



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 19-107

DATE: January 30, 2020

PROJECT/ENTITLEMENT: Pegaso, Inc. Conditional Use Permit;DRC2018-00177

APPLICANT NAME: Pegaso, Inc.

Email: michael@agholdings.biz

ADDRESS: 127 Windchime, Irvine, CA 92603

CONTACT PERSON: Michael Aniff

Telephone: 562-234-1827

PROPOSED USES/INTENT: A request by Pegaso, Inc. for a Conditional Use Permit (DRC2018-00177) to establish multiple cannabis activities, including indoor mixed-light and outdoor cultivation, nursery, and manufacturing, on a portion of a 225-acre parcel located within a rural area approximately 2.2 miles northwest of Pozo Village and 5.3 miles east of the entrance to Santa Margarita Lake. The project would be developed in two phases and at full buildout would include approximately 3.5 acres (152,000 square-feet [sf]) of indoor and outdoor mature cannabis cultivation canopy, up to 16,000 sf of immature cannabis cultivation canopy (nursery), and manufacturing of the cannabis grown on-site. The proposed project would result in the disturbance of approximately 10 acres and would result in approximately 6,182 cubic yards of cut and 6,182 cubic yards of fill (total of 12,364 cubic yards of earthwork).

LOCATION: The project is located at 1245 River Road within the Las Pilitas Sub Planning Area of the North County Area Plan.

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: Air Pollution Control District
California Department of Fish and Wildlife, Environmental Health, California Department of Food and Agriculture, 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