works Revised Comments on DRC2018-00177 Scott-Pitchess, MUP, River Rd, Santa Margarita, APN 071-201-053**

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 REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:**

1. Update and resubmit the project site plan to show that your proposed development site is outside the 100-year flood plain.

**Public Works Comments:**

- A. Upon completion of both phases, the project is expected to generate 15 average daily trips (ADT) with 2 afternoon peak hour trips (PHT) based on the following project description:
- Phase 1: 3 acre outdoor cultivation (6 ADT)
  - Phase 2: 22,000 square feet greenhouse cultivation (6 ADT)
  - Phase 2: 9,500-square feet onsite processing (curing/trimming/bulk packaging & delivery building), (3 ADT)
- Project impacts to County maintained roads are considered negligible.
- B. 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.
- C. A portion of the project property is located within a Flood Hazard area, the applicant must ensure all new grading and structures comply with County flood hazard construction standards, Section 22.14.060.
- D. This project appears to not meet the applicability criteria for Stormwater Management, it is located outside a Stormwater Management Area.
- E. 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. Phase 1: Maximum 3-acre onsite outdoor cannabis cultivation.
  - b. Phase 2: Maximum 22,000-square feet onsite indoor greenhouse or nursery cannabis cultivation.
  - c. Phase 2: Maximum 9,500-square feet onsite processing (curing/trimming/bulk packaging & delivery building).
2. **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.
3. **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.

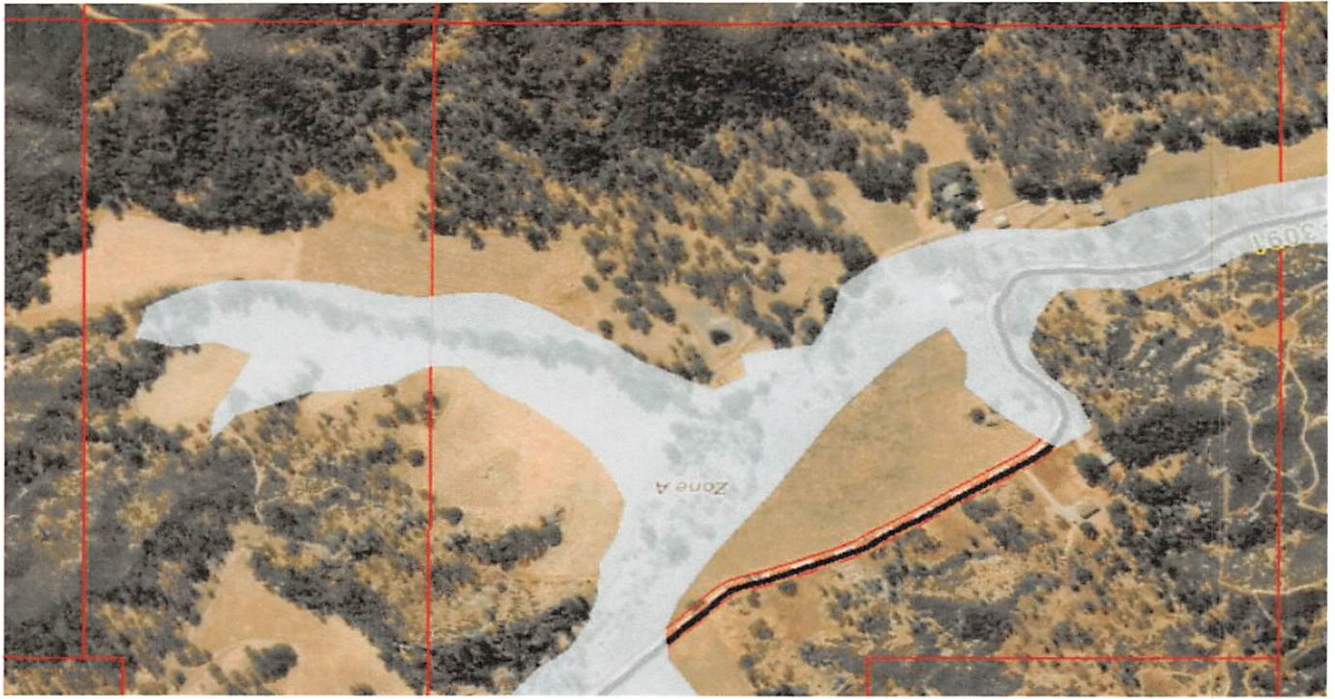
#### Stormwater Pollution Prevention Plan (SWPPP)

4. **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

5. **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.
6. **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.
7. **At the time of application for construction permits**, the applicant shall show the 100-year flood hazard boundary on the project plan and submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Section 22.14.060.
8. **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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**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805.543.4244 • Fax: 805.543.4248  
www.calfireslo.org



Scott M. Jalbert, Unit Chief

September 24, 2019

San Luis Obispo County  
Department of Planning & Building  
County Government Center  
San Luis Obispo, CA. 93408

Subject: DRC2018-00177 (Scott/Pitchess - Pegaso Estate Farms)  
12415 River Road near Pozo, CA.

