Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
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ProductName		**Extended**
FISH	FISH AND WILDLIFE FILING	$81.00
	# Pages	7
	Document #	40-12232024-237
	Document Info:	SAN LUIS OBISPO COUNTY
	Filing Type	ND
Total		$81.00
Tender (On Account)		$81.00
Account#	CTY	
Account Name	JE except TX & DSS	
Customer Name	TIMOTHY WENDORFF-AMDENDMENT	
Balance	$116,706.50	

PLEASE KEEP FOR REFERENCE

12/23/24 10:07 AM awebster
San Luis Obispo

State of California - Department of Fish and Wildlife

2024 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 40-12232024-237

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	etolle@co.slo.ca.us	12/23/2024

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
COUNTY OF SAN LUIS OBISPO	

PROJECT TITLE

T-DUB FARMS MINOR USE PERMIT (AMEND 2023-00009 / DRC2018-00043 / ED 24-142)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
TIMOTHY WENDORFF	jamie@kirk-consulting.net		(805) 461-5765
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
PO BOX 581	HARMONY	CA	93435

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,051.25	$
☒ Mitigated/Negative Declaration (MND)(ND)	$2,916.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,377.25	$

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $81.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $81.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Amy Webster	Amy Webster, Deputy County Clerk-Recorder

Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder
40-12232024-237
12/23/2024
FISH
Pages: 7
Fee: $ 81.00
By awebster, Deputy

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

NOTICE OF DETERMINATION – ADDENDUM TO PREVIOUS MITIGATED NEGATIVE DECLARATION

ENVIRONMENTAL DETERMINATION NO.: ED24-142 **DATE:** September 20, 2024

PROJECT TITLE: T-Dub Farms Minor Use Permit (AMEND2023-00009 / DRC2018-00043 / ED24-142)

APPLICANT NAME: Timothy Wendorff

ADDRESS: PO Box 581, Santa Margarita, CA 93435

TELEPHONE: (805) 461-5765 **EMAIL:** jamie@kirk-consulting.net

PROJECT DESCRIPTION: A request by T-Dub Farms, LLC to amend existing Minor Use Permit (DRC2018-00043) and subsequent Project Modification (DRC2020-00048) which allows for a phased cannabis development of up to 3 acres of outdoor cultivation canopy, 6,000 square feet (sf) of indoor nursery canopy, 6,000 sf of indoor cannabis cultivation, use of an existing 760 sf detached garage for security monitoring and control, and construction of a building for up to 1,440 square feet of ancillary processing activities. The project has been in operation since February 26, 2021. The applicant is requesting an amendment to revise the project water demand from 3.04 acre-feet per year (AFY) to 6.67 AFY. Additionally, the application originally included a request to renew the project land use approval for an additional 5 years as was previously required by County code, but this requirement has subsequently been removed by the Board of Supervisors. The project would not result in any new land disturbance on the 78.12-acre project site. The project is located in the Agriculture (AG) land use category at 4000 Truesdale Road, Shandon, CA in the Shandon-Carrizo Sub Area North of the North County Planning Area.

LOCATION: 4000 Truesdale Road, Shandon, CA 93461; APN: 037-291-035

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

The Mitigated Negative Declaration prepared and issued under **ED19-106** for the previously reviewed project, **Shandon Acres Associates Minor Use Permit (DRC2018-00043)** (see attached MND), is still adequate. No potential environmental impacts that were not previously addressed are anticipated; therefore, no new environmental determination is necessary.

STATEMENT OF FINDINGS

The Environmental Coordinator, after review of the previously-prepared Mitigated Negative Declaration, finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous Mitigated Negative Declaration; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; and, no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted. Therefore, use of the previously-prepared Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is proposed.

Based on staff's determination that all the above conditions apply, an addendum to the adopted Mitigated Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Mitigated Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

Basis for Addendum: The following describes why the proposed changes will not result in any significant additional impact. The previously adopted Mitigated Negative Declaration (MND) (ED19-106 / State Clearinghouse No. 2019099029) prepared for the project (DRC2018-00043) identified potentially significant impacts to Aesthetics, Air Quality, Biological Resources, Wildfire and Hazardous Materials, and Land Use.

