

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: Agzone Services, LLC MUP ED20-226 DRC2018-00078

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

Project Location: County: San Luis Obispo City/Nearest Community: Santa Margarita
 Cross Streets: Tule Elk Road and Carissa Highway Zip Code: 93453
 Longitude/Latitude (degrees, minutes and seconds): 35 ° 22 ' 23.1 " N / 120 ° 4 ' 34.0 " W Total Acres: 40.7
 Assessor's Parcel No.: 072-301-017 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 58 Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: <u>Cannabis Activities</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

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 type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>5</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & 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 Mtns. 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 # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date December 18, 2020 Ending Date January 19, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants</u>	Applicant: <u>Agzone Services, LLC</u>
Address: <u>209 East Victoria Stret</u>	Address: <u>PO Box 3202</u>
City/State/Zip: <u>Santa Barbara, CA 93101</u>	City/State/Zip: <u>Paso Robles, CA 93447</u>
Contact: <u>Steve Conner</u>	Phone: <u>805-441-7475</u>
Phone: <u>805-644-4455</u>	

Signature of Lead Agency Representative: Eric Hughes  Date: 12/17/2020

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

Project Description for Agzone Services LLC DRC2018-00078

A request by Agzone Services LLC, for a Minor Use Permit (MUP) (DRC2018-00078) for up to three (3) acres of outdoor cannabis cultivation and ancillary transport. Project development would result in approximately four (4) acres of site disturbance and would include construction of a private gravel access road from the existing driveway to the proposed cultivation area, security fencing and equipment, and installation of one 5,000-gallon steel water tank. A modification from the setback standards set forth in Section 22.40.050.D.3.b of the County's LUO is requested to reduce the required setback from 300 feet to 91 feet from the southern property line and to 288 feet from the western property line. The project site is in the Agricultural land use category on a 40.7-acre property at 11330 Tule Elk Lane, approximately 39 miles east of the community of Santa Margarita in the Carrizo Planning Area.

The proposed cultivation area is in a vacant area of the site that has been previously farmed. Cannabis would be planted in north/south facing rows within a 3-acre cultivation area. Access to the site would be via Highway 58 and an existing north/south-aligned driveway. Access improvements would include installation of an access gate at the entry to the proposed cultivation area, another access gate at the northeastern corner of the security fence, and a new 16-foot wide gravel access road to connect the proposed cultivation area to the existing driveway, which would be widened to 16 feet. The site access road would include a hammerhead turnaround for fire department/emergency services access. Earthwork for project development would require clearing and grubbing (no grading), and the excavation of a trench for the proposed water line that would result in a total of 80 cubic yards of cut and fill balanced on site, and installation of the base for the new access road.

Employees would also work at three adjacent cannabis cultivation sites; the project would operate up to seven (7) days per week, starting approximately 30 minutes prior to sunrise and extending for eight-hour shifts. During harvest season, the project would employ up to 12 people for four (4) days. Operations may extend up to 24 hours per day during harvest season.

Security lighting would be located on the fence-line, one at each corner of the site and one at the western gated entrance to the cultivation site. Lighting would be provided via five (5), 15-foot-tall, solar-powered portable security units. No signage is proposed. The cannabis operation would be enclosed within an eight-foot high chain link fence with privacy slats and 16-foot wide locked swing gates at the western entrance to the cultivation area and the northeastern corner of the security fence.

The project would use an existing water well for water supply. The well is located adjacent to the on-site residence near the southern property boundary. Approximately 350-linear feet of new water service line would be installed from the existing water well to the proposed water supply tank. The project would provide an on-site portable restroom for employees.

Five (5) 9-foot by 18-foot parking spaces would be provided. Solid waste would be stored on-site in an area outside of the cultivation area, to the west of the proposed parking spaces. All organic waste storage would either be shredded and tilled back into the soil or stored in a compost pile within the fenced area. Trash service would be provided by Waste Management Services.

Table 1 Project Components

Project Component	Count	Size	Footprint (sf)	Canopy(sf)
(N) Outdoor Cultivation	3 rows	varies	164,430	130,680
(N) Organic waste storage	1	20'x20'	400	N/A
(N) Water tank	1	5,000 gal.	113	N/A
Sub-Total of Cannabis Activities/Uses			164,943	130,680

(N) = new

(E) = existing

(sf) = square feet

Details regarding proposed operations and routine maintenance are provided in the Operations Plan which is incorporated by reference, attached in Exhibit A, and available for review at the Department of Planning and Building, 970 Osos Street, Suite 200, San Luis Obispo.