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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Agzone Services LLC Conditional Use Permit ED20-225 (DRC2018-00075)

Lead Agency: County of San Luis Obispo Planning and Building Department

Contact Name: Eric Hughes

Email: ehughes@co.slo.ca.us Phone Number: 805-781-1591

Project Location: Santa Margarita (*City*) San Luis Obispo (*County*)

Project Description (Proposed actions, location, and/or consequences).

A request by Agzone Services LLC for a Minor Use Permit (DRC2018-00075) to establish up to three (3) acres of outdoor cannabis cultivation canopy and ancillary transport. The proposed project development would include the construction of a new gravel access road, installation of security fencing and equipment, and installation of a 5,000-gallon galvanized 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 approximately 244 feet from the western property line, 54 feet from the northeastern property line, and 72 feet from the eastern property line. The proposed project would result in approximately 4.34 acres of site disturbance on an approximately 43-acre property located at 11520 Tule Elk Lane, approximately 39 miles east of the community of Santa Margarita. The project site is located within the Agricultural land use category and within the Carrizo Planning Area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would have potentially significant impacts upon Air Quality, Biological Resources and Hazards and Hazardous Materials.

Project design combined with regulatory compliance and implementation of Air Quality mitigation measure AQ-1 would ensure that any impacts related to construction would be less than significant. Air Quality mitigation measure AQ-1 would ensure that any impacts related to construction and would be less than significant. Mitigation measures include fugitive dust control and construction equipment maintenance/standards/operational practices. Potential impacts to Biological Resources would be reduced to a less than significant level with incorporation of mitigation measures BIO-1 through BIO-16. These measures require: construction and employee training program; Special Status Plant Species Avoidance and Minimization Measures; San Joaquin Kit Fox (SJKF) habitat mitigation measures; protection measures for SJKF, American Badger, Nesting Bird, Burrowing Owl, Tri-color Blackbird, special status small mammal, and special-status reptiles and amphibian, Avoidance and Minimization Measure for Crotch Bumble Bee, Protection of State Waters, Site Maintenance and General Operations measures, pre-construction, weekly, monthly, and annual biological surveys, and Nighttime Lighting minimization. Potential impacts from Hazards and Hazardous Materials would be reduced to a less than significant level with incorporation of mitigation measures HAZ-1 through HAZ-2. Mitigation measures include Equipment Maintenance and Refueling Best Management Practices and Spill Response Protocol.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Project consists of cannabis cultivation activities. General public concern over odors.
Biological impacts to sensitive species resulting from land disturbance.

Provide a list of the responsible or trustee agencies for the project.

California Department of Food and Agriculture
Central Coast Regional Water Quality Control Board
California Department of Fish and Wildlife
California Department of Forestry and Fire Protection (CalFire)
Caltrans