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

SCH #

Project Title: CCUP22-0001/BH&2K

Lead Agency: El Dorado County Planning and Building Department | Contact Person: Evan Mattes
Mailing Address: 2850 Fairlane Court | Phone: 530-621-5994
City: Placerville | Zip: 95667 | County: El Dorado

Project Location: County: El Dorado | City/Nearest Community: Fair Play
Cross Streets: West of Fairplay Road approximatly 0.7 mile north of Omo Ranch Road | Zip Code: 95684
Longitude/Latitude (degrees, minutes and seconds): 38 ° 34 ' 57.84 " N / 120 ° 39 ' 44.78 " W Total Acres: 67.53 acres
Assessor's Parcel No.: 094-090-010-000 | Section: 33 | Twp.: 9n | Range: 12e | Base: MDM
Within 2 Miles: State Hwy #: | Waterways: N. & S. Forks Spanish Creek, Cedar Creek, Perry Creek
Airports: | Railways: | Schools:

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: Cannabis Cultivation

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:

Rural Residential/Planned Agriculture 20-Acres (PA-20)/Agricultural Lands-Agricultural (AL-A)

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

Commercial Cannabis Use Permit (CCUP) for the construction and operation of a cannabis cultivation/nursery, harvest, processing, storage, and distribution facility on a 67.53-acre parcel. The project would consist of approximately 50,000 square feet (sf) of mature outdoor cannabis canopy grown in 5 license areas of 10,000 sf each, 9,990 sf of mature mixed-light cannabis canopy grown in six 3,136-sf hoop houses, and 4,200 sf of immature canopy grown in two 2,880-sf greenhouses. Phase II of the project would add four 2,880-sf greenhouses for an additional 8,400 sf of mature mixed-light canopy, resulting in a total of 68,390 sf of mature canopy and 4,200 sf of immature canopy at full buildout. Additional support structures include an 800-sf processing building, a 1,000-sf dry/cure building, a 640-sf equipment and storage building, five 5,000-gallon water storage tanks, a 504-sf cannabis waste area, and a 504-sf compost 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 and "X".
If you have already sent your document to the agency please denote that with an "S".

x	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol	X	Pesticide Regulation, Department of
	Caltrans District #		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission	X	SWRCB: Water Rights
X	Fish & Game Region # 2		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: Department of Cannabis Control
	Housing & Community Development		Other:
	Native American Heritage Commission		

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

Starting Date September 14, 2026 Ending Date October 13, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: _____ **Date:** 9/4/26

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