

# 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

<b>SCH #</b>
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**Project Title:** Vertis Process Water Treatment Plant Conditional Use Permit (CUP) Amendment Case No. CUP25-000003 (An amendment to original CUP2017-003)

Lead Agency: City of King Contact Person: Doreen Liberto, AICP, MDR, Community Development Director  
 Mailing Address: 212 S. Vanderhurst Avenue Phone: 831-386-5923  
 City: King City Zip: 93930 County: Monterey

**Project Location:** County: Monterey City/Nearest Community: King City  
 Cross Streets: Don Bates Way & San Antonio Drive Zip Code: 93930

Longitude/Latitude (degrees, minutes and seconds): 36 ° 13 ' 34.9 " N / 121 ° 07 ' 22.0 " W Total Acres: 1.3

Assessor's Parcel No.: 026-521-010 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 101 Waterways: Salinas River, San Lorenzo Creek  
 Airports: Mesa Del Rey Railways: Union Pacific Schools: Chalone Peaks MS, Del Rey ES, Santa Lucia ES, King C

**Document Type:**

- |                                                 |                                                    |                                    |                                                |
|-------------------------------------------------|----------------------------------------------------|------------------------------------|------------------------------------------------|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____                                          |

**Local Action Type:**

- |                                                 |                                                   |                                                            |                                         |
|-------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input checked="" type="checkbox"/> Site Plan     | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |                                                                               |                                                                                                           |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____                                                       |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                                                            |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____                                                       |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input checked="" type="checkbox"/> Waste Treatment: Type <u>Process Water Treatment</u> MGD <u>0.025</u> |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____                                                      |
| <input type="checkbox"/> Recreational: _____                                  | <input type="checkbox"/> Other: _____                                                                     |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |                                                                                                           |

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Light Industrial (LI) (King City General Plan); Light Manufacturing (M-1) (East Ranch Business Park Specific Plan)

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

The current site operator and applicant, Vertis, proposes to implement and construct a proprietary water treatment plant as designed by Tailwater Systems. The treatment system (referred to as "AquaReclaim") is designed to collect and treat irrigation drain water from cannabis growing operations. The "AquaReclaim" process is a scalable and comprehensive process that enables cannabis growers to reuse their high effluent electrocoagulation (Ec) drainage and process water. The "AquaReclaim" treatment system will treat the cooling water blowdown from the onsite combined heat and power (CHP) systems contained within the existing Phase I CHP Plant located to the east of the proposed water treatment plant site. The resulting treated water will be used to supplement and enhance the existing onsite CHP system. No storage of wastewater generated by the plant is planned. During backwash (every three to four days), a portable cart is brought out with a five (5) micron filter and 10-micron granular activated carbon (GAC) filter per the manufacturer instructions. A temporary layflat hose connects the filtered backwash output. The applicant will use the existing sewer connection located at the northeast corner of the existing CHP facility. A layflat hose will be manually connected, as needed, allowing treated water to flow through the existing metered connection to the sanitary sewer. No additional sewer modifications are planned or needed for this project. The system does not process any human waste. Treated water flow to the sewer connection is not anticipated during normal operation. This will be done manually using the existing metered/sampled connection. The proposed project includes the installation of tanks, ion/manganese filter, nanofiltration, ion exchange, clarifier, and various chemical feeders, waste collection, piping, and pumps to create the complete treatment system. The water treatment plant site would consist of a 4,500-square-foot evaporation site and a 4,000-square-foot equipment pad located at the far northwestern corner of the project parcel. The project site sits south of Airport Road, which forms the northern boundary of the project site. No existing trees or vegetation will require removal as part of the proposed project. The proposed project would require approval of a conditional use permit (CUP) to allow for proposed uses, and is currently in progress. Grading at the project site would be minimal, if any, and limited to leveling the surface for proper drainage. This may involve removing grass and installing a pond liner. The proposed project is not expected to require any new employees.

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 an "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 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 # <u>5</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<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 checked="" 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 # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>California Department of Cannabis Control</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> 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 June 11, 2025 Ending Date July 11, 2025

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>Vertis (c/o Chad Maxwell, President &amp; General Manager)</u>
Address: <u>601 Abrego Street</u>	Address: <u>100 Don Bates Way</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>King City, CA 93930</u>
Contact: <u>Stuart Poulter, AICP, MCRP, Principal Planner</u>	Phone: <u>831-382-3585</u>
Phone: <u>831-649-1799, ext. 216</u>	

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Signature of Lead Agency Representative: Stuart Poulter

Digitally signed by Stuart Poulter  
Date: 2025.06.05 11:46:44 -0700

Date: 6/5/2025

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