The project site is located in the Shandon-Carrizo Sub Area North of the North County Planning Area. The commercial cannabis project is divided into phases (DRC2020-00048) consisting of three acres of outdoor cultivation canopy and associated site security measures in Phase 1 and the construction of a 6,000 square-foot indoor cultivation greenhouse, a 6,000 square-foot indoor cannabis nursery, and a 1,440 square-foot processing building in Phase 2. The project site is currently improved with a paved access driveway, perimeter fencing, an existing single-family residence, a detached garage, a reverse-osmosis water filtration system and associated well and water storage tanks, a pesticide storage structure, a shared compost area, a waste storage area, and a secure 3.4 acre cannabis cultivation area. The project is located on an approximately 71.47 acre parcel at 4000 Truesdale Road, south of the community of Shandon.

Since circulation of the MND, the applicant is proposing modifications to the Conditions of Approval for this project to allow for the usage of up to 6.67 acre-feet per year (AFY) of water, an increase of 3.63 AFY over the originally approved project. The project originally mitigated water use through participation in a water offset credit program which aimed to achieve a net-neutral water impact for the project. This mitigation method has been phased out by the County and replaced with a more quantifiable irrigation retrofit program for water quantity mitigation. A summary of the project change is outlined below in Table 1:

Table 1 – Comparison of Original Project and Amended Project

Project Component	Original Project	Amended Project
Water Usage	3.04 AFY	6.67 AFY

As shown in Table 1, the applicant is requesting a modification to the maximum annual water usage. This maximum annual water usage is for all phases of the approved project.

Pursuant to Section 15162 of the State CEQA Guidelines, when a lead agency has adopted an IS/MND for a project, a subsequent IS/MND does not need to be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

1. Substantial project changes are proposed that will require major revisions of the previous IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous

EIR was certified as complete or the Negative Declaration was adopted, shows any of the followed:

a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

b. Significant effects previously examined will be substantially more severe than show in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Pursuant to Section 15164 of the State CEQA Guidelines, preparation of an Addendum to an IS/MND is appropriate when none of the conditions specified in Section 15162 (above) are present and some minor technical changes to the previously adopted IS/MND are necessary. The proposed project would not result in increased construction or new development beyond what was previously analyzed in the adopted MND through four development scenarios. The proposed project would not amend or modify the previously approved Minor Use Permit, which is considered vested and not part of the proposed project. Lastly, the State CEQA Guidelines Appendix G, Environmental Checklist Form has been revised and now includes the discussion of new topic areas (i.e., Energy, Greenhouse Gas Emissions, and Transportation SB 743). Their current inclusion in the CEQA checklist does not warrant an analysis of the entire project unless the proposed project would result in new or more severe significant environmental impacts or unless there is new information of substantial importance that was not known at the time of adoption of the MND, and the proposed changes do not meet these standards.

An Addendum to the MND has been prepared to assess the proposed modifications. All information presented is a determination of consistency with the approved MND, or helps to clarify, amplify, or make insignificant minor technical modifications to the MND. As discussed in the following sections, the new information is not considered "significant" pursuant to CEQA, and circulation or preparation of a new formal environmental document is not required. A discussion on issue areas previously identified within the adopted MND is included below.

A summary of the relevant environmental issues:
The following analysis examines the environmental issues that were previously analyzed in the adopted MND and determines if the proposed project will create any new significant impacts or increases the severity of an environmental impact as identified in the adopted MND. Provided below is an assessment of how the proposed project affects the conclusions of each respective environmental issue analyzed in the MND.

Water and Hydrology: An updated Water Demand Analysis was performed in July 2023 to better reflect operational conditions of the project. The project's estimated water use for all cannabis activities would increase from 3.04 AFY to 6.67 AFY, which is based on real-time information from the 2022-2023 cultivation season and includes an additional 1 AFY buffer. The project site is located within the Paso Robles

Groundwater Basin (PRGWB) which is a basin recognized as Level of Severity (LOS) III. The project site is not located within an area recognized as an Area of Severe Decline. Per Section 22.40.050.D.5, all water demand within an LOS III groundwater basin is required to offset at a minimum 1:1 ratio unless a greater offset is required through the land use permit approval process. The updated Water Demand Estimate is outlined in Table 2 below:

Table 2 – Water Demand Estimate

Description	Estimated Water Use (AFY)
Maximum Historical Water Use	5.67
Climate Buffer	1
Project Total	6.67

The previously adopted MND (ED19-106) assessed potential impacts to groundwater based on a water use of 3.02 AFY. The MND states the project will need to offset water at a 1:1 ratio through participation in a Countywide Water Conservation Program (CWWCP), which allows the purchase of water offset credits that results in a net-neutral water demand on the groundwater basin. Participation in the CWWCP would lessen potential impacts to available surface or groundwater to a level of less than significant. Following approval of the 2019 MND, it was determined that the CWWCP cannot be used to offset water use of cannabis cultivation projects in the PRGWB. Therefore, applicants must demonstrate other means to comply with the required 1:1 offset required by County Code, and these means must result in verifiable offsets within the PRGWB. As such, the applicant has proposed to participate in an irrigation retrofit program that meets this requirement and is consistent with the previous allowance to participate in the CWWCP. The details of the irrigation retrofit program are described below.

