

**Elaina Cano**  
**San Luis Obispo**  
**County Clerk-Recorder**  
Main Office: (805) 781-5080  
Atascadero: (805) 461-6041  
www.slovote.com

**Receipt: 25-21996**

<b>ProductName</b>	<b>Extended</b>
FISH FISH AND WILDLIFE FILING	\$3,049.75
# Pages	3
Document #	40-07152025-149
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	ND
<b>Total</b>	<b>\$3,049.75</b>
<b>Tender (On Account)</b>	<b>\$3,049.75</b>
Account#	CTY
Account Name	JE except TX & DSS
Customer Name	ELIZABETH ROSS
Balance	\$19,392.75

PLEASE KEEP FOR REFERENCE

7/15/25 2:37 PM MMaltby  
San Luis Obispo



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

40-07152025-149

STATE CLEARINGHOUSE NUMBER (If applicable)

2024100207

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN LUIS OBISPO COUNTY

LEAD AGENCY EMAIL

etolle@co.slo.ca.us

DATE

07/15/2025

COUNTY/STATE AGENCY OF FILING

COUNTY OF SAN LUIS OBISPO

DOCUMENT NUMBER

PROJECT TITLE

EDEN'S DREAM MINOR USE PERMIT (DRC2018-00183 / ED24-135)

PROJECT APPLICANT NAME

ELIZABETH ROSS

PROJECT APPLICANT EMAIL

elizabethr@edenhouse.com

PHONE NUMBER

(305) 509-2670

PROJECT APPLICANT ADDRESS

4337 S EL POMAR RD

CITY

TEMPLETON

STATE

CA

ZIP CODE

93465

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,123.50

\$

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

\$

\$2,968.75

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401.75

\$

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$81.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☒ Other

TOTAL RECEIVED \$ 3,049.75

SIGNATURE

X Michelle Maltby

AGENCY OF FILING PRINTED NAME AND TITLE

Michelle Maltby, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Elaina Cano

San Luis Obispo - County Clerk-Recorder

**40-07152025-149**

07/15/2025

FISH

Pages: 3

Fee: \$ 3049.75

By MMaltby, Deputy





**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING**

**NOTICE OF DETERMINATION – MITIGATED NEGATIVE  
DECLARATION**

**ENVIRONMENTAL DETERMINATION NO.:** ED24-135

**DATE:** July 15, 2025

**PROJECT TITLE:** Eden's Dream Minor Use Permit (DRC2018-00183 / ED24-135)

**APPLICANT NAME:** Elizabeth Ross

**ADDRESS:** 4337 S EL POMAR RD TEMPLETON, CA 93465

**TELEPHONE:** (305)-509-2670

**EMAIL:** [elizabethr@edenhouse.com](mailto:elizabethr@edenhouse.com)

**PROJECT DESCRIPTION:** 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.

**LOCATION:** 4339 S EL POMAR DR TEMPLETON, CA 93465 / APN 034-321-003

**LEAD AGENCY:** County of San Luis Obispo  
Department of Planning & Building  
976 Osos Street, Room 200  
San Luis Obispo, CA 93408-2040  
(805) 781-5600  
Website: <http://www.sloplanning.org>

**STATE CLEARINGHOUSE REVIEW:** YES ☒ NO ☐

**OTHER POTENTIAL PERMITTING AGENCIES:** California Department of Fish and Wildlife Region #5; Regional Quality Control Board Region #3; Department of Cannabis Control

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained from the Lead Agency at the contact information above and also on our website at <https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/6540aeb8-6780-4653-af57-ad398dd95c53?tab=attachments>.



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**NOTICE OF DETERMINATION – MITIGATED NEGATIVE  
DECLARATION**

**Notice of Determination**

**State Clearinghouse No. 2024100207**

This is to advise that the San Luis Obispo County Board of Supervisors as ☒ *Lead Agency*  
☐ *Responsible Agency* approved the above described project on July 15, 2025, and has made the following  
determinations regarding the above described project:

*The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the 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 Mitigated 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) 07/15/2025 County of San Luis Obispo

**Signature**

**Project Manager**

**Date**

**Public Agency**