



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:  
40-03222022-050

STATE CLEARINGHOUSE NUMBER (If applicable)  
2019059054

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY PLANNING AND	LEAD AGENCY EMAIL ehughes@co.slo.ca.us	DATE 03/22/2022
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE  
SLOCAL ROOTS MINOR USE PERMIT; DRC2020-00130

PROJECT APPLICANT NAME SLOCAL ROOTS	PROJECT APPLICANT EMAIL slocalroots@gmail.com	PHONE NUMBER (415) 837-3957
PROJECT APPLICANT ADDRESS 7731 SUEY CREEK RD	CITY SANTA MARIA	STATE CA
		ZIP CODE 93454

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE X <i>Sandy Currens</i>	AGENCY OF FILING PRINTED NAME AND TITLE Sandy Currens, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder  
**40-03222022-050**  
 03/22/2022  
 FISH  
 Pages: 9  
 Fee: \$ 50.00  
 By scurrens, Deputy





State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:  
40-03222022-049

STATE CLEARINGHOUSE NUMBER (If applicable)  
2019059054

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY DEPARTMENT OF	LEAD AGENCY EMAIL ehughes@co.slo.ca.us	DATE 03/22/2022
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE  
SLOCAL ROOTS MINOR USE PERMIT; DRC2018-00045

PROJECT APPLICANT NAME SLOCAL ROOTS	PROJECT APPLICANT EMAIL slocalroots@gmail.com	PHONE NUMBER (415) 837-3957
PROJECT APPLICANT ADDRESS 7731 SUEY CREEK RD.	CITY SANTA MARIA	STATE CA
		ZIP CODE 93454

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |                    |
|---|------------|--------------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,539.25 | \$ _____           |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                | \$2,548.00 | \$ <u>2,548.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,203.25 | \$ _____           |
| <br>  |            |                    |
| <input type="checkbox"/> Exempt from fee  |            |                    |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |                    |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |                    |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |                    |
| <br>  |            |                    |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ _____           |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ <u>50.00</u>    |
| <input type="checkbox"/> Other  |            | \$ _____           |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 2,598.00

SIGNATURE

X *Sandy Currens*

AGENCY OF FILING PRINTED NAME AND TITLE

Sandy Currens, Deputy County Clerk-Recorder

Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder

**40-03222022-049**

03/22/2022  
 FISH  
 Pages: 48  
 Fee: \$ 2598.00

By scurrens, Deputy





# Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

**ENVIRONMENTAL DETERMINATION NO.** ED19-104

**DATE:** February 1, 2022

**PROJECT/ENTITLEMENT:** SLOCAL Roots Minor Use Permit; DRC2020-00130

**APPLICANT NAME:** SLOCAL Roots **Email:** slocalroots@gmail.com

**ADDRESS:** 7731 Suey Creek Rd. Santa Maria, CA 93454

**CONTACT PERSON:** Austen Connella **Telephone:** 415-837-3957

**PROPOSED USES/INTENT:** A request by Austen Connella of SLOCAL ROOTS FARMS, LLC for Minor Use Permit DRC2020-00130 to amend existing Minor Use Permit DRC2018-00045 and Modification to the Minor Use Permit (Substantial Conformance) DRC2020-00052, which allowed a phased cannabis development of up to 7,359 square feet (sf) of outdoor cultivation canopy, 13,600 sf of indoor cultivation canopy, 2,160 sf of indoor ancillary nursery canopy, 900 sf of ancillary processing, ancillary transport, supporting site components / improvements, and modifications to fencing, parking, and setback standards. The project has been in operation since July 16, 2020. The applicant is requesting modifications for a revised phasing plan that temporarily allows up to 28,150 sf of outdoor cultivation canopy in Phase 1 and up to 18,260 sf of indoor cultivation canopy within greenhouses in Phase 5. To accommodate the construction of greenhouses for indoor cultivation in Phase 5, 18,260 sf of outdoor cultivation canopy established in Phase 1 would be removed. A modification from the setback standard set forth in County Code Section 22.40.050.D.3.b is requested to reduce the outdoor cultivation setback from 300 feet to 75 feet from the north property line. All proposed modifications would occur in areas previously approved for development. The project would result in approximately one acre of site disturbance on a 60-acre site. The project is located in the Rural Lands (RL) land use category at 7515 & 7731 Suey Creek Road in the South County Subarea of the South County Planning Area.

