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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: California Production Services/Davis Conditional Use Permit (DRC2019-00183)

Lead Agency: County of San Luis Obispo Planning and Building Department

Contact Name: Eric Hughes

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Project Location: Creston (*City*) San Luis Obispo (*County*)

Project Description (Proposed actions, location, and/or consequences).

Hearing request by California Production Services / Davis for a Conditional Use Permit (DRC2019-00183) (formerly Draeger Minor Use Permit DRC2018-00102) to establish up to three acres of outdoor cannabis cultivation canopy and 21,600 square feet of indoor cannabis cultivation, ancillary nursery and processing activities. Project development would result in 5.49 acres of site disturbance on an approximately 37.37-acre parcel, and will include the construction of seven 2,880-square foot greenhouses, one 1,440-square foot greenhouse, one 5,000-square foot metal building, up to 130,680 square feet of hoop house structures, and the use of two existing storage units (568 square feet of storage). A modification from the parking provisions set forth in Section 22.18.050.C.1 of the County Land Use Ordinance (LUO) is requested to reduce the parking from 59 to 13; 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 100 feet from the east and west property lines. The project site is located in the Agriculture land use category located at 5790 Rocky Canyon Road, Creston (APN 043-211-037) in the El Pomar-Estrella Subarea of the North County Planning Area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would have potentially significant impacts upon Aesthetics, Air Quality, Biological Resources, Noise, and Hydrology & Water Quality.

Project design combined with regulatory compliance and implementation of Air Quality mitigation measures AQ-1, AQ-2 and AQ-3 would ensure that any impacts related to construction and operations would be less than significant. Mitigation measures include fugitive dust control, construction equipment maintenance/standards/operational practices, and prohibition of developmental burning.

Potential impacts to Biological Resources would be reduced to a less than significant level with incorporation of mitigation measures BIO-1 through BIO-3. These measures require: special status plant species avoidance and minimization; pre-construction and site surveys for American Badger; and sensitive and nesting birds avoidance and minimization.

Potential impacts to Noise would be reduced to a less than significant level with incorporation of mitigation measure N-1. The measure requires demonstration that the noise generated by the project complies with applicable County standards for nighttime noise levels at the property lines.

Potential impacts to Hydrology and Water Quality would be reduced to less than significant with incorporation of mitigation measures W-1 through W-2, which include implementation of a Water Conservation Plan, a Water Demand Offset Program, and Quarterly Water Use Monitoring.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Project consists of cannabis cultivation activities. General public concern over odors and adequate long-term groundwater supplies.

Provide a list of the responsible or trustee agencies for the project.

California Department of Food and Agriculture
Central Coast Regional Water Quality Control Board
California Department of Fish and Wildlife
California Department of Forestry and Fire Protection (CalFire)