

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019089081

Project Title: DRC2018-00040 7840 Cougar Ridge LLC (Previously Helios Dayspring)
Lead Agency: County of San Luis Obispo **Contact Person:** Eric Hughes
Mailing Address: 976 Osos Street, Room 300 **Phone:** (805)781-1591
City: San Luis Obispo **Zip:** 93408-2040 **County:** San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: community of Nipomo
Cross Streets: Cougar Ridge Wy/Suey Creek Rd **Zip Code:** 93454
Lat. / Long.: 35° 4' 55.51" N/ 120° 24' 20.23" W **Total Acres:** 123
Assessor's Parcel No.: 048-151-044, 048-151-037, 048-151-043 **Section:** 36 **Twp.:** 12N **Range:** 34W **Base:** SBB&M
Within 2 Miles: State Hwy #: _____ **Waterways:** Los Berros Creek
Airports: _____ **Railways:** _____ **Schools:** _____

Document Type: Governor's Office of Planning & Research
 CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other _____
 Mit Neg Dec Other _____

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:
 Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Cannabis Cultivation

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other _____

Present Land Use/Zoning/General Plan Designation:
Rural Lands
Project Description: (please use a separate page if necessary)
See Attached.

State Clearinghouse Contact: (916) 445-0613
 State Review Began: 8-26 - 2019
 SCH COMPLIANCE 9-24 - 2019

Project Sent to the following State Agencies

- | | |
|---|---|
| <input checked="" type="checkbox"/> Resources | <input type="checkbox"/> Cal EPA |
| <input type="checkbox"/> Boating & Waterways | <input type="checkbox"/> ARB: Airport & Freight |
| <input type="checkbox"/> Central Valley Flood Prot. | <input type="checkbox"/> ARB: Transportation Projects |
| <input type="checkbox"/> Coastal Comm | <input type="checkbox"/> ARB: Major Industrial/Energy |
| <input type="checkbox"/> Colorado Rvr Bd | <input checked="" type="checkbox"/> Resources, Recycl. & Recovery |
| <input checked="" type="checkbox"/> Conservation | <input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water |
| <input checked="" type="checkbox"/> CDFW # <u>4</u> | <input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____ |
| <input checked="" type="checkbox"/> Cal Fire | <input type="checkbox"/> SWRCB: Div. Financial Assist. |
| <input checked="" type="checkbox"/> Historic Preservation | <input type="checkbox"/> SWRCB: Wtr Quality |
| <input checked="" type="checkbox"/> Parks & Rec | <input type="checkbox"/> SWRCB: Wtr Rights |
| <input type="checkbox"/> Bay Cons & Dev Comm. | <input checked="" type="checkbox"/> SWRCB: Wtr Rights |
| <input checked="" type="checkbox"/> DWR | <input checked="" type="checkbox"/> Reg. WQCB # <u>3</u> |
| | <input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC _____ |
| | Yth/Adlt Corrections |
| | Corrections _____ |
| CalSTA | Independent Comm |
| <input type="checkbox"/> Aeronautics | <input type="checkbox"/> Delta Protection Comm |
| <input type="checkbox"/> CHP | <input type="checkbox"/> Delta Stewardship Council |
| <input checked="" type="checkbox"/> Caltrans# <u>5</u> | <input type="checkbox"/> Energy Commission |
| <input type="checkbox"/> Trans Planning | <input checked="" type="checkbox"/> NAHC |
| Other | <input type="checkbox"/> Public Utilities Comm |
| <input type="checkbox"/> Education | <input type="checkbox"/> Santa Monica Bay Restoration |
| <input checked="" type="checkbox"/> Food & Agriculture | <input type="checkbox"/> State Lands Comm |
| <input type="checkbox"/> HCD | <input type="checkbox"/> Tahoe Rgl Plan Agency |
| <input type="checkbox"/> OES | <input type="checkbox"/> Conservancy |
| State/Consumer Svcs | Other: _____ |
| <input type="checkbox"/> General Services | |

Please note State Clearinghouse Number (SCH#) on all Comments

SCH# 2019089081
Please forward late comments directly to the Lead Agency

AQMD/APCD 29
 (Resources: 8 / 31)

Attachment – Project Description

Request from 7840 Cougar Ridge LLC (previously HELIOS DAYSPRING) for a Minor Use Permit (DRC2018-00040) for up to one acre of outdoor (hoop house) cannabis cultivation, 1,000 square feet of ancillary outdoor nursery and up to 4,907 square feet of ancillary processing activities that would include drying, curing and storage on three contiguous parcels totaling approximately 123 acres. The applicant has an existing cannabis cultivation that includes 30,350 square feet of hoop houses, 1,000 square feet of ancillary nursery, three existing structures for drying and curing (640 square feet), five existing storage containers (1,514 square feet), a barn for pesticide and fertilizer storage (235 square feet), and three 10,000-gallon water tanks. The applicant proposes to expand the existing cultivation to include an additional 21,600 square feet of hoop houses, one 170-square foot drying structure, one 170-square foot storage structure, seven new 10,000-gallon water tanks, and conversion of an existing 2,178-square foot garage into a drying room. Overall, the operation will consist of 51,950 square feet of hoop houses and 5,907 square feet of ancillary uses (drying, storage and open nursery). A modification from the fencing standards set forth in Section 22.40.050.D.6 of the County's Land Use Ordinance (LUO) is requested; a modification from the setback standards set forth in Section 22.40.050.D.3.b of the County's LUO is requested to reduce the setback from 300 feet to 158 feet from the northern property line, 154 feet from the eastern property line, and 200 feet from the southern property line. The project is located at 7710 and 7840 Cougar Ridge Way, and 7855 Suey Creek Road in the South County Inland Sub Area of the South County Planning Area.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

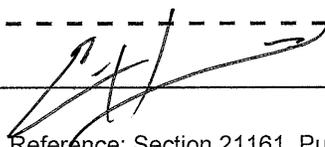
| | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 28, 2019 Ending Date September 27, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: 976 Osos St -- Rm 300 Address: _____
City/State/Zip: San Luis Obispo, CA 93401 City/State/Zip: _____
Contact: Eric Hughes Phone: _____
Phone: 805-781-1591

Signature of Lead Agency Representative:  _____ Date: 8/22/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.