The requested amendment was found to be in conformance with the previously adopted Mitigated Negative Declaration (MND) (ED19-104), and an amendment to the MND is attached.

**LOCATION:** The project is located at 7515 & 7731 Suey Creek Road in the South County Subarea of the South County Planning Area.

**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040  
Website: <http://www.sloplanning.org>

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:**

**ADDITIONAL INFORMATION:** Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)**

**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No. 2019059054**

This is to advise that the San Luis Obispo County Planning Department Hearing Officer \_\_\_\_\_ as  *Lead Agency*  *Responsible Agency* approved the above described project on February 18, 2022, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.



Eric Hughes (ehughes@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**

**To the File**

February 18, 2022

**TO:** DRC2020-00130

**SUBJECT:** Addendum to the Mitigated Negative Declaration

**Introduction**

Austen Connella of SLOCAL ROOTS FARMS, LLC is requesting a Minor Use Permit DRC2020-00130 to amend existing Minor Use Permit DRC2018-00045 and Modification to the Minor Use Permit (Substantial Conformance) DRC2020-00052, which allowed a phased cannabis development of up to 7,359 square feet (sf) of outdoor cultivation canopy, 13,600 sf of indoor cultivation canopy, 2,160 sf of indoor ancillary nursery canopy, 900 sf of ancillary processing, ancillary transport, supporting site components / improvements, and modifications to fencing, parking, and setback standards. The project has been in operation since July 16, 2020. The applicant is requesting modifications for a revised phasing plan that temporarily allows up to 28,150 sf of outdoor cultivation canopy in Phase 1 and up to 18,260 sf of indoor cultivation canopy within greenhouses in Phase 5. To accommodate the construction of greenhouses for indoor cultivation in Phase 5, 18,260 sf of outdoor cultivation canopy established in Phase 1 would be removed. A modification from the setback standard set forth in County Code Section 22.40.050.D.3.b is requested to reduce the outdoor cultivation setback from 300 feet to 75 feet from the north property line. All proposed modifications would occur in areas previously approved for development. The project would result in approximately one acre of site disturbance on a 60-acre site. The project is located in the Rural Lands (RL) land use category at 7515 & 7731 Suey Creek Road in the South County Subarea of the South County Planning Area.

The Mitigated Negative Declaration (MND) prepared for the project (ED 19-104) identified potentially significant impacts relating to Biological Resources. Since circulation of the MND, the applicant is proposing revisions to the project description. Table 1 provides a summary of all project changes.

Table 1 – Summary of Project Approvals and Proposed Revisions			
	DRC2018-00045 Minor Use Permit <sup>1</sup>	DRC2020-00052 Project Modification	DRC2020-00130 Amendment
Outdoor Cultivation Area	6,690 sf	Phase 1: 7,359 sf	Phase 1: 28,150 sf  The additional 20,791 sf of outdoor cultivation would be established in areas where indoor cultivation was originally approved.  Phase 5: Remove 18,260 sf for a remainder of 9,890 sf
Outdoor Cultivation Canopy	6,690 sf	Phase 1: 7,359 sf	Phase 1: 28,150 sf  The additional 20,791 sf of outdoor cultivation would be established in areas where indoor cultivation was originally approved.  Phase 5: Remove 18,260 sf for a remainder of 9,890 sf
Indoor Cultivation Area	13,600 sf (Up to 15,700 sf)	Phase 5: 14,400 sf	Phase 5: 18,260 sf in the area previously used for outdoor cultivation
Indoor Cultivation Canopy	13,600 sf (Up to 15,700 sf)	Phase 5: 13,600 sf	Phase 5: 18,260 sf in the area previously used for outdoor cultivation

<sup>1</sup> Approval allowed the construction of a 2,100-sf greenhouse that supports either 2,100 sf of mature canopy or supportive nursery canopy (to be alternated seasonally). As such, there may be up to 15,700 sf of indoor cultivation canopy or 2,100 sf of indoor ancillary nursery canopy.

