



ALAMEDA COUNTY
Community Development Agency

**NOTICE OF AVAILABILITY AND
NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION**

PROJECT NAME: OASIS VENTURE LIVERMORE GROW FACILITY,
CONDITIONAL USE PERMIT, PLN2018-00258
PROJECT APPLICANT: FELIX KUKUSHKIN, OASIS VENTURE GROW FACILITY
7033 Morgan Territory Road
Livermore, CA 94551

PROJECT DESCRIPTION: The Oasis Venture Livermore Grow Facility would consist of growth and cultivation of cannabis on a 92.52-acre property identified by the Alameda County Assessor as Assessor's Parcel Number (APN) 903-0007-001-01. The proposed project would include development of a 34,213 square foot (sf) greenhouse building, a 6,480-sf processing building, and a 28-stall parking lot. The processing building would house product processing such as dry rooms, a trim room, storage room, office, maintenance and the employee areas.

PROJECT LOCATIONS AND ZONING:

7033 Morgan Territory Road (APN 903-0007-001-01) in unincorporated Livermore; Resource Management land use designation under the East County Area General Plan, Agricultural Zoning District.

REVIEW AND COMMENTS:

Alameda County, acting as the Lead Agency under the California Environmental Quality Act (CEQA) publicly announces its intent to adopt a Recirculated Mitigated Negative Declaration for the proposed project.

In 2019 Alameda County prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project. The County used the following methods to solicit public input on the IS/MND: a Notice of Completion was posted with the State Clearinghouse on December 23, 2019. The IS/MND was distributed to applicable public agencies, responsible agencies, and interested individuals. In addition, copies of the document were made available online at <https://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm> and at the Planning Department, located at 224 West Winton Avenue, Room 111, Hayward, CA, 94544. The public review period was extended beyond the required 30 days from January 21, 2020 to February 7, 2020. The County received 41 comment letters during the open comment period on the IS/MND for the proposed project. Since the release of the IS/MND, a number of comments identified inconsistencies and omissions within the IS/MND. Although the underlying analysis within the IS/MND was sound, because the discrepancies resulted in unclear understanding of impacts and comments have been received that require other revisions to the IS/MND, the County is recirculating the IS/MND pursuant to CEQA Guidelines Section 15073.5. A discussion and appropriate revisions incorporated in Responses to Comments are reflected throughout this Recirculated IS/MND. Specifically, the revisions to text include updates to the Project Description to match the Conceptual Water-Supply and Wastewater Plan, as well as revisions to Section IV, Biological Resources, Section X, Hydrology and Water Quality, and other sections as necessary. Note that the complete responses to comments, including identification of the

revisions made to the previous IS/MND, are attached to this Recirculated IS/MND as Appendix A.

The Recirculated Mitigated Negative Declaration, which is a written statement finding that the proposed project **will not have a significant effect upon the environment due to proposed mitigating measures to be followed by the project applicant**, is proposed to be adopted pursuant to the CEQA and State and County CEQA Guidelines. The Recirculated Mitigated Negative Declaration and Initial Study are available for public review and comment at the locations listed below.

The comment period is between July 31, 2020 and August 31, 2020. When submitting a comment, please include the name and address of a contact person in your agency or organization. Please direct your comments to:

Sonia Urzua, Planner
Alameda County Planning Department
224 West Winton Avenue, Suite 111
Hayward, CA 94544
510-670-5400; sonia.urzua@acgov.org
<http://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm>.

PUBLIC HEARING:

A Public Hearing before the East County Board of Zoning Adjustments has not been scheduled. Once that date has been determined, a public notice will be issued.