



COUNTY OF SAN LUIS OBISPO

Cal Valley Lot Acquisition Program Cal Valley Cannabis Enforcement & Clean-up Carrizo Cannabis Permitting



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California Valley Lot Acquisition Program

Steve McMasters, Supervising Planner



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History of California Valley

1960s

- 24,000 acre area subdivided
- 7,200 - 2.5 acre lots
- Included larger lots for school and park sites

2015

- Marijuana farming



CVLAP

How did we get here?

- Convergence of two separate but sympathetic goals:
 - Antiquated (undevelopable/uneconomic) subdivision lot retirement
 - Habitat preservation



County Policy

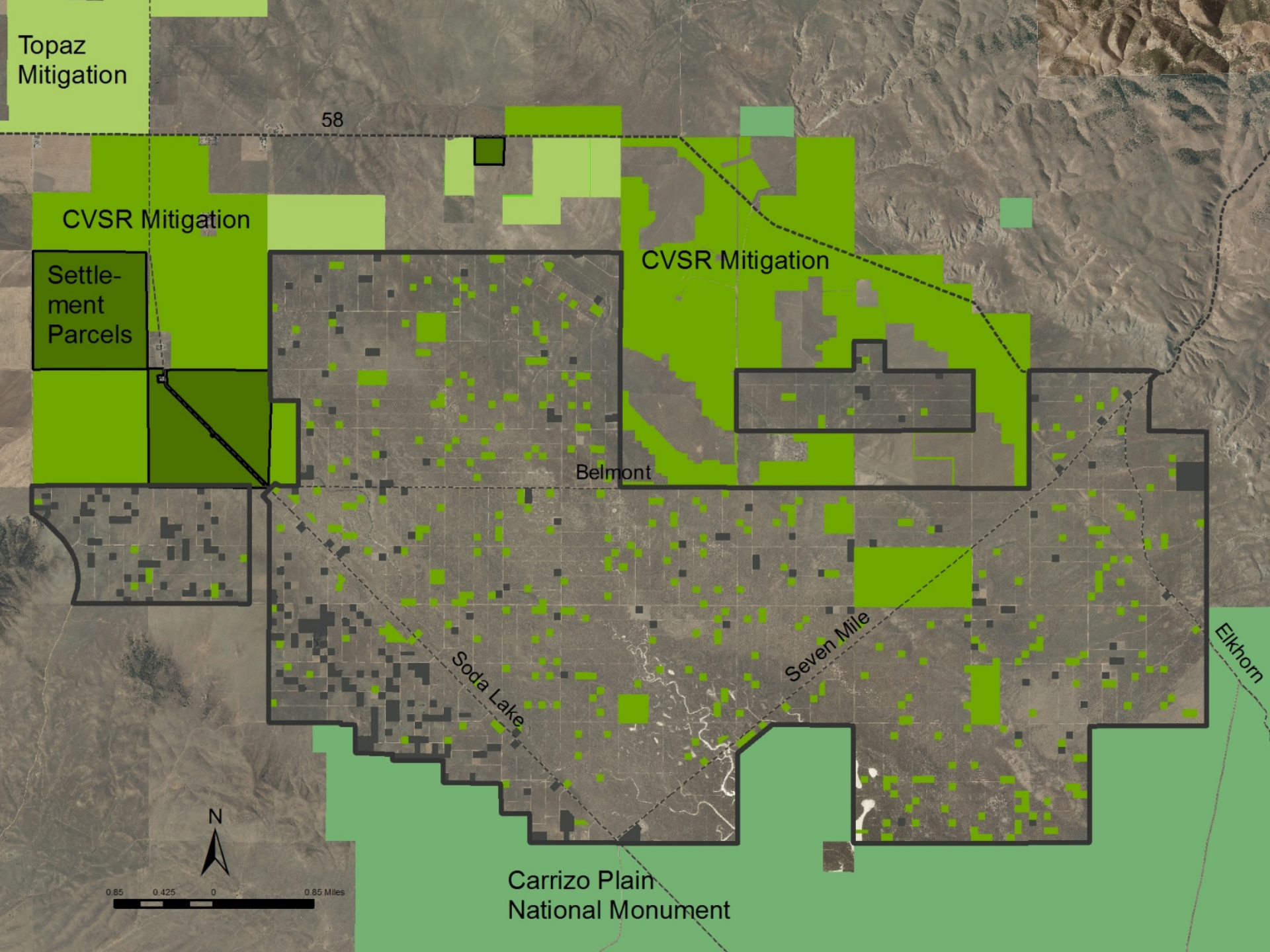
- Board of Supervisors original policy in 1980
- Updated policy in 1988 directed:
 - “County...acquire tax deeded properties that meet the following criteria:
 - Property located in a “paper subdivision”
 - Uneconomic subdivisions of land such as found in California Valley.”



