

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

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| SCH # |
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Project Title: Oasis Farms

Lead Agency: City of Rio Vista

Contact Person: Rob Hickey

Mailing Address: One Main Street

Phone: (707) 374-6451

City: Rio Vista

Zip: 94571

County: Solano

Project Location: County: Solano City/Nearest Community: Rio Vista

Cross Streets: Harvey Felt Court and Poppy House Road

Zip Code: 94571

Longitude/Latitude (degrees, minutes and seconds): 38 ° 270 ' 289 " N / 121 ° 41 ' 13.4 " W Total Acres: 1.24

Assessor's Parcel No.: 178-20-19

Section: 34 Twp.: 3

Range: 69 Base: 6

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

Waterways: Sacramento River

Airports: Rio Vista Airport

Railways: None

Schools: DH White Elementary School

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: NOI _____

 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.) Other: Development Agreement**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. 138,904 Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ 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:**

Zoning - Business Park (B-P), General Plan Industrial/Employment Limited (I-E-L)

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

The project site occupies approximate 3.9 acres and is located on the former site of the Rio Vista Municipal Airport which is planned for reuse and redevelopment within the City of Rio Vista Business Park. The project is in an area designated by the General Plan and zoned for industrial uses. The project would require approval of a Conditional Use Permit (CUP). The project includes two, two story buildings with 34,726 sf footprints that would be used for indoor cannabis cultivation. Each building would have a 34,726 sf footprint. The structures would be approximately 41.17 feet to the standard parapets and a maximum height of approximately 49.5 to the top of the parapet projections. An approximate 30-foot-wide breezeway would separate the buildings. Each of floor would include two rooms for vegetation and cloning, totaling 8,532 sf), 20 flowering rooms totaling 85,320 sf, four drying and curing rooms totaling 8,374.4 sf, and two irrigation rooms would be on the first floor (3,600 sf). The proposed project would apply for a license for manufacturing from the California Department of Cannabis Control (DCC).

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input 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 type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 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 type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date February 1, 2022 Ending Date March 3, 2022

Lead Agency (Complete if applicable):

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|---------------------------------------------|--------------------------------------------|
| Consulting Firm: <u>Kimley-Horn</u> | Applicant: <u>Rio Vista Manufacturing</u> |
| Address: <u>555 Capital Mall, Suite 300</u> | Address: <u>10 Poppy House Road</u> |
| City/State/Zip: <u>Sacramento, CA 95814</u> | City/State/Zip: <u>Rio Vista, CA 94571</u> |
| Contact: <u>Brad Stoneman</u> | Phone: <u>(916) 397-1959</u> |
| Phone: <u>(916) 571-1029</u> | |

Signature of Lead Agency Representative:  Date: February 1, 2022

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