Ms. Knall,

CAL FIRE/San Luis Obispo County Fire Department has recently reviewed the New Project Referral and Proposed Development Statement for the requested Conditional Use Permit. The proposed 2 phase project would be to allow for 3 separate outdoor one acre cannabis cultivation sites as part of the first phase. Also, 22,000 square feet of indoor cultivation and a 9,500 square foot drying, packaging and storage building would be built as part of the second phase.

The project site is located upon lands classified as State Responsibility Area (SRA) for purposes of wildland firefighting. This specific location has a "**Very High**" Fire Hazard Severity Zone rating.

**Special Concerns:**

The cumulative effects of commercial development and/or special event type programs within areas such as this continues to place challenges upon CAL FIRE/County Fire's ability to provide effective and efficient emergency services within rural areas.

The nearest CAL FIRE/San Luis Obispo County Fire Department station (#40-Parkhill) is located at 6140 Parkhill Road near Santa Margarita, CA. This station has an approximate 14-mile vehicular travel distance and 30-minute response time to the proposed project site. A minimum of 2 fulltime firefighters are on duty at this station throughout the entire year.

The following are requirements that must be satisfied prior to final inspection and occupancy.

- Automatic commercial fire sprinkler systems are required to be installed within all commercial structures 1,000 square feet in size or greater. A Registered Fire Protection Engineer (F.P.E.) is required to design and approve of any/all required commercial fire sprinkler system(s), water storage system, underground piping, proposed fire hydrants and fire pump. A comprehensive written technical analysis of all fire suppression system related components is required and must be provided to CAL FIRE/County Fire prior to building permit application.
- The proposed 9,500 square foot "headhouse" will require a commercial fire sprinkler system.



- Greenhouse and hoop house type structures must receive approval by the San Luis Obispo County Dept. of Planning & Building and CAL FIRE/County Fire prior to being placed. Occupancy, construction materials and use of these types of structures shall meet all relative minimum requirements set forth within the CA. Building and Fire Code(s) as well as all local standards/ordinances. If all these conditions are met, greenhouse and hoop house structures will not require fire sprinklers.
- Certain types of business operations conducted within greenhouse and/or hoop house structures may trigger the requirement to install commercial fire sprinklers.
- **VEHICULAR ACCESS** – Primary vehicular access to the proposed project site is taken directly from River Road. No significant fire/life safety concerns are presented relative to primary access. The existing onsite roadway(s) will require minor maintenance and improvement in order to provide a 20-foot wide all-weather surface capable of supporting a minimum of 75,000 lbs. Currently, the onsite roadways do not provide an all-weather surface. Access to the proposed commercial “headhouse” structure must meet all relative standards. Based upon initial review of the proposed site plan dated 8/2018, it does not appear commercial vehicular access (fire lane) standards were utilized in designing the proposed “headhouse” access. Additional onsite consultation shall be required between the applicant, agent and County Fire in order to ensure adequate commercial vehicular access is provided to and around the proposed commercial use “headhouse” structure.
- **FIRE HYDRANTS** – Phase two will require properly installed pressurized fire hydrants being placed onsite. Fire hydrant placement shall be detailed within the required written technical analysis to be provided by a Registered Fire Protection Engineer. All pressurized fire hydrants shall provide (2) 2-1/2 inch and (1) 4-inch male National Standard thread connections.
- **WATER STORAGE** – The proposed 10,000 gallon water storage tank does not provide sufficient water storage to meet the fire sprinkler system demand(s) of the proposed 9,500 square foot commercial “headhouse” structure. This proposed tank provides sufficient water storage for the first phase only. Additional water storage will be required for the second phase. Water storage tanks may not be “daisy chained” together. If multiple tanks are utilized, all tanks must be connected via a manifold and flexible couplings. No “poly” or plastic water storage tanks shall be allowed.
- **OCCUPANCY CLASSIFICATION** – An occupancy classification change to any existing structure located onsite will require the installation of an appropriately designed, permitted and installed commercial fire sprinkler system.
- **EMERGENCY ACCESS** – A Knox Corporation key switch shall be installed on all electric vehicular gates and rapid entry Knox boxes shall be attached to commercial structures (where required and agreed upon). The Knox boxes shall be located where approved by County Fire.
- **ADDRESSING** – Address numbers and placement shall meet current commercial standards. The minimum address numbering size of 8-inch tall numbers with a ½ inch stroke shall be placed at the entrance to the proposed project off River Road. Numbering shall contrast to their background. Proper signage shall be required throughout the site in order to properly identify vehicular access and egress routes.