Solar Projects

- EIRs for both identified an impact to wildlife habitat and movement
- Mitigation was proposed:
 - Preserve appropriate property in open space either through fee purchase or easement
 - Provide “seed” funding for CVLAP





CVLAP

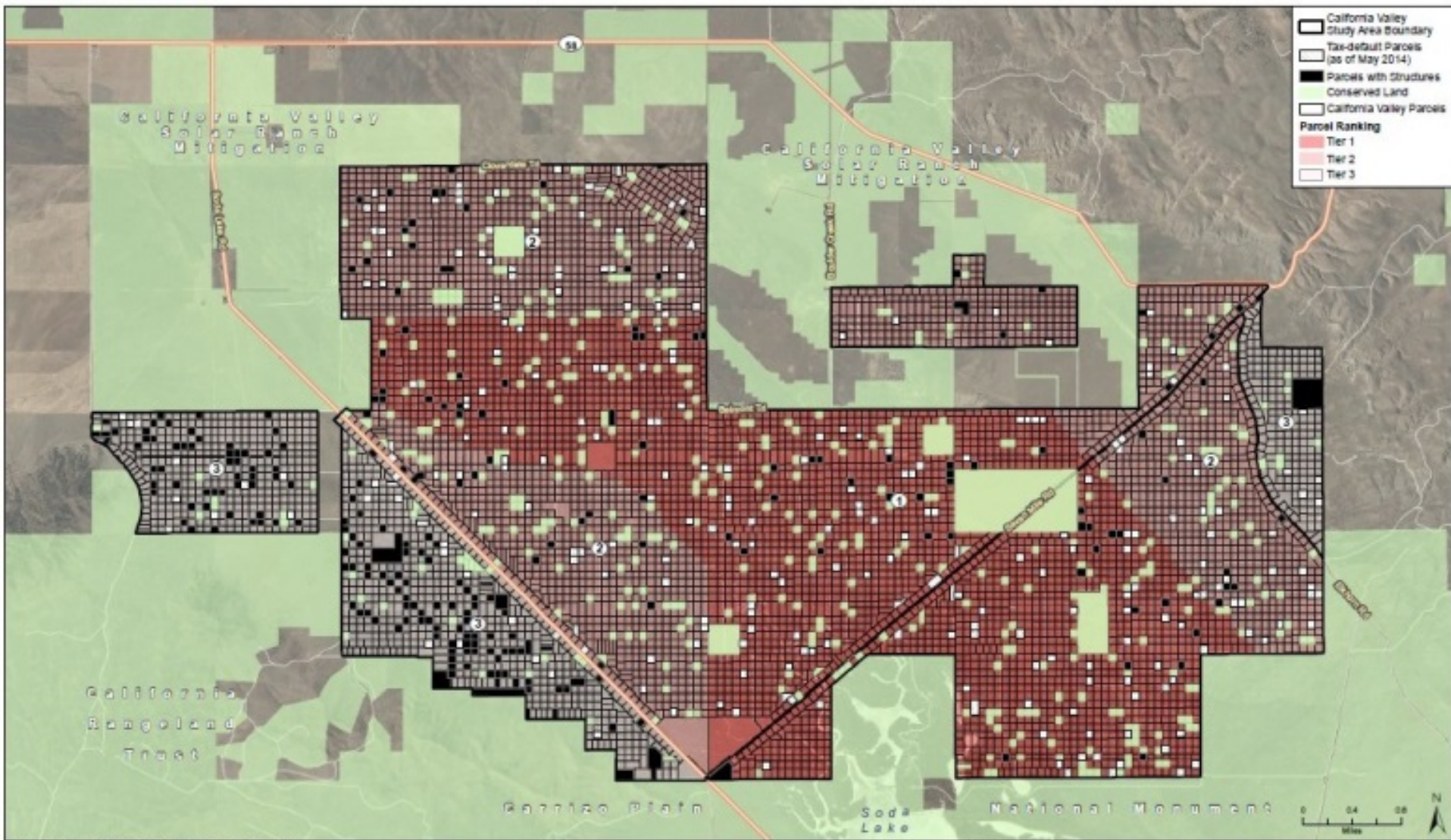
- Key Challenges:
- Balance \$ - acquisition/management
- Buy in from stakeholders
- Identify an entity to implement program and manage properties
- Identify long(er) term funding sources
- Long term problems/threats to program



