

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020040333

Project Title: DRC2019-00042 Copper Creek Farms. Minor Use Permit

Lead Agency: County of San Luis Obispo Contact Person: Eric Hughes
Mailing Address: 976 Osos Street, Room 300 Phone: (805)781-1591
City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: community of Templeton

Cross Streets: Neal Springs Road x South River Road Zip Code: 93446

Lat. / Long.: 35° 34' 47.2" N/ 120° 38' 21.6" W Total Acres: 54

Assessor's Parcel No.: 020-301-010 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: Huerhuero Creek, unnamed tributaries
Airports: _____ Railways: _____ Schools: Templeton Unified School District.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Cannabis Activities

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other Energy

Present Land Use/Zoning/General Plan Designation:

Agriculture

Project Description: *(please use a separate page if necessary)*

See Attached

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 5 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # 3 |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 10, 2020 Ending Date August 9, 2020

Lead Agency (Complete if applicable):

Consulting Firm: SWCA Environmental Consultants Applicant: _____
 Address: 1422 Monterey Street, B200 Address: _____
 City/State/Zip: San Luis Obispo, CA 93405 City/State/Zip: _____
 Contact: Brandi Cummings Phone: _____
 Phone: 805-543-7095 x6818

Signature of Lead Agency Representative: _____ Date: July 8, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment 1 – Notice of Completion

Project Description

The proposed project is a request by **Copper Creek Farms, LLC** for a Minor Use Permit (DRC2019-00042) to establish to establish a phased cannabis cultivation operation including outdoor cannabis cultivation, indoor mixed-light cannabis cultivation, ancillary cannabis nursery, ancillary cannabis processing, and ancillary cannabis transport activities on a portion of a 54-acre parcel. The proposed project would result in the disturbance of approximately 5.7 acres and would result in less than 50 cubic yards of grading. The project would be developed in two phases and at full-buildout would include approximately 3.0 acres (130,680 square-feet [sf]) of outdoor mature cannabis cultivation canopy, a maximum of 22,000 square-feet of indoor mixed-light cannabis cultivation canopy, up to 5,000 sf of immature cannabis cultivation canopy (nursery) for use only onsite, and processing (trimming, drying, packaging) of the cannabis grown and harvested onsite. The project site is located on the north side of Neal Spring Road, approximately 2.5 miles east of the Templeton Urban Reserve Line. The project site is in the Agriculture land use category and in the El Pomar-Estrella Sub-Area of the North County Planning Area.

The project would be located within the center portion of the 54-acre property. Access to the cannabis operation would occur via an existing graded dirt driveway that connects to the property entrance via an access easement across the east side of 2210 Neal Spring Road. The access driveway would be maintained with a Class II base (crushed aggregate).

The proposed cultivation activities would be implemented in two phases as described below and summarized in Table 1. Phase 1 will include the establishment of 3 acres of outdoor cultivation canopy including 0.75 acres of walkway area within a 3.75 acre cannabis cultivation area, along with site security improvements. The cultivation area would be located in an existing plowed field near the center of the property that is currently and has historically been used to grow grain crops. The cultivation area will be planted in furrows covered with plastic to retain soil moisture and be located within temporary hoop structures. Two 320 sf shipping containers (“seatrains”) would be installed near the west part of the operation for ancillary processing activities (drying, trimming, packaging) of the cannabis grown on site. New irrigation lines would be extended from existing irrigation lines that connect to an existing 5,000-gallon water tank to the north of the property near the well. Two new 5,000-gallon water tanks would be installed to serve the cultivation operation, including one for irrigation and one for fire suppression purposes. No grading or vegetation removal would be required to implement Phase 1. A six-foot-six-inch-high welded pipe and chain-link fence with privacy slats would be erected around the perimeter of the operation, including the areas proposed with Phase 2. Temporary restroom facilities (port-a-potties) and wash trailers would be provided inside the fenced cannabis operation area. A designated parking area would be located at the east end of the cultivation area, outside the fencing, on an existing graded area. The parking area would be covered with compacted base material. No electricity would be installed for Phase 1, and security cameras would run off individual solar panels.

