



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 40-03212022-048
STATE CLEARINGHOUSE NUMBER (If applicable) 2021040185

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY DEPARTMENT OF	LEAD AGENCY EMAIL ehughes@co.slo.ca.us	DATE 03/21/2022
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE  
WHITE OAK FARMS MINOR USE PERMIT; DRC2019-00131

PROJECT APPLICANT NAME WHITE OAK FARMS	PROJECT APPLICANT EMAIL bill@wcbuckinghamcpa.com	PHONE NUMBER (805) 481-2343
PROJECT APPLICANT ADDRESS 10150 BAR BB LANE	CITY ARROYO GRANDE	STATE CA
		ZIP CODE 93420

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	\$2,548.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 2,598.00

SIGNATURE X <i>Sandy Currens</i>	AGENCY OF FILING PRINTED NAME AND TITLE Sandy Currens, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder  
**40-03212022-048**  
 03/21/2022  
 FISH  
 Pages: 116  
 Fee: \$ 2598.00

By scurrens, Deputy





# Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

**ENVIRONMENTAL DETERMINATION NO.** ED Number 20-173

**DATE:** April 7, 2021

**PROJECT/ENTITLEMENT:** White Oak Farms Minor Use Permit;DRC2019-00131

**APPLICANT NAME:** White Oak Farms  
**Email:** bill@wcbuckinghamcpa.com  
**ADDRESS:** 10150 Bar BB Lane, Arroyo Grande, CA 93420  
**CONTACT PERSON:** William Buckingham **Telephone:** (805)481-2343

**PROPOSED USES/INTENT:** The proposed project is a 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 22 kilowatt-hour (kWh) 60-panel ground-mounted, grid-tied solar system would be installed and would produce approximately 37,000 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. Also requested is a modification of the parking standards to reduce the required number of parking spaces from 55 to 5.

**LOCATION:** 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.

**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040  
Website: <http://www.sloplanning.org>

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:** Air Pollution Control District,  
California Department of Fish and Wildlife, Environmental Health, California Department of Food and Agriculture

**ADDITIONAL INFORMATION:** Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)**

**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

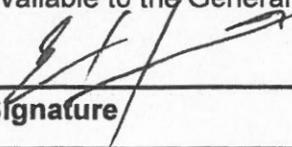
**Notice of Determination**

State Clearinghouse No. 2021040185

This is to advise that the San Luis Obispo County Board of Supervisors as  *Lead Agency*  
 *Responsible Agency* approved the above described project on March 1, 2022,  
and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

	Eric Hughes (ehughes@co.slo.ca.us),		County of San Luis Obispo
<b>Signature</b>	<b>Project Manager Name</b>	<b>Date</b>	<b>Public Agency</b>



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
 Initial Study – Environmental Checklist

**PLN-2039**  
**04/2019**

**Project Title & No.** White Oak Farms Minor Use Permit(DRC2019-00131) ED20-174-PL

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture & Forestry Resources	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Hydrology & Water Quality	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities & Service Systems
<input checked="" type="checkbox"/> Energy	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Geology & Soils	<input type="checkbox"/> Population & Housing	<input checked="" type="checkbox"/> Mandatory Findings of Significance

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Brandi Cummings, SWCA Prepared by (Print)	 Signature	2/23/2021 Date
Steven McMasters Reviewed by (Print)	<small>Digitally signed by Steven McMasters DN: cn=Steven McMasters, o=County of San Luis Obispo, ou=Planning &amp; Building, c=US</small> Signature	Steve McMasters, Principal Environmental Specialist 4/6/21 Date

**Elaina Cano**  
**San Luis Obispo**  
**County Clerk-Recorder**  
Main Office: (805) 781-5080  
Atascadero: (805) 461-6041  
www.slovote.com

**Receipt: 22-11079**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	FISH AND WILDLIFE FILING	\$2,598.00
# Pages		116
Document #		40-03212022-048
Document Info:	SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING	
Filing Type		ND
<b>Total</b>		<b>\$2,598.00</b>
Tender (On Account)		\$2,598.00
Account#	CTY	
Account Name	JE except TX & DSS	
Customer Name	1002302921	
Balance	\$2,618.00	

PLEASE KEEP FOR REFERENCE

**3/21/22 3:37 PM scurrens**  
**San Luis Obispo**