Criteria Considered

- Habitat connectivity
- Presence of key biological resource
- Proximity to already protected property
- Flexibility
- Avoidance of developed parcels





Imagery provided by San Luis Obispo County, 2011. Additional data provided by Parcel Quest, 2013, and San Luis Obispo County Redemption, Assessors, Tax Collector, and Planning Departments, 2013.

Parcels Considered for Acquisition in Relation to Tiers



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CVLAP – Parcel Prioritization

- What can the program afford to purchase?
 - Not all 7,200 lots
 - Developed properties not appropriate
- Prioritize
 - Tax default lots
 - Tier 1 lots
 - Lots adjacent to “preserved lands”



Next Steps

- Approve Phase I
- Develop RFP for Phase II (Implementation)
- Address road fee
- Continue to engage other County Government stakeholders (e.g. Tax Collector, Property Management)
- Implementation



California Valley Cannabis Enforcement & Clean-Up

Ian Landreth, Resource Protection Specialist



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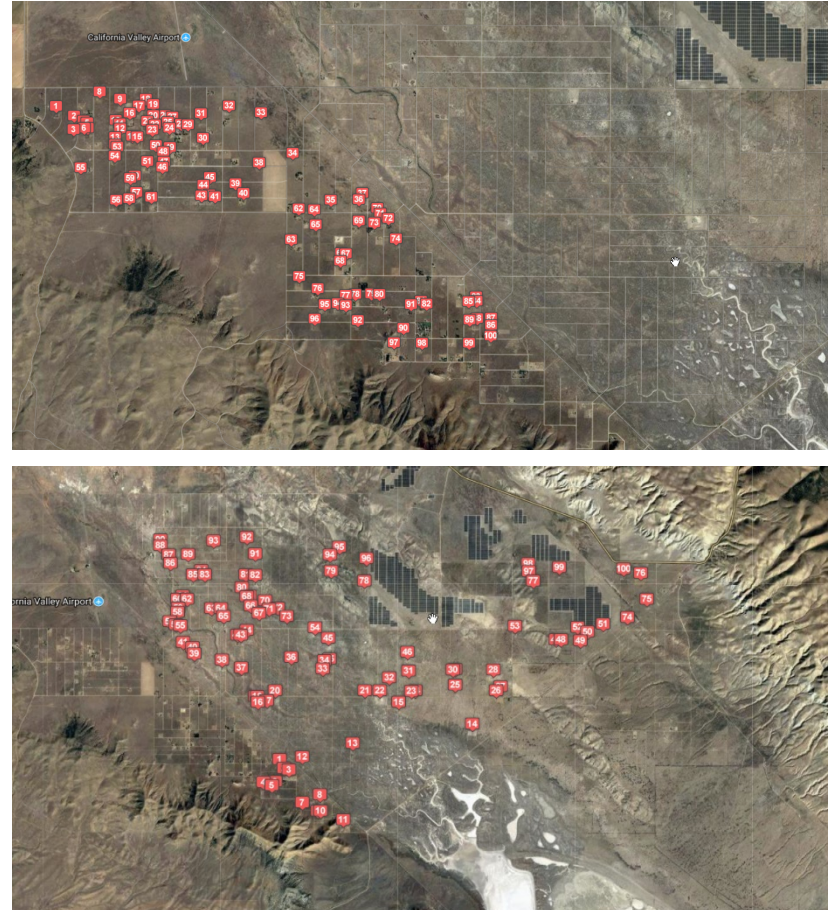
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California Valley – Cannabis Cultivation

How many cultivations?

