

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

201904908

Project Title: Felipe 9 Cannabis Cultivation Park

Lead Agency: City of Hollister Contact Person: Abraham Prado or Maria Mendez
Mailing Address: 375 Fifth Street Phone: 831.636-4369
City: Hollister, CA Zip: 95023 County: San Benito

Project Location: County: San Benito City/Nearest Community: City of Hollister
Cross Streets: San Felipe Road/McCloskey Road Zip Code: 95023
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 9.1
Assessor's Parcel No.: 051-100-031 and -032 Section: ... Twp.: ... Range: ... Base: ...
Within 2 Miles: State Hwy #: 25, 156 Waterways: ...
Airports: Hollister Airport Railways: ... Schools: Hollister SDA Christian

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:
[ X ] Mit Neg Dec Other: [ ] FONSI

Governor's Office of Planning & Research

Local Action Type:

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

APR 12 2019

STATE CLEARINGHOUSE

Development Type:

- [ ] Residential: Units ... Acres ...
[ ] Office: Sq.ft. ... Acres ... Employees ...
[ X ] Commercial: Sq.ft. 220,000 Acres ... Employees 60
[ ] Industrial: Sq.ft. ... Acres ... Employees ...
[ ] Educational: ...
[ ] Recreational: ...
[ ] Water Facilities: Type ... MGD ...
[ ] Transportation: Type ...
[ ] Mining: Mineral ...
[ ] Power: Type ... MW
[ ] Waste Treatment: Type ... MGD
[ ] Hazardous Waste: Type ...
[ X ] Other: Indoor grow/greenhouse

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

North Gateway (General Plan and Zoning)

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

Minor subdivision and lot line adjustment to convert an existing project area totaling 9.1 acres into three lots. Two of the new parcels (3.34 and 5.01 acres, respectively) will each contain a new indoor cannabis cultivation, distribution and manufacturing facility. Access will be provided by an easement from San Felipe Road shared by all parcels. The lot line adjustment will create the third remainder parcel of less than one acre that is subject to a separate land use application for a proposed dispensary use. Individual licenses will be required for each proposed use. The project application also includes a request for a Conditional Use Permit and Site and Architectural Review. Greenhouse/building area is 220,000 square feet.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 4 - 12 - 2019

SCH COMPLIANCE 5 - 13 - 2019

Project Sent to the following State Agencies

- [ X ] Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
[ X ] Conservation
[ X ] CDFW # 4
Cal Fire
Historic Preservation
[ X ] Parks & Rec
Bay Cons & Dev Comm.
[ X ] DWR
CalSTA
[ X ] Aeronautics
[ X ] CHP
[ X ] Caltrans# 5
Trans Planning
Other
Education
[ X ] Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
[ X ] ARB: Major Industrial/Energy Resources, Recycl.& Recovery
[ X ] SWRCB: Div. of Drinking Water
[ X ] SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[ X ] Reg. WQCB # 3
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[ X ] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
[ X ] Other: Dred-pesticide

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019049081

Please forward late comments directly to the Lead Agency

AQMD/APCD 20

(Resources: 4 / 13)

## 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 checked="" type="checkbox"/> Caltrans District #5	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #cent <del>ca</del>
<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 #cent <del>ca</del>	<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	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<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 12, 2019 Ending Date May 13, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Coats Consulting</u>	Applicant: <u>Felipe 9, LLC</u>
Address: <u>PO Box 1356</u>	Address: <u>10 Harris Ct. Suite B-1</u>
City/State/Zip: <u>Carmel, CA 93921</u>	City/State/Zip: <u>Monterey, CA 93940</u>
Contact: <u>Geary Coats</u>	Phone: _____
Phone: <u>831.238-7415</u>	

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 Signature of Lead Agency Representative:  Abraham Prado, Planning Manager Date: 4/11/19

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