



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Trevor Keith, *Department Director*

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: An Initial Study and Draft Mitigated Negative Declaration for the *Eden's Dream Minor Use Permit (DRC2018-00183; ED24-135)* is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. The Environmental Coordinator, after completion of the Initial Study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Draft Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 4, 2024. Mitigation measures are proposed to address potential impacts associated with Agriculture & Forestry Resources, Air Quality, Biological Resources, Energy, Geology & Soils, Hazards and Hazardous Materials, Hydrology & Water Quality, Land Use and Planning, Noise, and Utilities & Service Systems and will be included as conditions of approval.

PROJECT: 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.

The project would be located at 4337 South El Pomar Road approximately 2.8 miles east of the city of Atascadero. The project site is within the Agriculture land use category within the North County Planning Area, El Pomar Sub-region.

WHERE: Copies of the proposed Mitigated Negative Declaration and all the associated documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Planning and Building, 976 Osos Street, County Government Center Room 200, San Luis Obispo, CA 93408 and also on our website at <http://www.sloplanning.org>.

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the proposed Mitigated Negative Declaration should email your comments or questions to Eric Tolle at etolle@co.slo.ca.us or submit a written statement directed to Eric Tolle of the San Luis Obispo County Department of Planning and Building at 976 Osos St., Rm 300, San Luis Obispo, CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins December 3, 2024 and ends January 2, 2025. Written comments must be received by 5:00 p.m. on the last day of the review period. The County of San Luis Obispo will hold a public hearing to consider the proposed project and adoption of the Mitigated Negative Declaration. The hearing is not currently scheduled.

If you need more information about this project, please contact Eric Tolle, Senior Planner, at (805) 788-2148 or etolle@co.slo.ca.us.

DATED: December 2, 2024