- ~ 260 Cultivations 2017'
- ~ 280 Cultivations 2018'
- Number of cultivations expected to increase.



California Valley – Environmental Issues

Threatened & Endangered Species

- Giant Kangaroo Rat
- Kit Fox
- Vernal Pool Fairy Shrimp



California Valley – Blight



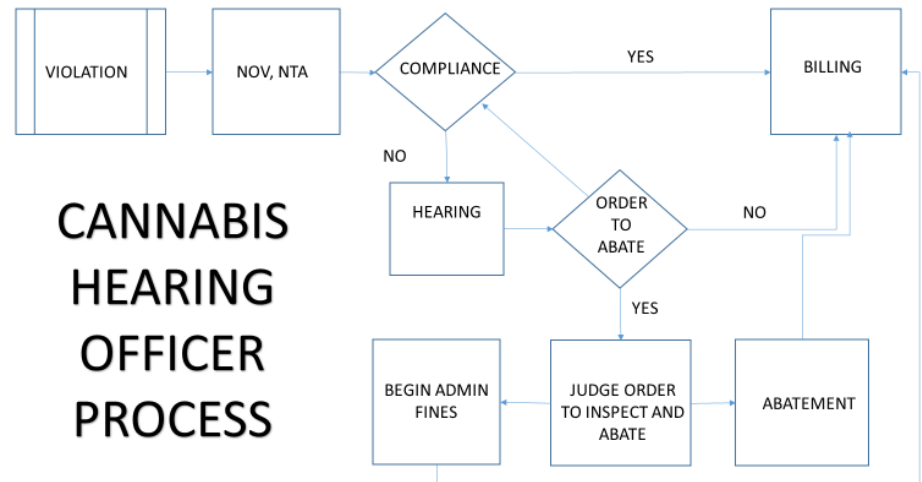
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California Valley – Cannabis Abatement

Abatement Process

- Site Inventory
- Case Management
- Cannabis Hearing Officer (CHO)



Carrizo Planning Area Cannabis Permitting

Brandi Cummings, Environmental Resource Specialist

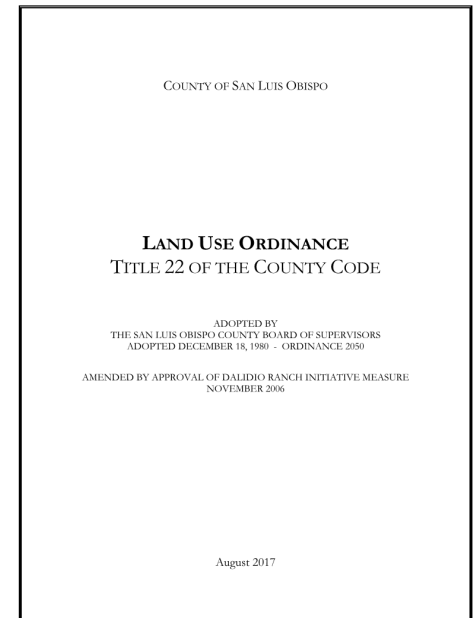


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Cannabis Land Use Ordinance

- Adopted November 2017
- 6 allowable cannabis activities
 - Personal exemption (no permit)
- Discretionary permit required (MUP or CUP)
- Cannabis ≠ Crop Production
- Hemp = Crop Production



Allowable Cannabis Activities by Land Use Category

	AG	RL	RR	RS	RSF	RMF	OP	CR	CS	IND	OS	REC	PF
Cultivation ¹	X	X	X ²							X ²			
Nurseries ³	X	X	X ²							X ²			
Manufacturing ⁴ (non-volatile only)	X ⁵								X ⁶	X			
Testing Facilities									X ⁶	X			
Distribution Facilities									X ⁶	X			
Dispensaries ⁷ (mobile-deliveries only)	X	X	X						X ⁶	X			

Footnotes

¹ Minimum parcel size required: AG – 10 acres; RL – 50 acres; RR – 20 acres; IND – n/a

² Limited to indoor operations only.