Phase 2 would include the construction of seven (7) 3,000-sf greenhouses for indoor-mixed-light cultivation and a 5,000-sf greenhouse to be used for ancillary nursery activities. The two 320-sf shipping containers would be removed, and a 3,000-sf pre-manufactured metal building would be installed to house the processing activities. Overhead electrical service would be installed to the greenhouses and processing building via an existing PG&E easement to the west of the property. Minimal grading of less than 50 cubic yards would be required to provide vehicle access around the facilities. The greenhouses and processing building would be built on-grade and not require grading.

Table 1. Proposed Project Phases.

Phase	Project Components
Phase 1	Establishment of 3.0 acres of outdoor cannabis cultivation canopy

	Installation of two new 320-sf shipping containers (“seatrains”) for temporary processing of cannabis grown onsite
	Installation of new irrigation lines
	Installation of new 6-foot fencing around the cannabis operation
	Installation of solar-powered security cameras
	Erection of temporary restroom facilities and wash trailers
Phase 2	Construction of seven new 3,000 square feet greenhouses for indoor mixed-light cannabis cultivation (21,000 square feet total)
	Construction of one new 5,000 square foot greenhouse for ancillary nursery cultivation
	Removal of the two 320-sf shipping containers and construction of a new 3,000 square-foot metal building for ancillary processing activities

The project construction period for Phase 2 would be approximately 6 months. The project would employ up to 2 full-time employees, with an average of 2 employees on site each day, and the hours of operation would be from sunrise to sunset, seven days a week. During peak harvest times, the operation could employ up to 10 additional part-time/temporary employees. The outdoor cultivation area would be harvested two times per year and the indoor mixed-light cultivation area would be harvested three times per year. The proposed ancillary nursery would be utilized to support onsite cannabis cultivation only and would not be distributed offsite. The project is expected to generate a maximum of 33 daily trips including up to 10.7 vehicle trips during the PM peak hour (4:00 PM – 6:00 PM). The project would not include sales on-site and no exterior signage is proposed.

To prevent nuisance odors from being detected off-site, the proposed outdoor cultivation area would be located a minimum of 300 feet from the property lines of the site and public right-of-way in accordance with County of San Luis Obispo (County) Land Use Ordinance (LUO) Section 22.40.050.D.3.b. In addition, each of the proposed greenhouses and the proposed processing building would be equipped with carbon scrubbers in accordance with LUO Section 22.40.050.D.8.

The property is located within the Paso Robles Groundwater Basin and is located in the Area of Sever Decline. The project would utilize an existing well located on the property and install a new 5,000-gallon water storage tank on-site. The project would result in approximately 898,488 gallons (2.76-acre-feet) of water demand annually. The subject property is not currently under a Williamson Act contract.

Ordinance Modification: The project includes a request for a modification from the parking provisions set forth in Section 22.18.050.C.1 of the County Land Use Ordinance (LUO). The type of use that is most similar to the proposed cannabis cultivation is “Nursery Specialties” With a parking requirement of one parking space per 500 square feet of floor area. The proposed greenhouse would total approximately 5,000 square feet; application of this parking standard, would require the applicant to provide 10 parking spaces. The project proposes 3 parking spaces (including 1 ADA space), and additional room for parking is available adjacent to the access driveway. An additional ADA space will be required adjacent to the processing building. Up to 2 employees may be on site at any time during a regular day, and additional area along the driveway would be available for seasonal workers; therefore, the 3 permanent spaces proposed are sufficient to meet the parking demands of the project.

Baseline Conditions. The project site is developed with a single-family residence and two storage containers. The property is currently utilized for grain production and applications have been submitted for new residential structures. On-site vegetation generally consists of non-native grassland and several mature valley oak trees.

Surrounding land uses include active agricultural crops (vineyards) and scattered rural residential dwellings. A blue line creek is mapped through the property from the east and continues west and south and is located outside the project area of disturbance.