



# Negative of Intent to Adopt a 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.** ED21-060

**DATE:** September 21, 2022

**PROJECT/ENTITLEMENT:** SLO Cal Farms EAST Minor Use Permit (DRC2019-00051)  
**APPLICANT NAME:** SLO Cal Farms, Inc. **Email:** [slocalroots@gmail.com](mailto:slocalroots@gmail.com)  
**ADDRESS:** 7737 Suey Creek Road, Santa Maria, CA 93454  
**CONTACT PERSON:** Austen Connella, SLO Cal Farms **Telephone:** 415-837-3957

**PROPOSED USES/INTENT:** Hearing to consider a request by **SLO CAL Farms, Inc.** for a Minor Use Permit (DRC2019-00051 / SLO Cal East) to establish 3.75 acres gross of outdoor cannabis cultivation area; 27,216 square feet (sf) gross of indoor cannabis cultivation area; 29,232 sf gross of ancillary indoor nursery; a 10,500 sf metal building for ancillary processing, cannabis storage, offices, and a restroom; ancillary transport; and about 2.8 acres of related site improvements (e.g., composting area, water tanks, parking, etc.). The project is proposed in four phases. Two ordinance modifications are requested: (1) a parking modification to allow 20 parking spaces where 123 are required; and (2) a setback modification for outdoor cultivation to allow an approximately 100-foot setback along the western property line where a 300-foot setback is required. The project will result in approximately 15,300 cubic yards (cy) of cut and 3,500 cy of fill and a disturbance area of about 8.13 acres. The project site is located about a mile east of 2155 South Thompson Avenue, on an approximately 312-acre parcel, and about 2.75 miles southeast of the community of Nipomo. Additional grading (1,500 cy of cut and 3,500 cy of fill) and site improvements are proposed on the adjacent parcel to the west (APN 090-261-015) to provide vehicular access and a retention basin to serve the SLO Cal East Project. The project is within the Agriculture land use category and within the South County Inland Sub-area of the South County Planning Area.

**LOCATION:** The project site is located about a mile east of 2155 South Thompson Avenue

**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 Tolle (etolle@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**