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

Steve McMasters, Supervising Planner
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
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
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
California Valley – Cannabis Abatement

Abatement Process

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

CANNABIS HEARING OFFICER PROCESS

VIOLATION → NOV, NTA → COMPLIANCE
  "YES"
  "NO"

HEARING → ORDER TO ABATE
  "YES"
  "NO"

BEGIN ADMIN FINES → JUDGE ORDER TO INSPECT AND ABATE

BILLING

COUNTY OF SAN LUIS OBISPO
www.slocounty.ca.gov
Carrizo Planning Area
Cannabis Permitting

Brandi Cummings, Environmental Resource Specialist
Cannabis Land Use Ordinance

- Adopted November 2017
- 6 allowable cannabis activities
  - Personal exemption (no permit)
- Discretionary permit required (MUP or CUP)
- Cannabis $\neq$ Crop Production
- Hemp = Crop Production
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<td>Allowable Cannabis Activities by Land Use Category</td>
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| 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). |
Standards

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