

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: DRC2019-00073 Halcyon Nurseries Minor Use Permit

Lead Agency: County of San Luis Obispo Contact Person: Cassidy McSurdy
Mailing Address: 976 Osos Street, Room 300 Phone: (805)788-2959
City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: community of Nipomo

Cross Streets: Dawn Road and Calle Fresa Zip Code: 93444

Lat. / Long.: 35° 02' 29.56" N/ 120° 31' 47" W Total Acres: 10

Assessor's Parcel No.: 091-232-053 and 091-232-054 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

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 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"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date June 22, 2021 Ending Date July 21, 2021

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>	

Signature of Lead Agency Representative: _____ Date: 06/21/2021

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

Notice of Completion – Attachment 1

A request by **Halcyon Nurseries** for a Minor Use Permit (DRC2019-00073) for the phased development of 8,802 square feet of indoor commercial cannabis nursery within three new greenhouse structures totaling 11,015 gross floor space. The project will include the ancillary transport of products grown on site and other related site improvements including the placement of two (2) 320 square foot shipping containers to be used for seed propagation, a 100 square foot waste storage area and a 100-square foot fertilizer storage area. The project will result in approximately 28 cubic yards (cy) of cut and 611 cy of fill and total site disturbance of approximately 38,808 square feet (0.89) acres. A parking modification is requested to allow 7 parking spaces where 23 are required. The project is proposed on two parcels totaling a 10 acre site located at 1110 and 1112 Dawn Road (APNs 091-232-053 and 091-232-054) about 1 mile west of the community of Nipomo within the Residential Rural land use category and within the South County Inland Sub-area of the South County Planning Area.

Commercial Nursery

The commercial nursery operation will involve the indoor cultivation of immature (non-flowering) plants and clones as well as seed propagation. Cannabis plants will be placed in small pots located on raised benches within the three proposed greenhouse structures and subjected to artificial grow lights. With the exception of “mother plants” (flower plants retained on site to be used for research and development and/or seed production), all plants will be transported to offsite distributors prior to flowering. The greenhouses will be constructed in a series of three bays oriented east-west and will have a pitched roof along the long axis of the building that will be 20 feet high at the peak (Figure 6). Exterior materials will be translucent to allow sunlight to reach the nursery plants.

Propagation of nursery seedlings will take place within two 320 square foot metal storage containers. The nursery greenhouses will be fully enclosed and equipped with odor controls such as carbon scrubbers that keep air and odors contained within the building.

The project will employ 3 full time workers and no seasonal employees. Hours of operation will be year round Monday through Friday between the hours of 6AM and 3PM. The cannabis cultivation area will be accessed from Dawn Road by way of a driveway shared between the two parcels along a 30 foot wide access easement. The access driveway will be improved to CalFIRE standards with a turnaround for emergency vehicles that extends onto the adjoining parcel (APN 091-232-054). The driveway will be improved to CalFire access standards in Phase I and will include a turnaround for emergency vehicles and an all-weather surface. Parking is proposed for a total of 7 vehicles; 6 spaces with an all-weather surface plus one paved space to meet Americans With Disability Act (ADA) standards.

The greenhouses are proposed on a relatively level portion of the project site about 300 feet north of Dawn Road. Overall, the proposed structures and road grading would result in approximately 28 cubic yards (cy) of cut and 611 cy of fill and a total site disturbance of about 0.89 acres. Wastewater runoff from the greenhouses will be conveyed to an existing on-site septic tank. Green waste will be composted onsite within a 100 sf waste storage area. One ADA compliant portable restroom will be provided for employees.

The project site is served by one existing groundwater well that has historically served the existing residences on both parcels. A well test conducted in 2015 revealed that the well can produce 8.5 gallons per minute. An existing water tank will serve the nursery cultivation and existing residences. A new 10,000 gallon tank will be required for fire protection. Total water demand is estimated to be 0.20 Acre-Feet per Year. The project site is located within the Santa Maria Groundwater Basin Management Area

which requires new development to offset water demand at a ratio of 1:1. To meet this requirement, the project description includes a proposal to offset cannabis related water demand by replacing existing plumbing fixtures on site (toilets) with water-efficient fixtures (See Section X. Hydrology and Water Quality).

Baseline Conditions. Existing structures on APN 091-232-053 include two single family residences and an unpermitted 400 sq.ft. storage building (Figure 3). The site also includes five pole tents and a playground that will be removed as part of the proposed cannabis activities. APN 091-232-054 is developed with two single family residences, a mobile home and a 680 sq.ft. ag exempt barn. The site also includes four pole tents to be removed as part of the proposed cannabis activities. Both properties are served by an existing well and water storage tank located on APN 091-232-053. The existing residences will remain as residential structures and are served by a septic leach field.