Net-neutral water offset will be achieved through participation in a County approved irrigation retrofit program which equips properties within the PRGWB with irrigation hardware and monitoring software that can result in water savings across the basin equal to the lifetime water demand of the project. The applicant is required to renew their participation in this program every five years in order to address the cost of ongoing operation and maintenance of irrigation equipment.

Water demand of retrofit candidate sites is assessed by inputting soil data, crop type(s), current irrigation practices, and existing irrigation infrastructure improvements into the California Department of Food and Agriculture (CDFA) Irrigation Water Savings Assessment Tool. Irrigation improvements funded by the PRGWB include those practices and equipment upgrades identified by CDFA to increase Irrigation Water Management by five to fifteen percent.

Irrigation retrofit equipment may include but is not limited to: weather stations, soil moisture sensors, water pressure sensors, flow meters, remote access and tracking of irrigation data, and generally more efficient irrigation infrastructure. The use of this equipment to reduce water use has been adopted by CDFA and will result in verifiable offsets.

While the applicant proposes to use approximately 3.63 AFY more than that analyzed in the 2019 MND, the project itself has not changed, and offsetting the water demand of the proposed project would result in a net-neutral water demand on the groundwater basin consistent with the requirements of County Code and

the analysis in the 2019 MND; therefore, impacts related to available surface or groundwater would be less than significant.

Other CEQA Issues Considered
County staff also considered issue areas such as Aesthetics, Air Quality, Biological Resources, Wildfire and Hazardous Materials, and Land Use, and determined that impacts to these issue areas are less than significant as the overall operational characteristics and proposed development will not substantially change from the previously examined project. County staff considered potential impacts that the increased water usage may have on other environmental issues and determined that the scope of the impacts do not go beyond what has been previously studied.

Conclusion
The Environmental Coordinator, after review of the previously-prepared MND finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous MND; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; no substantially different mitigation measures are necessary to reduce potential environmental impacts; and no new information of substantial importance has been identified which was not known at the time that the previous MND was adopted. Therefore, recirculation of the previously adopted MND is not required.

Additional Information: Additional information pertaining to this environmental determination may be obtained by contacting the Lead Agency at the above address or telephone number.

Notice of Determination **State Clearinghouse No. 2019099029**

This is to advise that the San Luis Obispo County Planning Department Hearing Officer as ☒ *Lead Agency* ☐ *Responsible Agency* approved the above described project on December 6, 2024, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the 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 Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Signature	Title	Date	Public Agency
	Eric Tolle (etolle@co.slo.ca.us)	12/23/24	County of San Luis Obispo

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

Receipt: 19-47355

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	$2,404.75
# Pages		73
Document #		40-12242019-352
Document Info:	COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING	
Filing Type		ND
Total		$2,404.75
Tender (On Account)		$2,404.75
Account#	CTY	
Account Name	JE except TX & DSS	
Balance	$15,964.75	
Comment	1002063571	

PLEASE KEEP FOR REFERENCE

12/24/19 4:10 PM gugalde
San Luis Obispo

State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER: 40-12242019-352

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2019099029

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF SAN LUIS OBISPO DEPARTMENT OF	ehughes@co.slo.ca.us	12/24/2019

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
COUNTY OF SAN LUIS OBISPO	

PROJECT TITLE

SHANDON ACRES ASSOCIATES MINOR USE PERMIT (DRC2018-00043)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
SHANDON ACRES ASSOCIATES LLC	jessica@kirk-consulting.net	(805) 461-5765

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
212 MARINE STREET	SANTA MONICA	CA	90405

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,271.00	$
☒ Mitigated/Negative Declaration (MND)(ND)	$2,354.75	$ $2,354.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,112.00	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $2,404.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Gabriela Ugalde	Gabriela Ugalde, Deputy County Clerk-Recorder

Filed in County Clerk's Office
Tommy Gong
San Luis Obispo - County Clerk-Recorder
40-12242019-352
12/24/2019
FISH
Pages: 73
Fee: $ 2404.75
By gugalde, Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 12/01/18)