³ Minimum parcel size required: AG – n/a; RL – n/a; RR – 5 acres; IND – n/a

⁴ Limited to non-volatile manufacturing only (Type 7 State licenses prohibited).

⁵ Limited to processing of the raw cannabis materials grown onsite.

⁶ Must be located within an Urban Reserve Line (URL).

⁷ Limited to mobile deliveries only (Type 9 State licenses only).

Land Use Categories

AG – Agriculture

RL – Rural Lands

RR- Residential Rural

RS – Residential Suburban

RSF – Residential Single-Family

RMF – Residential Multi-Family

OP – Office and Professional

CR – Commercial Retail

CS – Commercial Service

IND – Industrial

OS – Open Space

REC – Recreation

PF – Public Facilities



DEPARTMENT OF
PLANNING AND BUILDING



CARRIZO PLANNING AREA

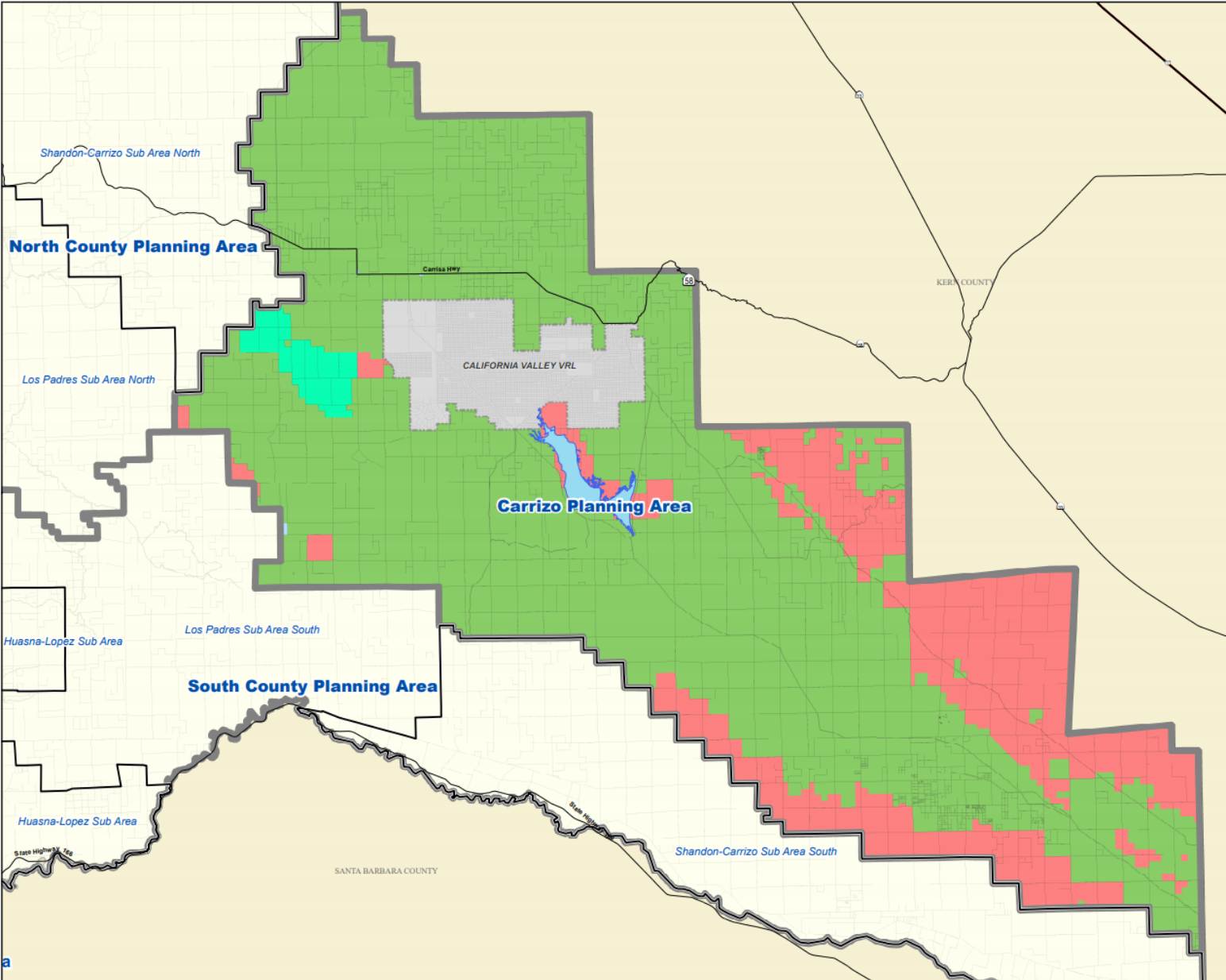
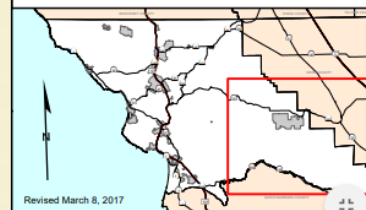
RURAL LAND USE CATEGORY MAP

