

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# 2019089032

Project Title: Pinnacle Gardens, LLC, Rio Vista Farms, Magic Show

Lead Agency: City of Rio Vista

Contact Person: Lamont C. Thompson

Mailing Address: 1 Main Street

Phone: (707) 374-6451 ext. 1104

City: Rio Vista

Zip: 94571

County: Solano

Project Location: County: Solano

City/Nearest Community: Rio Vista

Cross Streets: Saint Francis Way and Airport Road Road

Zip Code: 94571

Longitude/Latitude (degrees, minutes and seconds): 38 ° 170 ' 289 " N / 121 ° 41 ' 13.4 " W Total Acres:

Assessor's Parcel No.: 178-230-02

Section: 34

Twp.: 3

Range: 69

Base: 6

Within 2 Miles: State Hwy #: 12, and State Hwy # 84

Waterways: Sacramento River

Airports: Rio Vista Municipal

Railways: None

Schools: D H White Elementary

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

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.) [X] Other: DA

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. 6,325 Acres Employees < 6
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] 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/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Commercial Retail Manufacturing/Business Park (BP)/Industrial Employment Limited (I-E-L)

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

The applicant, Pinnacle Gardens, LLC requests approval of the following:
1. a Conditional Use Permit that would allow operation of a Type-12 cannabis license; and,
2. a Development Agreement (Ordinance XXX-2019) by and between the City of Rio Vista and Pinnacle Gardens, LLC that would allow a Type-12 Microbusiness for cannabis.
Project address is 1000 Saint Francis Way Suite E Rio Vista, CA 94571

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

8 - 9 - 2019

SCH COMPLIANCE

9 - 9 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
X Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
X Conservation
X CDFW # 3
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
X DWR
CalSTA
X Aeronautics
X CHP
X Caltrans# 4
Trans Planning
Other
X Education
X Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
X SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 55
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
X 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: Pesticide Reg

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

SCH#: 2019089032

Please forward late comments directly to the Lead Agency

AQMD/APCD 2/40

(Resources: 8/10)

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".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # _____
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # _____
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # _____
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: Yolo Solano Air Quality Management District
- Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date August 10, 2019 Ending Date September 9, 2019

Lead Agency (Complete if applicable):

Consulting Firm: None Applicant: Pinnacle Gardens, LLC
 Address: _____ Address: 39 California Street Suite 198
 City/State/Zip: _____ City/State/Zip: Valley Springs, CA 95252
 Contact: _____ Phone: (269) 208-7918
 Phone: _____

Signature of Lead Agency Representative:  **Date:** 8/6/2019

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