

# 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>
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**Project Title:** Coglitore Minor Use Permit N-DRC2025-00024 (ED25-0270)

Lead Agency: County of San Luis Obispo Contact Person: Blake Maule  
 Mailing Address: 976 Osos Street, Room 300 Phone: (805) 781-4163  
 City: San Luis Obispo Zip: 93408 County: San Luis Obispo

**Project Location:** County: San Luis Obispo City/Nearest Community: San Luis Obispo  
 Cross Streets: Green Gate Road & State Route 227 Zip Code: 93401

Longitude/Latitude (degrees, minutes and seconds): 35.20657° N 120.59927° W Total Acres: 139

Assessor's Parcel No.: 044-111-007, 044-161-014, 044-161-015, 044-233-009 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 227 Waterways: Pismo Creek  
 Airports: San Luis Obispo County Regional Airport Railways: Union Pacific Railroad Schools: Los Ranchos Elementary

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                  | <input checked="" type="checkbox"/> Other: Temporary Events    |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |  |

**Project Issues Discussed in Document:**

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

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

Agriculture

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

A request by Giovanni Coglitore for a Minor Use Permit to allow a phased approach for hosting up to 90 temporary indoor and outdoor events annually. Phase 1 includes outdoor temporary events, while Phase 2 introduces indoor and additional outdoor events. Events will take place across three designated areas, with up to 30 events per year accommodating a maximum of 250 attendees, 30 events with up to 200 attendees, and 30 events with a maximum of 150 attendees. Amplified speech and music are proposed in designated areas, and the permit is requested for a 25-year period. The project also includes road and internal access improvements to meet Cal Fire and County Fire requirements. The site is located at 430, 445, and 457 Green Gate Road in the unincorporated area of San Luis Obispo County, within the agriculture land use category and the San Luis Obispo Sub Area (South) of the South County Planning Area.

*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 type="checkbox"/>	Regional WQCB # _____
<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>4</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"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

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

Starting Date April 1, 2026 Ending Date April 30, 2026

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### Lead Agency (Complete if applicable):

Consulting Firm: Kirk Consulting Applicant: Coglitore Bypass Holdings, LLC  
Address: 8830 Morro Rd Address: 711 West Pleasant Oak Trail  
City/State/Zip: Atascadero CA, 93422 City/State/Zip: Reno NV, 89511  
Contact: Jamie Jones - jamie@kirk-consulting.net Phone: 408-802-5398  
Phone: 805-461-5765

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Signature of Lead Agency Representative: *Blake Maule* Date: 03/31/26

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