Indoor Ancillary Nursery Area	Up to 2,100 sf	Phase 2: 2,160 sf	Phase 2: 2,160 sf (No change)
Indoor Ancillary Nursery Canopy	Up to 2,100 sf	Phase 2: 2,160 sf	Phase 2: 2,160 sf (No change)
Ancillary Processing	1,000 sf	Phase 4: Construct and use 900 sf processing building.	Phase 1 and 2: Harvested cannabis would be transported offsite for processing.  Phase 3: Establish storage containers.  Phase 4: Construct and use 900 sf processing building.
Ancillary Transport	Yes	Yes	Yes
Supporting Site Components or Improvements	Continue use of hoop structures, storage containers for drying and storage of cannabis, sheds, and outdoor storage areas	Relocate compost/waste area, add water storage tank and solar panels; modify and relocate security fencing	No changes

The applicant is requesting modifications for a revised phasing plan that temporarily allows up to 28,150 sf of outdoor cultivation canopy in Phase 1 and up to 18,260 sf of indoor cultivation canopy within greenhouses in Phase 5. All proposed modifications would occur in areas previously approved for development. The project would result in approximately one acre of site disturbance on a 60-acre site.

A summary of the relevant environmental factors is provided below:

*Air Quality / Greenhouse Gas Emissions*

Table 2 provides construction related emissions associated with the revised project with APCD construction related thresholds. As shown, emissions for ROG, NO<sub>x</sub>, and diesel particulates will be below APCD thresholds of significance. Based on the project description, the project will have approximately one acre of site disturbance and involve approximately 100 yards of cut and 100 of fill to be balanced onsite.

<b>Table 2 - Estimated Construction-Related Emissions</b>			
<b>Pollutant</b>	<b>Total Estimated Project Emissions</b>	<b>APCD Emissions Threshold</b>	<b>Mitigation Required?</b>
Reactive Organic Gases (ROG) + Nitrogen Oxide (NO <sub>x</sub> ) (combined)	2.26 lbs/day	137 lbs./day or 2.5 tons/quarter	No
Diesel Particulate Matter (DPM)	0.1 lbs/day	7 lbs./day or 0.13 tons/quarter	No
			No
Fugitive Particulate Matter (PM <sub>10</sub> )	0	2.5 tons/quarter	No
	MT/yr	Interim Threshold (MT/yr)	
Carbon Dioxide (CO <sub>2</sub> e)	251.99	690	No

*Energy*

Energy uses associated with indoor cultivation operations can include high-intensity lighting, dehumidification to remove water vapor and avoid mold formation, odor management, space heating or cooling during non-illuminated periods and drying processes, preheating of irrigation water, and ventilation and air conditioning to air waste heat. As revised, the indoor cultivation area would increase from 14,400 sf to 18,260 sf. Based on a preliminary inventory of the proposed equipment and operational characteristics, all project components anticipate an energy demand of 653,773 kWh/year, which is within 20% of the energy demand of 558,960 kWh/year that is associated with a generic commercial building of the same size. Based on the California Energy Commission Report prepared by Itron, Inc. in 2006, a generic commercial building utilizes 21.25 kWh/sf annually (13.63 kWh from electricity and 7.62 kWh from natural gas). A project would result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during operation if it utilizes significantly more energy (i.e., higher than 20%) than a typical commercial building of the same size. As such, this increase of 3,860 sf in indoor cultivation area would result in a less than significant impact to the environment.



### *Hydrology and Water Quality*

The project's estimated water use for all cannabis activities would increase from one acre-foot per year (AFY) to 2.73 AFY. The project site does not take water from a groundwater basin at Level of Severity III (LOS) and is not within an Area of Severe Decline. Therefore, no water offset is required. The project would continue to be served by two existing wells, which have been utilized for cannabis cultivation since 2015. According to well tests performed in 2018, Well 1 produced 41 gallons per minute and Well 2 produced 12 gallons per minute, which is sufficient to serve the project's water demand. As such, this increase in water demand would result in a less than significant effect to the environment.

### **Conclusions**

Recirculation of the draft MND is not required because:

- Based on the description of the revised project, the draft MND will not result in substantial revisions after public notice of its availability had previously been given pursuant to Section 15072, but prior to its adoption.
- The changes to the project description associated with the reduced project do not constitute a "substantial revision" to the MND as defined by CEQA Guidelines Section 15073.5, (b). Specifically:
  - The revised project does not result in a new, avoidable significant effect or mitigation measures or project revisions in order to reduce the effect to insignificance, and
- None of the mitigation measures are recommended to be replaced.
- Project revisions associated with the reduced project were added in response to written or verbal comments on the project's effects identified in the proposed MND which are not new avoidable significant effects.
- There will be no measures or conditions of project approval added after circulation of the negative declaration which: are not required by CEQA, create new significant environmental effects, and are not necessary to mitigate an avoidable significant effect.