



NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED Number 19-190

DATE: September 18, 2019

PROJECT/ENTITLEMENT: Eden Dreams LLC Minor Use Permit DRC2018-00183
APPLICANT NAME: Eden Dreams LLC **Email:** elizabeth@edenhouse.com
ADDRESS: 4337 S. El Pomar Road Templeton, CA 93465
CONTACT PERSON: Jessica Edmondson of Kirk Consulting **Telephone:** 805-461-5765

PROPOSED USES/INTENT: A request by Eden Dreams LLC for a Minor Use Permit (DRC2018-00183) to establish three-acres (130,680-square-feet) of outdoor cannabis cultivation canopy area, 27,500-square-foot (22,000 sf canopy area) of indoor cannabis cultivation, 4,000-square-foot of ancillary cannabis processing (drying and curing), and 7,500-square-foot of ancillary cannabis nursery, within a new 40,000-square-foot greenhouse. In addition, site development will include construction of a new 5,000-square-foot processing/storage building, and associated improvements. The project will result in the disturbance of approximately 5-acres on an approximately 99.11-acre parcel.

This project is to be developed in two phases – Phase 1 would include the construction of a 40,000-square-foot greenhouse to house 27,500-square-foot (22,000 sf canopy area) of indoor cannabis cultivation, 4,000-square-foot of ancillary cannabis processing (drying and curing), and 7,500-square-foot of ancillary cannabis nursery. Phase 1 will also include construction of a new 5,000-square-foot processing/storage building, and approximately 1.75-acres of outdoor cannabis cultivation area. Phase 2 will include an additional 2-acres of outdoor cannabis cultivation. Outdoor cannabis cultivation canopy will be limited to 3-acres total.

LOCATION: The project is within the Agriculture land use category and is located at 4337 South El Pomar Road, approximately 2.6 miles east from the City of Atascadero. The site is in the El Pomar-Estrella Sub Area of the North County Planning Area.

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as *Lead Agency*

Responsible Agency approved/denied the above described project by Chief Building Official, and has made the following determinations regarding the above described project:

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

County of San Luis Obispo

Signature

Name

Date

Public Agency