

# 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 # \_\_\_\_\_

**Project Title:** DRC2019-00189 Estrella River Farms LLC 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: City of Paso Robles

Cross Streets: Estrella Road Zip Code: 93446

Lat. / Long.: 35° 40' 33" N/ 120° 31' 51" W Total Acres: 79

Assessor's Parcel No.: 015-021-022, 015-021-023 Section: S Twp.: 25S Range: 15E Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR 46 Waterways: Estrella River

Airports: N/A Railways: N/Ai Schools: Paso Robles Joint 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 Cultivation

## 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 \_\_\_\_\_

## Present Land Use/Zoning/General Plan Designation:

Agriculture

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

Please see attached project description.

## 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 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 checked="" 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"/> Other _____  |
| <input type="checkbox"/> Housing & Community Development              | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Integrated Waste Management Board            |   |
| <input type="checkbox"/> Native American Heritage Commission          |   |

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

Starting Date August 28, 2020 Ending Date September 27, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: <u>976 Osos St Rm 300</u>	Address: _____
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: _____
Contact: <u>Eric Hughes</u>	Phone: _____
Phone: <u>805-781-1591</u>	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: 08/26/2020

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

## **PROJECT DESCRIPTION**

A request by Estrella River Farms LLC for a Minor Use Permit (DRC2019-00189) to allow for the phased establishment of 3 acres of outdoor cannabis cultivation area within hoop structures on two parcels, totaling 79 acres. The project includes the use of an existing 2,170-square-foot structure for office and security monitoring uses. The project would result in approximately 130,680 square feet (3 acres) of site disturbance. Proposed earthwork would be limited to the installation of fencing and improvements to the existing driveway approach. The project would require the modification of the fencing standards set forth in LUO Section 22.40.050 to allow for the use of livestock fencing with no-climb mesh wiring and barbed wire to enclose four of the five cultivation areas. The project site is located within the Agriculture land use designation at 5165 Estrella River Road, approximately 1 mile northwest of the community of Whitley Gardens and 4 miles east of the city of Paso Robles in the El Pomar-Estrella subarea of the North County Planning Area.