LEGEND

- Lake or Pond
- Coastal Zone Boundary
- Planning Area Boundary
- Planning Sub Area Boundary
- URL - VRL

Land Use Category

- Agriculture
- Commercial Retail
- Commercial Service
- Industrial
- Multi-Land Use Category
- Office Professional
- Open Space
- Public Facility
- Recreation
- Rural Lands
- Residential Multi Family
- Residential Rural
- Residential Suburban
- Residential Single Family



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PLANNING AND BUILDING



CALIFORNIA VALLEY VILLAGE RESERVE LINE
LAND USE CATEGORIES

LEGEND

- Coastal Zone Boundary
- Planning Area Boundary
- Planning Sub Area Boundary
- California Valley Village Reserve Line

Land Use Category

- Agriculture
- Commercial Retail
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Revised March 7, 2017

BRANCH MOUNTAIN RD

58

Carrizo Planning Area

California Valley VRL

Soda Lake



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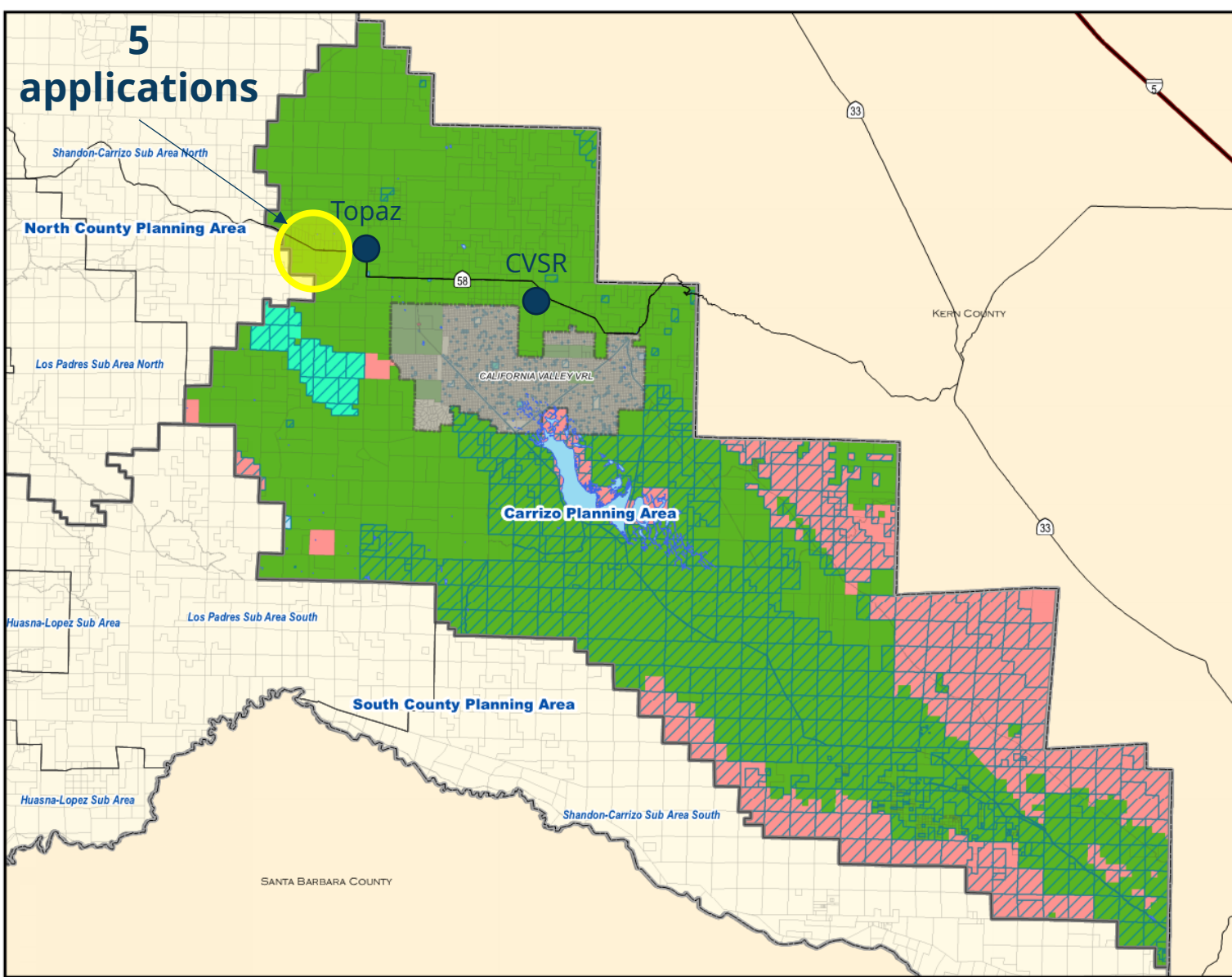
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Standards

- Zoning
- Minimum Parcel Size
- Canopy limits
- Setbacks
- Screening & Fencing
- Air Quality
- Nuisance odors
- Pesticide standards
- Monitoring Program



5 applications



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PLANNING & BUILDING

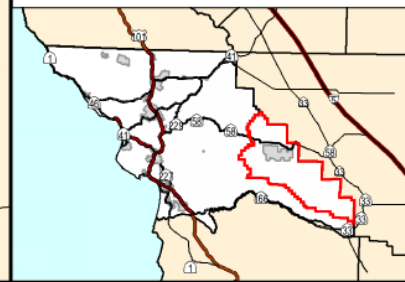
CARRIZO PLANNING AREA
RURAL LAND USE
CATEGORY MAP

