

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



Project Title: Valley Pure Relocation Project

Lead Agency: City of Farmersville

Contact Person: Karl Schoettler

Mailing Address: 909 W. Visalia Road

Phone: (559) 734-8737

City: Farmersve

Zip: 93233

County: Tulare

Project Location: County: Tulare

City/Nearest Community: Farmersville

Cross Streets: Noble Ave and Farmersville Blvd.

Zip Code: 93233

Longitude/Latitude (degrees, minutes and seconds): _____

" N

" W

Total Acres: 3.78

Assessor's Parcel No.: 128-250-010 and -024

Section: _____

Twp.: _____

Range: _____

Base: MDBM

Within 2 Miles: State Hwy #: 198

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.)

Com Dev

Development Type:

Residential: Units _____ Acres _____

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. 4,800 Acres 3.78 Employees 5

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational _____

Recreational _____

Water Facilities: _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous: Type _____

Waste: Other: _____

Retail - 4,800 sf

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Park

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air

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/Job

Public Services/Facilities

Traffic/Circulation

Other: _____

Present Land Use/Zoning/General Plan Designation:

Commercial Retail/ C-S/Service Commercial

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

The Valley Pure Relocation Project (proposed Project) consists of a Conditional Use Permit, Zone change, and General Plan Amendment to relocate an existing cannabis dispensary. The existing dispensary is located at 515 W. Noble Avenue and would be relocated to a site approximately 600 feet to the east. The proposed new site has an existing 4,800 square foot building (formerly a landscape (rock and groundcover) supply business that would be converted to a cannabis dispensary. In addition to the dispensary, the Project includes a public assembly area for up to 200 people and an overflow gravel parking lot with 68 spaces, immediately east of the existing building.

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 | _____ Office of Emergency Services |
| _____ Boating & Waterways, Department of | <input checked="" type="checkbox"/> _____ Office of Historic Preservation Office |
| _____ California Highway Patrol | _____ of Public School Construction Parks |
| <input checked="" type="checkbox"/> _____ Caltrans District # ⁶ _____ | _____ & Recreation, Department of |
| _____ Caltrans Division of Aeronautics | _____ Pesticide Regulation, Department of |
| _____ Caltrans Planning | _____ Public Utilities Commission |
| _____ Central Valley Flood Protection Board | <input checked="" type="checkbox"/> _____ Regional WQCB # _____ |
| _____ Coachella Valley Mtns. Conservancy | _____ Resources Agency |
| _____ Coastal Commission | _____ S.F. Bay Conservation & Development Comm. |
| _____ Colorado River Board | _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| _____ Conservation, Department of | _____ San Joaquin River Conservancy |
| _____ Corrections, Department of | _____ Santa Monica Mtns. Conservancy |
| _____ Delta Protection Commission | _____ State Lands Commission |
| _____ Education, Department of | _____ SWRCB: Clean Water Grants |
| _____ Energy Commission | _____ SWRCB: Water Quality |
| <input checked="" type="checkbox"/> _____ Fish & Game Region # ⁴ _____ | _____ SWRCB: Water Rights |
| _____ Food & Agriculture, Department of Forestry | _____ Tahoe Regional Planning Agency |
| _____ and Fire Protection, Department of General | _____ Toxic Substances Control, Department of |
| _____ Services, Department of | _____ Water Resources, Department of |
| _____ Health Services, Department of | |
| _____ Housing & Community Development | <input checked="" type="checkbox"/> _____ Other: <u>CalCannabis</u> |
| _____ Integrated Waste Management Board | _____ Other: _____ |
| _____ Native American Heritage Commission | |

Local Public Review Period (to be filled in by

lead agency) Starting Date July 21, 2022 **Ending Date** August 20, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Crawford & Bowen Planning, Inc.</u>	Applicant: _____
Address: <u>113 N. Church St. Suite 302</u>	Address: _____
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: _____
Contact: <u>Emily Bowen</u>	Phone: _____
Phone: <u>(559) 840-4414</u>	

Signature of Lead Agency Representative:  for Karl Schoettler **Date:** 7/20/22

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