*County Fire staff and the applicant have conducted an onsite consultation. An additional onsite consultation is recommended in order to discuss required minor maintenance and improvement to the existing access roads located throughout the proposed project site. Also, discussion regarding access to the proposed "headhouse" would be beneficial to all parties.*

The proposed project will require final inspection prior to occupancy and/or business operations being conducted. Please contact this office at (805)593-3490 to schedule the final inspection once all requirements have been satisfied.

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3425.

Sincerely,

  
Clinton L. Bullard

Fire Inspector

C: Pitchess, Applicant

Scott, Agent

## Brandi Cummings

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**From:** Cassidy McSurdy <cmcsurdy@co.slo.ca.us>  
**Sent:** Wednesday, October 3, 2018 1:25 PM  
**To:** Brandi Cummings; Jameson Honeycutt; Cassidy Williams  
**Subject:** FW: DRC2018-00177 SCOTT\_PITCHESS, NORTH COUNTY E-Referral, CONDITIONAL USE PERMIT, SANTA MARGARITA

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**From:** Michael Stoker  
**Sent:** Wednesday, October 03, 2018 11:33 AM  
**To:** Cassidy McSurdy <cmcsurdy@co.slo.ca.us>  
**Cc:** Cheryl Journey <cjourney@co.slo.ca.us>  
**Subject:** Re: DRC2018-00177 SCOTT\_PITCHESS, NORTH COUNTY E-Referral, CONDITIONAL USE PERMIT, SANTA MARGARITA

cassidy,

Please find buildings recommendations for DRC2018-00177 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of 3- once acre outdoor cultivation sites and a 22,000 sq. ft green house / packaging and processing. 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 the separate structure/building located on the site (i.e, green house, site lighting, water storage tank).

4. Please specify the buildings Occupancy Group and Type of Construction on the cover sheet of the plans to coordinate with the California Building Code.
5. Provide a reference on the cover sheet of the plans to the applicable codes.
6. The greenhouses will need to comply with the requirements of CBC Appendix C.
7. 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.
8. 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.
9. 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.

If there is any processing on the site the following items will be applicable as it would change the buildings "Occupancy Group":

10. Please specify the buildings Occupancy Group and Type of Construction on the cover sheet of the plans to coordinate with the California Building Code.
11. Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, provide information stating is the building is using the separated, non-separated, or accessory occupancy method or combination of each per CBC Chapter 5.
12. 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.
13. Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10 for the processing containers, security trailer.
14. 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, access to work areas, etc.)
15. Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided is sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.

Thanks

**County Of San Luis Obispo**

**Planning & Building**

**Michael Stoker, CASp**

Building Division Supervisor

(p) 805-781-1543

[mstoker@co.slo.ca.us](mailto:mstoker@co.slo.ca.us)

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**From:** Mail for PL\_Referrals Group

**Sent:** Monday, October 1, 2018 10:38 AM



To: Cassidy McSurdy

Subject: DRC2018-00177 SCOTT\_PITCHESS, NORTH COUNTY E-Referral, CONDITIONAL USE PERMIT, SANTA MARGARITA

**DRC2018-00177 SCOTT\_PITCHESS, NORTH COUNTY E-Referral, CONDITIONAL USE PERMIT, SANTA MARGARITA  
APN: 071-201-053**

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 SCOTT\\_PITCHESS 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):**  
**Cassidy McSurdy (805-788-2959 or [cmcsurdy@co.slo.ca.us](mailto:cmcsurdy@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.*

**Cassidy McSurdy**  
**County Of San Luis Obispo**  
**Planning & Building**  
(p) 805-788-2959  
[cmcsurdy@co.slo.ca.us](mailto:cmcsurdy@co.slo.ca.us)



## Air Pollution Control District San Luis Obispo County

### **Via Email**

March 7, 2019

Cassidy McSurdy  
County of San Luis Obispo Department of Planning and Building  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408  
cmcsurdy@co.slo.ca.us

SUBJECT: APCD Comments Regarding the Scott-Pitchess Cannabis Cultivation

Dear Ms. McSurdy:

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 12415 River Road (east of Santa Margarita Lake and northwest of the town of Pozo).

The proposed project includes a Conditional Use Permit for cannabis cultivation, nursery, and manufacturing which would be completed in two phases. Phase 1 would include three acres of cannabis cultivation grown on an existing, plowed field. Phase 2 would construct two 11,000 square foot greenhouses and a 9,500 square foot lightweight steel processing building ("headhouse"). The headhouse would be drying, packaging, and processing space, as well as permanent restrooms and shower areas for staff. Grading would occur to level the building pad, which would consist of class II base to provide for vehicle travel around the greenhouses and headhouse.

