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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: Arvus Axium(Caleb Wendorff) Conditional Use Permit ED20-12 (DRC2018-00154)

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

Contact Name: Eric Hughes

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Project Location: Santa Margarita (*City*) San Luis Obispo (*County*)

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

A request by Arvus Axium (Caleb Wendorff) for a Conditional Use Permit (DRC2018-00154) (Previously DRC2018-00173) to authorize 3 acres of outdoor cannabis cultivation canopy in hoop houses; 40,824 square feet of commercial nursery area in hoop houses; 22,000 square feet of indoor cultivation canopy; 15,000 square feet of indoor processing; and 12,000 square feet of indoor commercial nursery. Project development would consist of the construction of 36,000 square feet of greenhouse space, a 15,000 square foot processing building for trimming, drying, curing and storage of onsite product, 480 square feet of office space, and installation of nine water storage tanks for irrigation use and one water storage tank for fire suppression. The project will result in the disturbance of approximately 10.2 acres on two parcels totaling approximately 41 acres. The project site is in the Agricultural land use category and is located at 8015 Carrisa Highway, about 38 miles East of the community of Santa Margarita in the Carrizo Planning Area 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, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Hydrology and Water Quality.

Project design combined with regulatory compliance and implementation of Air Quality mitigation measures AQ-1 and AQ-2 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.
Potential impacts to Biological Resources would be reduced to a less than significant level with incorporation of mitigation measures BR-1 through BR-17. These measures require: construction and employee training program; San Joaquin Kit Fox (SJKF) habitat mitigation measures; protection measures for SJKF, American Badger, Nesting Bird, Burrowing Owl, Tri-color Blackbird, special status small mammal, and special-status reptiles and amphibian, and pre-construction, weekly, monthly, and annual biological surveys; and measures for protection of state waters.
Potentially significant energy demand and inefficient energy use could occur during long-term operations which can lead to an increase in greenhouse gas emissions. Potential impacts related to energy and greenhouse gas emissions would be reduced to less than significant with incorporation of mitigation measures ENG-1, ENG-2 and GHG-1, which include implementation of Energy Conservation Plan, Quarterly Energy Monitoring, and a Greenhouse Gas Offset Program.
Potential impacts to Hazards and Hazardous Materials could occur during project construction. Impacts would be less than significant with incorporation of Mitigation Measure BR-14. Potential impacts to Hydrology and Water Quality could occur with project construction and operations. Hydrology and Water Quality impacts would be reduced to less than significant with implementation of Mitigation Measures BR-14, BR-16 and BR-17.

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.
Biological impacts to sensitive species resulting from land disturbance.

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)