

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 #: 2019029135

Project Title: REVISED MND - Half Moon Grow Cannabis Cultivation License application

Lead Agency: San Mateo County Planning Dept.

Contact Name: Michael Schaller

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Project Location: Half Moon Bay, San Mateo County

City

County

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

Proposed license for the cultivation of cannabis plants within existing greenhouse buildings, including both mature cannabis plants and nursery stock. A total of five greenhouse buildings will be used.

In addition to the greenhouses cited above, four existing warehouse buildings will be used for storage of fertilizer and other agricultural supplies, a drying shed, and office/personnel use.

The applicants propose using hydroponic growing practices to minimize water use. All water will be supplied from existing permitted sources. No new water sources are proposed. The applicants are proposing a workforce of eight full-time employees with up to an additional eight part-time employees during harvest periods. No new buildings are proposed.

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

Three significant impacts have been identified, the first is related to odor due to the concentration of cannabis plants in one location. Staff is requiring the placement of odor controlling carbon filters at all exhaust vent outlets in greenhouses to be used for cultivation of mature, flowering plants.

The second potential impact is related to water withdrawals as allowed by the property's existing license for diversion. CDFW has proposed several conditions as part of their LSAA, which have been included as mitigation measures in this report.

The third impact is related to potential disturbance of roosting bats. Neither building that show evidence of roosting bats is proposed for use under this license application nor are any modifications to said buildings proposed. However, to avoid any potential future impact to bats, a condition requiring consultation with CDFW prior to activities in either building has been included as a mitigation measure.

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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 only anticipated area of controversy is related to odors. Otherwise, these are existing greenhouses that are a distance from any adjacent non-agricultural use.

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

Regional Water Quality Control Board
California Department of Fish and Wildlife
California Department of Food and Agriculture (CalCannabis Cultivation Licensing)
Bay Area Air Quality Management District