One to five vehicles would be transporting/distributing product. No traffic or trip generation study was mentioned. The nearest paved road to the site is 1.25 miles away.

*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 IMPACTS - Below Threshold**

The APCD evaluated the construction impacts of this project to assess potential air quality impacts from the proposed Conditional Use Permit for cannabis cultivation, nursery, and manufacturing. 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 requirement below, the APCD is not requiring other construction phase mitigation measures for this project.**

#### **Developmental Burning**

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division 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;
- 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 IMPACTS - Exceeds Threshold**

Based on the APCD's spreadsheet modeling for estimating operational dust emissions from daily traffic on unmitigated unpaved roads, the project could exceed the APCD's daily operational particulate matter (PM<sub>10</sub>) emissions threshold identified in Table 3-2 of the [CEQA Air Quality Handbook](#) (April 2012). The modeling uses the California Air Resources Board's unpaved road emission factor that is used in their statewide emissions inventory. The screening table reference is available at: [slocleanair.org/rules-regulations/land-use-ceqa.php](http://slocleanair.org/rules-regulations/land-use-ceqa.php). **If the project will exceed 5 daily vehicle round trips, the APCD recommends that the project implement the on-site PM<sub>10</sub> mitigation measures listed below.**

#### **Mitigate Unpaved Access Roads by implementing one of the following:**

- a. For the life of the project, pave and maintain the roads, driveways, and/or parking areas; or
- b. For the life of the project, maintain the unpaved roads, driveways, and/or parking areas with a dust suppressant (see Technical Appendix 4.3 of the [CEQA Air Quality Handbook](#) (April 2012) for a list of APCD-approved suppressants) such that fugitive dust emissions do not exceed

the APCD's 20% opacity limit for greater than 3 minutes in any 60-minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402) will occur;

- c. Also, to improve the dust suppressant's long-term efficacy, the applicant shall also implement and maintain design standards to ensure vehicles that use the on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less.

If the project's access involves a city or county owned and maintained road, the applicant shall work with the applicable Public Works Department to ensure that the mitigation follows the agency's road standards for that section of road. The applicant may propose other measures of equal effectiveness as replacements by contacting the APCD's Planning & Outreach Division at 805-781-5912.

#### 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 (not exclusive) to equipment and operations that may have permitting requirements. 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;
- Small scale manufacturing;
- Boilers;
- Internal combustion engines; and
- Cogeneration facilities.

Most facilities applying for an Authority to Construct (ATC) 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 complete and submit an application 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 ATC.

#### 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 the APCD Engineering and Compliance Division at 805-781-5912 or online at: <https://www.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. **For nuisance concerns related to indoor/outdoor cannabis agricultural crops, please contact the APCD Engineering and Compliance Division at 805-781-5912 or online at: <https://www.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: <http://www.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: Forest Scott, Applicant  
Tim Fuhs, APCD





## COUNTY OF SAN LUIS OBISPO

### DEPARTMENT OF AGRICULTURE / WEIGHTS & MEASURES

Martin Settevendemie, Agricultural Commissioner / Sealer of Weights & Measures

**DATE:** February 25, 2019  
**TO:** Cassidy McSurdy, Project Manager  
**FROM:** Lynda L. Auchinachie, Agriculture Department  
**SUBJECT:** Scott\_Pitchess Conditional Use Permit DRC2018-00177 (3019)

The applicant is requesting a conditional use permit to allow for phased development of three one-acre outdoor cannabis cultivation sites, 22,000 square feet of indoor greenhouse cannabis cultivation, and a 9,500 square foot structure for drying, curing etc. as well as office and personnel facilities. The 225-acre project site, near Pozo, is located within the Agriculture land use category and is under Williamson Act contract.

The proposal has been reviewed for ordinance and policy consistency as well as potential impacts to on and off-site agricultural resources and operations. The following conditions of approval are recommended:

- Williamson Act contract requirements shall be maintained.
- Cannabis cultivation grading activities shall be consistent with the conservation practices and standards contained in the USDA Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG). Practices shall not adversely affect slope stability or groundwater recharge and shall prevent off-site drainage and erosion and sedimentation impacts. Erosion and sedimentation control activities shall adhere to the standards in Section 22.52.150C of the Land Use Ordinance.
- Prior to commencing permitted cultivation activities, the applicant shall consult with the Department of Agriculture regarding potential licensing and/or permitting requirements and to determine if an Operator Identification Number (OIN) is needed. An OIN must be obtained prior to any pesticides being used in conjunction with the commercial cultivation of cannabis; "pesticide" is a broad term, which includes insecticides, herbicides, fungicides, rodenticides, etc., as well as organically approved pesticides.
- Parking area should be minimized to protect farmland for agriculture production.
- Throughout the life of the project, best management water conservation practices shall be maintained.

The above comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, the Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA) and on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have any questions, I can be reached at 805.781.5914.