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: DRC2019-00049 Canna Organic Farms Minor Use Permit

Lead Agency: County of San Luis Obispo — Contact Person: Elizabeth Moreno

Mailing Address: 976 Osos Street, Room 300 — Phone: (805)781-5721

City: San Luis Obispo — Zip: 93408-2040 — County: San Luis Obispo

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

Cross Streets: East Tefft Street — Zip Code: 93444

Lat. / Long.: 35° 03′ 10″ N/ 120° 27′ 47″ W — Total Acres: 36.4

Assessor's Parcel No.: 090-051-042 — Section: _____ Twp.: 11N Range: 34W Base: _____

Within 2 Miles: State Hwy #: U.S. 101 — Waterways: 2 unnamed intermittant streams,Deleissigues Creek

Airports: N/A — Railways: N/A — Schools: Lucia Mar Unified School District.

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR
- ☐ (Prior SCH No.) _____
- ☐ Other _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other _____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☒ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other _____

Development Type:

- ☐ Residential: Units _____ Acres _____
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational _____
- ☐ Recreational _____
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☒ Other: Cannabis Activities

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Agriculture

Project Description: *(please use a separate page if necessary)*

See Attached

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

- X Air Resources Board
- ___ Boating & Waterways, Department of
- ___ California Highway Patrol
- X CalFire
- X Caltrans District # 5
- ___ Caltrans Division of Aeronautics
- ___ Caltrans Planning (Headquarters)
- ___ Central Valley Flood Protection Board
- ___ Coachella Valley Mountains Conservancy
- ___ Coastal Commission
- ___ Colorado River Board
- ___ Conservation, Department of
- ___ Corrections, Department of
- ___ Delta Protection Commission
- ___ Education, Department of
- ___ Energy Commission
- X Fish & Game Region # 4
- X Food & Agriculture, Department of
- ___ General Services, Department of
- ___ Health Services, Department of
- ___ Housing & Community Development
- ___ Integrated Waste Management Board
- ___ Native American Heritage Commission
- ___ Office of Emergency Services
- ___ Office of Historic Preservation
- ___ Office of Public School Construction
- ___ Parks & Recreation
- ___ Pesticide Regulation, Department of
- ___ Public Utilities Commission
- X Regional WQCB # 3
- ___ Resources Agency
- ___ S.F. Bay Conservation & Development Commission
- ___ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
- ___ San Joaquin River Conservancy
- ___ Santa Monica Mountains Conservancy
- ___ State Lands Commission
- ___ SWRCB: Clean Water Grants
- X SWRCB: Water Quality
- ___ SWRCB: Water Rights
- ___ Tahoe Regional Planning Agency
- ___ Toxic Substances Control, Department of
- ___ Water Resources, Department of
- ___ Other ______
- ___ Other ______

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

Starting Date ____________ Ending Date ____________

Lead Agency (Complete if applicable):

Consulting Firm: SWCA Environmental Consultants
Address: 1422 Monterey Street, B-C 200
City/State/Zip: San Luis Obispo, CA 93405
Contact: ____________
Phone: ____________

Applicant: ____________
Address: ____________
City/State/Zip: ____________
Phone: ____________

Signature of Lead Agency Representative: Elizabeth Moreno **Date:** 3/25/22

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

Notice of Completion – Attachment 1

Request by **Canna Organic Farms** for a Minor Use Permit (MUP, DRC2019-00049) to establish 22,000 square feet (sf) of indoor (mixed-light) cannabis canopy, 5,500 sf of ancillary cannabis nursery canopy, 1,000 sf of ancillary processing, ancillary transport of cannabis grown on-site, as well as other related site improvements that include two new driveway approaches, portable restrooms, security lighting, a septic tank and leach field system, an equipment storage shed, a 320 sf cannabis product storage container, a compost area, two water storage tanks, a parking area, and security fencing. The project includes a request for a parking modification to allow for the minimum number of parking spaces to be reduced from 21 to eight. The project would result in 792 cubic yards (cy) of cut and 680 cy of fill and a total site disturbance of approximately 2.67 acres on a 36.4-acre parcel located at 514 East Tefft Street approximately 0.5 mile north of the community of Nipomo. The project is within the Agriculture land use category and within the South County Inland Sub-Area of the South County Planning Area.

Proposed indoor (mixed-light) cannabis cultivation would occur within nine interconnected 3,000-square-foot greenhouses) with a total floor area of 27,00 sf (Figure 4). Each 3,000-square-foot cultivation greenhouse would support 2,444.44 square feet of cannabis canopy and 555.56 square feet of walkways and would be equipped with artificial lighting and interior black-out screening. The greenhouses would be constructed with concrete footings and plants would be planted directly into the ground. Indoor cultivation would include cultivation of cannabis plants from immaturity to flower and would be harvested three times per year. Harvesting activities would occur between the months of April and August.

Indoor (mixed-light) ancillary cannabis nursery products would be grown within six interconnected greenhouses with a total floor area of 6,880 sf. Five of the greenhouses would be 1,200 sf in floor area and would support 1,000 square feet of nursery canopy per building; a single the 880 sf greenhouse would support 500 square feet of nursery canopy, with remaining areas consisting of walkways. The nursery greenhouses would also be constructed with concrete footings and plants would be planted directly into the ground. Ancillary nursery products would be used to germinate and propagate seeds to support on-site cultivation activities and no immature plants would be transferred off-site.

