

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 # _____	2019129080
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Project Title: Oasis Venture Livermore Grow Facility Project

Lead Agency: Alameda County Planning Department Contact Person: Sonia Urzua
Street Address: 224 West Winston Avenue, Suite 111 Phone: (510) 670-6400
City: Hayward Zip: 94544 County: Alameda

Project Location: County: Alameda City/Nearest Community: Livermore
Cross Streets: 7031 and 7033 Morgan Territory Road Zip code: 94551
Lat/Long/: 37 ° 45 ' 41.8 " N 121 ° 46 ' 39.4 " W Total Acres: 92.52
Assessor's Parcel No. 903-0007-001-01 Section: 17 Twp: 2S Range: 2E Base: MDBM
Within 2 miles: State Hwy#: 580 Waterways: Cayetano Creek
Airports: N/A Railways: N/A Schools: Andrew N. Christensen Middle School, Altamont Creek Elementary School, Leo R. Croce Elementary School, Fountainhead Montessori School

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: Recirculated Mit Neg Dec 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 _____ Water Facilities: Type _____ MGD _____
 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 _____
 Other: Agricultural – 40,693 square feet

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: The proposed project would be developed within a 92.52-acre property. Two private residences currently exist within the property. With the exception of rural, single-family residences to the north, west, and east, the project site is surrounded by predominately undeveloped land. Cayetano creek borders the project site to the west. The site is designated Resource Management under the ECAP and zoned Agricultural.

Project Description: The proposed project would include development of a 34,213-sf greenhouse building containing approximately 22,000-sf of a cannabis canopy, as well as a 6,480-sf processing building and 28 parking stalls. The processing building would house product processing facilities such as dry rooms, trim room, storage room, office, maintenance and the employee areas. The greenhouse would be comprised of a gutter connectable greenhouse made of four-inch by four-inch square galvanized structural steel columns.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of S.F. Bay Conservation &
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>3</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period

Starting Date 07/31/2020 Ending Date 08/31/2020

Lead Agency: Alameda County Applicant: Felix Kukushkin, Oasis Venture, LLC

Consulting Firm: Raney Planning & Management, Inc. Address: 7031 Morgan Territory Road

Address: 1501 Sports Drive, Suite A City/State/Zip: Livermore, CA 94551

City/State/Zip: Sacramento, CA 95834 Phone: N/A

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 7/30/20

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.