



# 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.** ED19-236

**DATE:** December 18, 2019

**PROJECT/ENTITLEMENT:** 510 Rancho Road LLC Conditional Use Permit (DRC2019-00084)

**APPLICANT NAME:** 510 Rancho Road LLC

**Email:** jessica@kirk-consulting.net

**ADDRESS:** 7510 Los Osos Valley Road, San Luis Obispo, CA 93401

**CONTACT PERSON:** Jessica Edmonson, Kirk Consulting

**Telephone:** 805-461-5765

**PROPOSED USES/INTENT:** DESCRIPTION: Request by 510 Rancho Road LLC for a Conditional Use Permit (DRC 2019-00084) for the phased development cannabis. Phase I will include 2.99 acres of outdoor cannabis cultivation and 7,520 square feet of commercial nursery. Phase II will consist of the construction of a 45,000 sq.ft. greenhouse for the establishment of 22,000 sq.ft. of indoor cultivation and 14,000 square feet of indoor nursery for ancillary and commercial use. Phase II will also include the construction of a 10,000 sq.ft. building to be used for drying and processing as well as the placement of two storage containers for the storage of pesticides and fertilizers. The project will result in site disturbance of approximately 1.5 acres on a 219.43 acre parcel. The project is within the Agriculture land use category located at 510 Rancho Road, about 1 mile southeast of the community of Nipomo. The site is within the South County Inland Sub-area of the South County Planning Area.

**LOCATION:** The project is located at 510 Rancho Road, about 1 mile southeast of the community of Nipomo. The site is within the South County Inland Sub-area of the South 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:** CA Department Fish & Wildlife, CA. Department of Food and AG, and Regional Water Quality Control Board

**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 AT ..... 4:30 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 Planning Commission \_\_\_\_\_ as  *Lead Agency*

*Responsible Agency* approved/denied the above described project on \_\_\_\_\_, 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.

Eric Hughes (ehughes@co.slo.ca.us)

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency