

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** Eden's Dream Minor Use Permit

Lead Agency: County of San Luis Obispo Contact Person: Eric Tolle  
 Mailing Address: 976 Osos Street, Room 300 Phone: (805) 788-2148  
 City: San Luis Obispo Zip: 93408 County: San Luis Obispo

**Project Location:** County: San Luis Obispo City/Nearest Community: Atascadero  
 Cross Streets: South El Pomar Road Zip Code: 93465

Longitude/Latitude (degrees, minutes and seconds): 35 ° 31 ' 41 " N / 120 ° 37 ' 10 " W Total Acres: 1.13

Assessor's Parcel No.: 034-321-003 Section: 06 Twp.: 28S Range: 13E Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 41 Waterways: Unnamed Intermittent Stream

Airports: N/A Railways: N/A Schools: N/A

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: 45,480 Sq. ft. cannabis uses

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Agriculture

**Project Description:** (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Department of Cannabis Control</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

---

### Local Public Review Period (to be filled in by lead agency)

Starting Date December 3, 2024 Ending Date January 2, 2025

---

### Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA Environmental Consultants</u>	Applicant: <u>Eden's Dream LLC</u>
Address: <u>4111 Broad Street, Suite 210</u>	Address: <u>4339 S. El Pomar Road</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>Templeton, CA 93465</u>
Contact: <u>Cassidy Bewley</u>	Phone: <u>(305) 509-2670</u>
Phone: <u>(805) 539-2867</u>	

---

Signature of Lead Agency Representative: Eric Tolle  Date: 12/02/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.