

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE
OF PUBLIC HEARING**

Notice is hereby given that the City of Rio Vista Planning Department has determined that the Snowtill project described below will not result in a significant adverse impact on the environment. Therefore, in accordance with the California Environmental Quality Act (CEQA), the City is preparing to adopt a Mitigated Negative Declaration (MND) as the appropriate level of environmental review. The City based this tentative determination on an Initial Study that concluded the project will result in no potentially significant environmental impacts.

To: Public Agencies, Organizations and Other Interested Parties

From: City of Rio Vista
One Main Street,
Rio Vista, CA 94571

Project Location: 40 Richard Brann Drive, Rio Vista, CA 94571

Project Description: The Snowtill project includes approval of a cannabis project pursuant to Chapter 17.70 of the City of Rio Vista Zoning Ordinance relating to Cannabis regulations. The proposed project would occur on assessor parcel number (0178-230-180) within the Rio Vista Business Park with a General Plan designation of Industrial/Employment Limited (I-E-L) and is zoned Business Park (B-P). Approval of the proposed project would allow for development on an approximate 1.48-acre site. The Snowtill project includes the construction of two approximate 15,000 square foot (sf) buildings that would be constructed in two phases. The Snowtill project includes uses for cultivation and flowering, drying, trimming, storage, locker rooms, break room, conference room, hallways and corridors, and entry foyer and lobby.

The project site is not on any lists pursuant to Government Code Section 65962.5 including but not limited to lists of hazardous waste facilities.

Public Comment: The 30-day review period for the draft Mitigated Negative Declaration for the Snowtill project starts on August 28, 2020 and closes end of business September 28, 2020. The Initial Study/Mitigated Negative Declaration may be reviewed at: <https://www.riovistacity.com/ceqa-reports/>

During the review period written comments on the project listed above and the proposed Mitigated Negative Declaration for the Snowtill project may be submitted to:

City of Rio Vista, Attn: Rob Hickey
One Main Street,
Rio Vista, CA 94571
Or. rhickey@ci.rio-vista.ca.us

Final environmental determinations are made by the decision-making body, which in this case is the Planning Commission. The Planning Commission will hold a public hearing tentatively on October 14, 2020 at 6:00 p.m. All interested parties are invited to submit written comments prior to the Planning Commission public hearing. For more information, please call (707) 374-6451 during normal business hours.