

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: DRC2018-00168 RP Agrochimex, Inc. 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 Santa Margarita

Cross Streets: Carrisa Highway and La Panza Road Zip Code: 93432

Lat. / Long.: 35° 28' 01.16" N/ 120° 22' 07.75" W Total Acres: 130

Assessor's Parcel No.: 0037-391-030 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR 58 Waterways: Indian Creek, Shell Creek,
Airports: _____ Railways: _____ Schools: _____

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"/> 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 11/18/2020 Ending Date 12/18/2020

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: _____ Date: _____

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

Attachment 1 – Notice of Completion

Project Description

A request by **RP Agrochimex Inc.** (“RPA”) for a Minor Use Permit (MUP, DRC2018-00168) to allow for the development of outdoor cannabis cultivation and ancillary structures on a 130-acre parcel. The project proposes a 3-acre cannabis cultivation facility and support infrastructure, including the development of 2.6 acres of hoop house structures for outdoor cannabis cultivation, two 2,880 square foot hoop houses to be used as an outdoor ancillary nursery, and ancillary structures that include a 900 square foot office building and two cargo containers for equipment storage. There is an existing metal agricultural barn that would be converted and used for ancillary processing and transport of the product off-site. The project proposes installation of outdoor lighting for security along fencing that would surround the development. A new 45,000-gallon water tank would be installed south east of the proposed office building for combined domestic and fire protection. Existing on-site agricultural roads would be upgraded to comply with the County of San Luis Obispo (County) and California Department of Forestry and Fire Protection (CAL FIRE) standards. The project includes establishment of parking areas within two flat areas adjacent to the existing agricultural barn and proposed office building. The project also includes installation of an on-site solar system. The project applicant is requesting a setback modification per County Land Use Ordinance (LUO) Section 22.40.050D.3.e. The proposed project would result in approximately 5.4 acres of ground disturbance. Ground disturbance activities include installation of new fencing around the cultivation and nursery areas, installation of planting beds and hoop houses in the cultivation and nursery areas, installation of the on-site solar system, and grading to support the driveway improvements and construction of building pads for the office building. The project would involve grading approximately 2.3 acres to support improvements to the existing driveway and construction of new building pads for the office building. Construction would result in approximately 2,102 cubic yards of cut and 1,653 cubic yards of fill, resulting in a total grading volume of approximately 3,755 cubic yards.

The project proposes to use an on-site well for operational water use. The project would use between 0.04 to 0.46-acre-feet of water per month based on cultivation need, which is approximately 2.32 acre feet/year (AFY) of water per year. Development of solar panels is proposed to generate most of the project’s electricity needs. The project would use approximately 2,290,295 kWh of energy for outdoor cultivation and ancillary uses. Nuisance odors from the project would be controlled using industry best practices that includes administrative controls and engineering controls (design, operation, and maintenance) that would occur upon permit issuance and availability of control technology.

Project operations include outdoor cultivation of cannabis in a 2.6-acre canopy structure located on the northern portion of the site on vacant, tilled land. Land for operations would be prepared by disking three times, chiseling (ripping) 3-feet four times, and then disking again three times. Six tons of well-composted organic green-waste manure would be applied and incorporated into the soil coincident with the disking operations. Cannabis would be planted into planting beds by hand in early June for optimal yield. The project proposes the planting of 2,178 plants per acre. Harvesting would take place three times per year in May, July, and October within a 24-hour period. Ancillary cannabis activities that would take place on-site include trimming, drying, packaging, and loading product for transport. Cannabis product would be stored on-site in vacuum-sealed containers in the existing barn or immediately transported to a facility for oil extraction. Project operations would utilize five full-time employees with an additional five seasonal employees during cultivation periods. Project operations would occur between the hours of 6:30 a.m. to 6:30 p.m. Monday through Friday.

Baseline Conditions. The project is located on the northern portion of a 130-acre parcel, approximately 915 feet north of State Route (SR-) 58 and approximately 17.5 miles east of the community of Santa Margarita, within the North County planning area Shandon-Carrizo sub area. The site is characterized by irregular topography with a variety of soils including Oceano loamy sand, Arnold loamy sand, and Gaviota-San Andreas association soils. A biological resource assessment (BRA) conducted for the project identifies 43 special-status plant species and 23 special-status wildlife species in the project region. Of those identified, two special-status plant species and 11 special-status wildlife species, including migratory nesting birds, have the potential to occur on the project site.

Existing development on the property includes a 2,400 square foot metal barn with an existing septic tank located on a 0.4-acre graded pad in the northwest portion of the property. The property supports graded access roads that traverse the project site from west to east and north to south. An existing water storage basin is located to the south of the project site. The property is currently designated as Agricultural land, and previous uses of the property included equipment storage and private recreational use. The site has previously been subject to substantial ground disturbance. Surrounding land use includes undeveloped areas with scattered rural residencies to the east and north.