The project includes the construction of a 1,000-sf building (Figure 5) to be used for ancillary processing and distribution of cannabis grown on-site. A 770-sf area within this building would support processing activities, including trimming, drying, curing, and packaging. The remaining 230 sf of the building would be utilized as a distribution office, which would include security surveillance equipment, secure record storage, and other distribution operations to support the ancillary transport component of the project. Ancillary transport would allow for the transportation of harvested cannabis products off-site to licensed testing, manufacturing, and/or distribution facilities. The ancillary transport license would not allow for distribution to end users.

The project also includes the installation of a 320-sf cannabis product storage container to be used to store cannabis products grown on-site until they are transported off-site. This container would be secured and monitored via security video surveillance.

In compliance with LUO 22.40.050.D8, the project includes an odor control system utilizing Bipolar ionization, high efficiency particulate air (HEPA) filtration, and carbon absorption filtration technology. In the cultivation greenhouses, all three technologies will be utilized at a high airflow rate (Air Changes per

Hour [ACH]) to maximize odor capture. Intakes and exhaust louvers will be positioned to discharge into the open air, increasing the dilution of outgoing air and minimizing the odor before reaching the property lines. In the processing/distribution building, densely packed carbon filtration, along with a negative building pressurization system, will maintain odor control through filtration and pressurization control. The proposed 320-square-foot cannabis product storage container would be equipped with a recirculating HEPA and carbon filter system to continuously remove odor-causing volatile organic compounds (VOCs) inside the container. While the nursery would not typically produce as much of the odor-causing VOCs due to the premature stage in the plants' life, the nursery greenhouses would be equipped with recirculating HEPA and carbon filtration systems to be used as needed.

Other accessory structures and site improvements include a new 144 sf metal storage shed for the storage of organic fertilizers and pesticides used to support cultivation activities. All pesticides and other chemicals would be properly labeled and stored in locking secondary storage containers within the shed, which would be locked. Cannabis plant waste would be composted on-site within a 2,200-sf fenced compost area that would accommodate up to 391 cubic yards of compost mixture; all compost produced on-site would be used to enrich cultivation soil for the indoor cultivation and nursery activities. A new 2,025 sf, 3.5-foot-deep retention basin is proposed in the northern portion of the project area that would be used for erosion control on-site.

The project would include installation of one 10,000-gallon water storage tank for fire suppression purposes, and one 5,000-gallon tank to support on-site cannabis irrigation activities. A new fire hydrant would also be installed on-site per California Department of Forestry and Fire Protection (CAL FIRE) requirements. The project would result in a new water demand of approximately 1.3 acre-feet per year (AFY) and would be supplied by one existing on-site groundwater well.

The project would include the installation of new 6-foot-high chain-link fencing with green security slats and barbed wire to enclose all proposed cannabis activity areas. The project would include the installation of surveillance cameras and exterior security lighting for security purposes. All exterior lighting would use light emitting diode (LED) light bulbs and would be downward shielded and motion sensor activated. Energy efficiency measures have been incorporated into the project design and include, but are not limited to, use of low-voltage light-emitting diode (LED) lights, motion sensor activated lights and timers, and use of natural lighting in the cultivation greenhouses.

The project would employ up to 6 full time employees that would work year-round. No seasonal employees are proposed. Hours of operation would be between 6:30 a.m. and 6:00 p.m. The project applicant anticipates the proposed project would result in approximately four delivery trips per week and a maximum of one ancillary transport trip of cannabis products grown on-site per day.

Requested Modifications: The project includes a request for a modification of the parking standards set forth in LUO 22.18.050 – Required Number of Parking Spaces. Proposed indoor cannabis cultivation and indoor nursery uses would be considered comparable to a Nursery Specialty use, with a parking requirement of one parking space per 500 square feet of indoor floor area. Cannabis processing and ancillary transport would be considered comparable to Agricultural Processing uses, which require one parking space per 1,000 square feet of use area. Based on proposed floor area of indoor uses, the project would be required to provide a total of 21 parking spaces on-site.

The applicant is requesting a modification of the required number of parking spaces to allow for a reduction of required parking spaces from 21 spaces to eight spaces, which accommodates the number of employees and projected delivery vehicles associated with the proposed project uses. One Americans with Disabilities Act (ADA)-compliant parking space and associated accessible paths of travel will be provided, as required by the County Inland LUO.

Baseline Conditions: The topography of the project site is relatively flat and supports cropland, ruderal vegetation, and riparian habitat. Surrounding land uses include rural agricultural operations in all directions and scattered residences to the southwest and northeast (Figure 1, Figure 2). Two unnamed drainages run through the project site north of the area of disturbance; both drainages are tributaries to Nipomo Creek.

Existing site improvements include four groundwater wells, a bridge with a 30-inch-diameter corrugated pipe, a 16-foot-wide unpaved access road, a 40,000-cubic-foot agricultural reservoir, an electricity pole, a 1,200-square-foot single-family residence, horse stalls, and existing 5-foot deer fencing located around the perimeter of the property. The project site currently supports an avocado orchard and rotating row crops. The area of disturbance (Figure 2) is currently fallow but has been used for the cultivation of irrigated row crops in the past.