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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: Buffalo Management Group Conditional Use Permit

Lead Agency: County of San Luis Obispo

Contact Name: Elizabeth Moreno

Email: emoreno@co.slo.ca.us Phone Number: 805.781.5721

Project Location: San Miguel, County of San Luis Obispo
City *County*

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

A request by Buffalo Management Group for a Conditional Use Permit (DRC2019-00241) to establish 2 acres of outdoor cannabis cultivation canopy, 0.5 acre of outdoor ancillary cannabis nursery, and ancillary transport of cannabis grown on-site on a 24-acre parcel. The project also includes construction of a 16-foot-wide extension driveway, a hammerhead turnaround, a 6-foot-tall chainlink fence, an electric gate, security cameras, vegetative screening, four 5,000 gallon water storage tanks, portable restroom, a storage container, and undergrounding utility lines. The project would result in approximately 3.66 acres of site disturbance including 350 cubic yards of earthwork, to be balanced on-site. The project includes a request for the modification of the standards set forth in the Inland Land Use Ordinance section 22.40.050.D.3 to allow the outdoor cultivation area to be located within 263 feet of the southern property line where 300 feet is required.

The project is located within the Agriculture land use category, at 1793 Sutliff road, approximately 1.4 miles southwest of the community of San Miguel, in the Salinas River sub area of the North County 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.

Operational vehicle traffic associated with the project would have the potential to exceed local fugitive dust emissions and opacity thresholds. Mitigation has been identified to require the implementation of an ongoing dust suppression plan on unpaved privately maintained roadways used to access the project site. The project has the potential to expose nearby sensitive receptor locations to substantial construction-related air pollution concentrations; therefore, mitigation has been identified to reduce and minimize air pollutant emissions near sensitive receptor locations. The project site may support special-status animal species including, but not limited to, American badger, San Joaquin kit fox, crotch bumble bee, and migratory birds that could be adversely affected by construction activities if present at the time of construction. Mitigation measures have therefore been identified to avoid direct impacts and minimize indirect impacts to special-status species during project construction and for the life of the project. The project is located within the Paso Robles groundwater basin, which is a high priority basin. Mitigation has been identified to offset proposed water usage at a 1:1 ratio in accordance with County Land Use Ordinance requirements.

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

Neighboring property owners and local members of the public have voiced concerns regarding site security, increased vehicle traffic, odors, maintenance of unpaved roadways, groundwater availability, and adverse effects on local wildlife.

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

California Department of Cannabis Control
California Department of Fish and Wildlife (CDFW)
San Luis Obispo County Air Pollution Control District (APCD)
Central Coast Regional Water Quality Control Board (RWQCB)