

# 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 # _____
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**Project Title:** DRC2019-00131 White Oak 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: City of Arroyo Grande

Cross Streets: Huasna Townsite Road to Bar Bb Lane Zip Code: 93420

Lat. / Long.: 35° 06' 16.84" N/ 120° 23' 49.94" W Total Acres: 40.7

Assessor's Parcel No.: 085-012-054 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: Huasna Creek, Huasna River

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	<input type="checkbox"/> (Prior SCH No.) _____		<input type="checkbox"/> Draft EIS		<input type="checkbox"/> Other _____
	<input checked="" type="checkbox"/> Mit Neg Dec	<input type="checkbox"/> 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"/> Water Facilities: Type _____ MGD _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Recreational _____	<input type="checkbox"/> Hazardous Waste: Type _____
	<input checked="" type="checkbox"/> Other: <u>Cannabis Activities</u>

**Project Issues Discussed in Document:**

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

**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".

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|---|---|
| <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 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 checked="" 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          |   |

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

Starting Date April 7, 2021 Ending Date May 7, 2021

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### 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 93408</u>	City/State/Zip: _____
Contact: <u>Cassidy McSurdy</u>	Phone: _____
Phone: <u>805-788-2959</u>	

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Signature of Lead Agency Representative: \_\_\_\_\_ Date: April 6, 2021

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

## Notice of Completion – Attachment 1

Request by **White Oak Farms** for a Minor Use Permit (DRC2019-00131) to allow for development of an indoor (mixed-light) cannabis cultivation site on a single 40.7-acre parcel. The project would construct up to 27,500 square feet of greenhouses to support up to 22,000 square-feet of indoor (mixed-light) cannabis cultivation canopy including ancillary nursery and ancillary processing, and a 2,350 square foot utility and storage unit with eight-foot-tall security fencing around the perimeter of the proposed development site and the installation of security cameras. Other proposed structures include two 2,500-gallon water storage tanks, , fencing, security lighting, and walkways/landscaping within the project boundaries. A 20 kilowatt-hour (kWh) 60-panel ground-mounted, grid-tied solar system would be installed and would produce 2,100,000 kWh of energy annually for use for cultivation activities. An existing hay barn currently located in the project area would be demolished. The project would result in approximately 72,000 square feet (1.7 acres) of ground disturbance on the 40.7-acre site, including 6,558 cubic yards of cut and fill. The project is within the Agriculture land use category and is located at 10150 Bar Bb Lane, Arroyo Grande in the Huasna-Lopez sub area of the South County Planning area. Also requested is a modification of the parking standards to reduce the required number of parking spaces from 55 to 5.

Cannabis cultivation would take place within greenhouses on concrete slabs that use supplemental Fluorescent, Ceramic Metal Halide, and High-Pressure Sodium lighting to control the growth cycles of the plants. LED lighting would be used when operationally and financially practical. Outdoor lighting would not be used for advertisement or display, except for necessary directional signage. All outdoor lighting would be shielded away from roads and residences near the project site and would not exceed the height of the tallest building (16 feet). In lieu of constructing all 27,500 square-feet of greenhouse, the applicant may choose to stack a portion of the cultivation canopy inside a smaller greenhouse footprint. The greenhouse would include cannabis at varying stages of maturity and is expected to generate up to 21 harvest cycles per year.

A portion of the greenhouse area would be used to create clones from mother plants, for use in future cultivation cycles. After plants are harvested, they would be dried and cured in the greenhouse from which they were harvested. Trimming and packaging would occur in the utility and storage structure.

The proposed project would employ up to seven workers (two full-time and up to five part-time/seasonal) and would be operational year round seven days a week between the hours of 8:00 a.m. and 7:00 p.m. Waste materials would be stored in 55-gallon odor eliminating containers and regularly disposed of by a licensed waste hauler.

Nuisance odors produced from the proposed project will be managed through use of negative pressure exhaust air filtration systems and carbon filters to prevent and eliminate odors from being externally released from the proposed indoor greenhouses. In addition, the project proposes landscaping to aid in odor elimination to surrounding structures.

The project proposes to use an on-site well that would be shared with an existing single-family residence on the property and produces 32 gallons of water per minute. The proposed project is expected to use 750-1000 gallons of water per day (21,00-31,000 gallons per month) for cultivation activities, 5 gallons per day (150 gallons per month) for staff usage, and 2-5 gallons per day (65-150 gallons per month) for

cleaning activities. Water usage for cultivation is expected to vary between plant life cycle stages but remain within the estimated limits for use (304,644 gallons or 0.93-acre-feet per year at full operation).

The project is located approximately 14 miles east of the city of Arroyo Grande. The area is characterized by relatively large parcels with agricultural uses and scattered single-family residences. The project site contains slightly to moderately sloping hills with an average slope of approximately 18% that would require 1.7 acres of cut and fill activity that is expected to be balanced on-site. The project is located on the east side of the 40.7-acre parcel and is approximately 2,000 feet west of Huasna Townsite Road. There is an existing single-family residence approximately 500 feet west of the project area. Access to the project site is from Huasna Townsite Road to Bar Bb Lane from the northwest. The existing driveway would be used to gain access to the project site and would be paved to reduce dust and be consistent with County Fire/CAL FIRE requirements.

**BASELINE CONDITIONS:** The project site currently supports valley oak woodlands and black mustard, an existing hay-barn, an existing single-family residence, riverine habitat, a freshwater pond, paved access roads from Huasna Townsite Road and Bar Bb lane, an on-site well, an on-site 4-inch water line, and an onsite septic tank. The project site is currently designated as agricultural land and was previously used for horse grazing. Surrounding land uses include undeveloped agricultural land in the north, south, and east and mixed-use land to the west with scattered single-family residences throughout the area.