

**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 project, Oasis Farms Cannabis Facility, 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 not result in 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: Harvey Felt Court and Poppy House Road, Rio Vista, CA 94571

Project Description: The project property occupies 3.9 acres within the City of Rio Vista. According to the City of Rio Vista General Plan (RVGP), the project site has a General Plan land use designated as Industrial/Employment Limited (I-E-L). The proposed project would require the following approvals: Conditional Use Permit; Tentative Parcel Map (TPM); Site and Architectural Approval for proposed structures; Building Permit; Adoption of a Development/Operating Agreement; and Cannabis Cultivation Licenses.

The proposed project includes construction of two, two-story 32-foot structures for indoor cannabis cultivation. Each of the four floors would include two rooms for vegetating and cloning (1,066.5 sf each/project total of 8,532 sf), 20 flowering rooms (21,330 sf per floor/project total of 85,320 sf), four drying and curing rooms (2,093.6 sf per floor/project total of 8,374.4 sf). Two irrigation rooms would be on the first floor and occupy a total of 3,600 sf. The project includes 154 parking spaces 8, of which would be Americans with Disabilities Act (ADA) compliant spaces. The entire site would be secured by an 8-foot metal fence, with driveways for emergency access.

Public Comment: The 30-day review period for the draft Mitigated Negative Declaration for the Oasis Farms Cannabis Facility project starts on February 1, 2022 and closes end of business March 3, 2022. 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 Oasis Farms 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

Public Hearing: A public hearing where the project will be presented to the City of Rio Vista City Council is planned for March 15, 2022 at the City of Rio Vista, in the City Council Chambers at One Main Street, in the City. The meeting will be held at 6:00 p.m. The hearing will be televised on Comcast Channel 26 and also can be attended at Zoom.com. The link to the meeting may be found on the City website at: <https://www.riovistacity.com/meeting-agenda-minutes/>. All interested parties are invited to submit written comments prior to the City Council hearing.