



CITY OF GROVER BEACH
 COMMUNITY DEVELOPMENT DEPARTMENT
CEQA

Notice of Determination

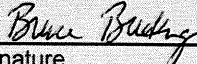
DA NO.	18-23 Through 28	Environmental Document No.	2018-01
PROJECT TITLE	Huston Street Cannabis Complex		
APPLICANT NAME & PHONE NUMBER	Prime Capital Venture, LLC	Email	[REDACTED]
MAILING ADDRESS:	807 E. 12 th Street, Suite #401	Los Angeles, CA	90021
STAFF CONTACT:	A. Rafael Castillo, AICP	(805) 473-4528	rcastillo@groverbeach.org
PROJECT ADDRESS:	943 and 953 Huston Street	Grover Beach, CA 93433	APN: 060-545-030,031, 060-546-004,005,019

PROJECT DESCRIPTION:

Proposed development site is approximately 5.3 acres of an originally approved 11.4 acre development, known as the Grover Business Park (Application 97-039), approved in January 1998 and subsequently amended in 2000, 2009, and 2017. The proposed project is located on six (6) separate legal lots and is located in an already disturbed area surrounded by existing development. The proposed project includes the following:

- Construction of six (6) separate buildings totaling 114,894 square feet for cultivation, manufacturing, and distribution of cannabis and cannabis related products with a proposed maximum building height of approximately 36-feet.
- Cannabis manufacturing utilizing volatile and non-volatile solvents (Type 1 and Type 2) within the proposed buildings;
- Proposed cultivation indoors utilizing a mix of artificial and natural lighting. Proposed grading on-site including 5,095 cubic yards of cut and 7,635 cubic yards of fill, resulting in an import of 2,540 cubic yards of materials to the project site;
- Total landscaping area of 27,372 square feet consistent with State water efficient landscaping standards;
- A total of 135 parking spaces would be provided;
- Installation of sidewalk, sewer, and water laterals to service the proposed project.

LEAD AGENCY: City of Grover Beach
 Community Development Department
 154 South 8th Street
 Grover Beach, CA 93433

NOTICE OF DETERMINATION		<input type="checkbox"/> SCH No	N/A
This is to advise that the City of Grover Beach Community Development Department as Lead Agency approved the above project on 10/10/2018 , and has made the following determination regarding the above described project:			
The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of CEQA. Mitigation Measures and monitoring program 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 Mitigated Negative Declaration with comments and responses and record of project approval is available to the public at the Lead Agency address above.			
 Signature		Bruce Buckingham (bbuckingham@groverbeach.org) Community Development Director	
		Date	



State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 10/31/17) Previously DFG 753.5a

RECEIPT NUMBER: 40-10192018-209
STATE CLEARINGHOUSE NUMBER (If applicable) NA

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF GROVER BEACH	LEAD AGENCY EMAIL rcastillo@groverbeach.org	DATE 10/19/2018
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COUNTY/STATE AGENCY OF FILING SAN LUIS OBISPO	DOCUMENT NUMBER
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PROJECT TITLE HUSTON STREET CANNABIS COMPLEX

PROJECT APPLICANT NAME PRIME CAPITAL VENTURE, LLC	PROJECT APPLICANT EMAIL [REDACTED]	PHONE NUMBER [REDACTED]
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PROJECT APPLICANT ADDRESS 807 E. 12TH STREET	CITY LOS ANGELES	STATE CA	ZIP CODE 90021
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	_____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	_____ \$2,280.75
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	_____
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach copy of previously issued Environmental Filing Fee Cash Receipt (DFW 753.5a))			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	_____
<input checked="" type="checkbox"/> County documentary handling fee		\$	_____ \$50.00
<input type="checkbox"/> Other		\$	_____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ **\$2,330.75**

SIGNATURE X <i>Sandy Currens</i>	AGENCY OF FILING PRINTED NAME AND TITLE Sandy Currens, Deputy County Clerk-Recorder
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Filed in County Clerk's Office

Tommy Gong
San Luis Obispo - County Clerk-Recorder

40-10192018-209

10/19/2018
FISH
Pages: 2
Fee: \$ 2330.75

By scurrens, Deputy