0 2 4 8 Miles

Legend

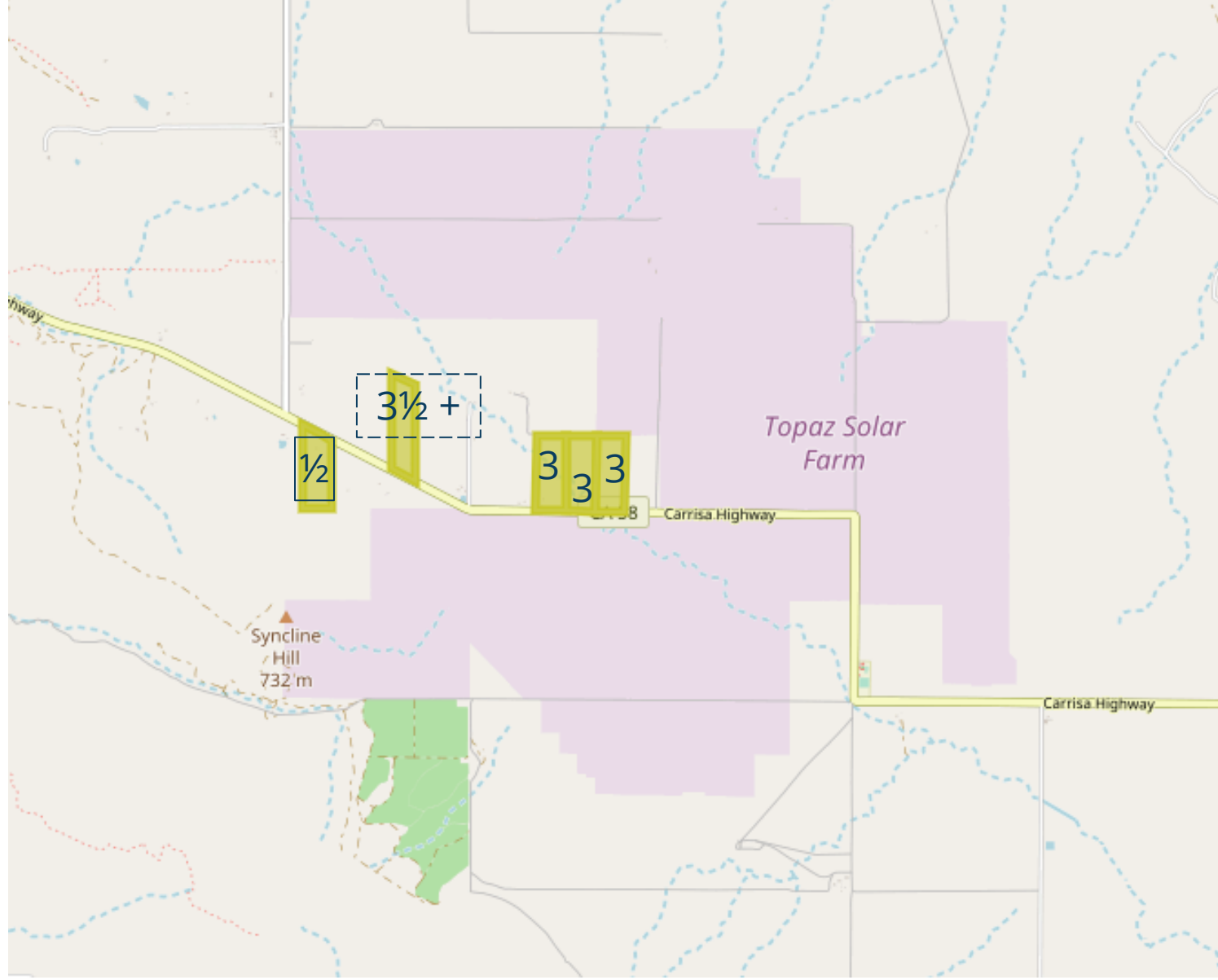
 County Boundary	Highways
 Planning Sub Areas	 State Highway
 Planning Areas	 State Route
 Lake or Pond	
 URL - VRL	
 Public & Special District Lands	
Land Use Category	
 Agriculture	
 Commercial Retail	
 Commercial Services	
 Industrial	
 Multi-Land Use Category	
 Office & Professional	
 Open Space	
 Public Facility	
 Recreation	
 Rural Lands	
 Residential Multi Family	
 Residential Rural	
 Residential Suburban	
 Residential Single Family	

Source Data: County of San Luis Obispo
Projected Coordinate System:
NAD_1983_StatePlane_California_V_FIPS_0405_Feet
Map Created: 05/09/2018



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Approvals Required

- Land Use Permit
 - CEQA & Public Hearing
- State Cannabis License
 - State Seller's License
 - Cannabis Tax Permit (distributors)
 - CDFW Streambed Alteration or written verification not needed
 - Articles of Incorporation
 - Bond
 - CEQA Compliance
 - Labor Peace Agreement (20+ employees)
- Business License
 - RWQCB Clearance
 - Pesticide Permit
 - Sheriff Clearance



Contact

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