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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: Bradley Canyon Farms, LLC, Conditional Use Permit, DRC2018-00110

Lead Agency: County of San Luis Obispo

Contact Name: Eric Hughes

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Project Location: Village of Oak Shores, County of San Luis Obispo

City *County*

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

A request by Bradley Canyon Farms, LLC for a Conditional Use Permit (DRC2018-00110) to establish 1.23 acres (53,400 square feet) of outdoor cannabis cultivation area, 6,720 square feet of outdoor ancillary cannabis nursery, and 2,400 square feet of indoor ancillary cannabis nursery on a 100-acre parcel. The project would also include installation of new security fencing, surveillance cameras, eight new water tanks, portable restrooms, and two seatrain containers for storage of planting materials and equipment. The project would result in approximately 48,702 square feet of site disturbance, including 49 cubic yards of cut and 49 cubic yards of fill, to be balanced on-site. The project site is located within the Rural Lands land use category and is located at 1255 Tierra Redonda Road, approximately 0.75 mile north of the village of Oak Shores in the Nacimiento Sub 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 add a number of visually contrasting components within a desginated visual sensitive resource area and within the viewshed of an officially designated state scenic highway. Mitigation has been identified to require the reduction of visible contrasting components via various strategies. The project would result in increased vehicle trips along an unpaved access road, resulting in increased dust emissions during project operation. Mitigation has been identified to require implementation of a Dust and Air Quality Control Plan. The project is located in an area that may support several special-status wildlife species; mitigation measures have therefore been identified to avoid, reduce, and compensate for potential impacts to these species and their habitats. The project would result in impacts to native oak trees identified in local plans as a sensitive resource. Mitigation has been identified to mitigate impacts to native oak trees through replacement, compensation, and preservation of unimpacted oak woodland on-site. The project would have the potential to result in the disturbance of previously undiscovered cultural and paleontological resources. Mitigation has been identified to require awareness training, discovery protocol, and monitoring to avoid impacts to these resources. The project would result in potentially wasteful and inefficient energy use; therefore, mitigation has been identified to require substantial reduction and/or offset of energy demand via GHG-free sources. The project would have the potential to degrade surface water quality via fuel leaks, erosion, and/or sedimentation, therefore mitigation has been identified to require implementation of a Hazardous Materials Response Plan and specific erosion control measures.

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

The County has received several letters from surrounding property owners raising concerns regarding the legality of the property's access and the responsibility for maintenance, odors, traffic, visibility from Interlake Road, noise, neighborhood compatibility, and security. Each of these concerns have been thoroughly analyzed via multiple staff visits to the existing operation on-site, preparation of technical studies by qualified professionals, and evaluation of all project plans and details submitted by the project applicant. The project has been found to be consistent with current County policies and standards with regards to security and neighborhood compatibility. Potential impacts associated with odors, traffic, visibility from Interlake Road, and noise have been evaluated and addressed within the Mitigated Negative Declaration prepared for the project.

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

California Department of Food and Agriculture (CDFA)
California Department of Fish and Wildlife (CDFW)
San Luis Obispo County Air Pollution Control District (APCD)
Central Coast Regional Water Quality Control Board (RWQCB)
California Department of Forestry and Fire Protection (CalFire)
Caltrans