

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: Eden's Dream Minor Use Permit

Lead Agency: County of San Luis Obispo

Contact Name: Eric Tolle

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Project Location: Unincorporated, San Luis Obispo County

City

County

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

A request by Eden's Dreams LLC for a Minor Use Permit (DRC2018-00183) for the phased establishment of 22,000 square feet (sf) of indoor, mixed-light cannabis cultivation canopy, 5,500 sf of indoor ancillary cannabis nursery canopy, ancillary processing activities, and ancillary transport of cannabis products grown on-site on an approximately 99.11-acre parcel (assessor parcel number [APN] 034-321-003). The project includes demolition of an existing 14,000-sf arena structure and construction of a 35,500-sf greenhouse for indoor cannabis cultivation and nursery uses, construction of a 980-sf structure and a 9,000-sf structure for ancillary processing activities, cannabis storage, and office uses. The project also includes various site improvements, including installation of water tanks, portable restrooms, dumpsters, and a compost area. The project would result in approximately 1.13 acres of site disturbance. The project also includes a request to modify the parking requirements set forth in County Land Use Ordinance Section 22.18.020 to allow for the provision of 13 parking spaces where 79 would be required.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in an increased demand on groundwater resources within the Paso Robles Groundwater Basin Area of Severe Decline. Mitigation measures have been identified to require preparation of a water conservation plan including a water use offset ratio of 2:1, reducing impacts to Agriculture & Forestry Resources and Hydrology & Water Quality to less than significant. Project construction emissions may have adverse effects on nearby sensitive receptors, including potential release of Asbestos Containing Materials (ACM); mitigation has been identified to require implementation of standard construction emissions reduction measures and an ACM survey and handling procedures to reduce impacts associated with Air Quality to less than significant. Potential impacts to biological resources, including oak trees, special-status bats and nesting birds, and State and Federal waters, would be reduced to less than significant with identified mitigation requiring oak tree protection, pre-construction surveys and avoidance measures for wildlife, and avoidance and protection of State and Federal waters. Mitigation has been identified to require preparation of an Energy Conservation Plan to reduce impacts associated with inefficient energy use and consistency with state and local plans for energy efficiency. Mitigation has been identified to require preparation of a Paleontological Monitoring and Treatment Plan to avoid impacts to potential paleontological resources on-site during project construction activities. Mitigation measures have also been identified to reduce potential noise impacts on surrounding sensitive receptors during both project construction and operation.

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

Areas of known controversy raised by members of the public include odor, traffic, parking, and water use.

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

California Department of Fish and Wildlife (Trustee Agency)
San Luis Obispo County Air Pollution Control District (Responsible Agency)
California Department of Cannabis Control (Responsible Agency)
Central Coast Regional Water Quality Control District (Responsible Agency)