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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: High Farms LLC Minor Use Permit ED21-111 (DRC2019-00061)

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

Contact Name: Eric Hughes

Email: ehughes@co.slo.ca.us Phone Number: 805-781-1591

Project Location: Paso Robles (*City*) San Luis Obispo (*County*)

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

A request by High Farms LLC for a Minor Use Permit (DRC2019-00061) for up to two (2) acres of outdoor cannabis cultivation; up to 21,780 square feet of ancillary nursery with mixed lighting in two greenhouses; and ancillary activities such as processing of cannabis plants (storage and drying) in three (3) new metal cargo containers and transport of product to licensed offsite facilities. Project development would result in approximately 2.3 acres of site disturbance and would include retrofit and use of an existing 10,150 square foot indoor nursery/greenhouse building and construction of a 11,630 square foot nursery/greenhouse; installation of one new 5,000 square foot water storage tank to supplement the existing 5,000 square foot tank; and one 120 square foot security shed. A modification from the setback standards set forth in Section 22.40.050.D.3.b. of the County Land Use Ordinance (LUO) is requested to reduce the required setback from 300 feet to approximately 200 feet from the eastern property line and 20 feet from the western property line. A modification from the parking provisions set forth in Section 22.18.050.B of the San Luis Obispo County Land Use Ordinance (LUO) is requested to reduce the required number of parking spaces from 134 to six (6). The project would employ up to five (5) workers. The project site is in the Agriculture land use category on a 21.62-acre property. The project site is located at 2450 Huasna Road, approximately one mile northeast of the City of Arroyo Grande in the San Luis Bay Inland Subarea South (San Luis Bay Planning Impact Area B) of the South 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 Biological Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Wildfire.

Potential impacts to Biological Resources would be reduced to a less than significant level with incorporation of mitigation measures BIO-1 through BIO-8. These measures require: construction and employee training program; protection measures and biological surveys for roosting bats, nesting birds, special status small mammal, and special-status reptiles and amphibian, avoidance and minimization measures for Crotch Bumble Bee and Western Bumble Bee, Site Maintenance and General Operations measures, and minimization of nighttime lighting. Potential impacts to Energy would be reduced to a less than significant level with incorporation of mitigation measures ENG-1 and ENG-2. These measures would require an energy conservation plan and quarterly monitoring. Potential impacts to Greenhouse Gas Emissions would be reduced to less than significant with incorporation of mitigation measure ENG-1. Potential impacts from Hazards and Hazardous Materials would be reduced to a less than significant level with incorporation of mitigation measures HAZ-1. This mitigation measure would include a spill response protocol. Potential impacts associated with Wildfire would be reduced to less than significant with incorporation of mitigation measure WF-1. This mitigation measure would include post-fire evaluation of slope stability and potential suspension of site occupation for cannabis operations.

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.
Inefficient and wasteful use of energy resources.

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)