

City of
RIO VISTA

Planning Department
One Main Street
Rio Vista, CA 94571

MITIGATED NEGATIVE DECLARATION

The City of Rio Vista, California, a municipal corporation, does hereby prepare, declare, and publish this Mitigated Negative Declaration for the following described project:

Oasis Farms Project. The Oasis Farms cannabis cultivation project (proposed project) is located at the intersection of Harvey Felt Court and Poppy House Way, in the City of Rio Vista, County of Solano, in the State of California. The project site is approximately 3.9 acres is sited on assessor parcel number (APN# 178-20-19.). The project site is within the former site of the City of Rio Vista Municipal Airport. The City General Plan designates the former airport area as Industrial/Employment Limited (I-E-L) and it is zoned for use as a Business Park (B-P). The project site is surrounded by other industrial uses, vacant parcels, or landscaped area used for past airport operations that are highlight disturbed from past uses and ongoing redevelopment efforts.

The proposed project includes construction of two, two-story 49-foot prefabricated structures for indoor cannabis cultivation. The proposed buildings would be coated in two colors of stucco, green and grey), and each building would have 42,660 square feet (sf) of canopy/cultivation for a total cultivation area of 85,320 sf. Parking would include a total of 154 including 8 Americans with Disabilities Act (ADA) compliant spaces. Landscaping would consist of drought tolerant species and would be adjacent to Harvey Felt Court and within islands in the interior parking lots. The entire area would be secured by an 8-foot metal fence, with two metal gates connecting a 24-foot-wide interior driveway. Primary access would be via a 25-foot driveway on the northeast corner of the site.

Each building would have two floors and each floor would include two rooms for vegetation 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). The height to the standard parapets would be 41.17 feet and it would have a maximum height of approximately 49.5 to the top of the parapet projections Two irrigation rooms would be on the first floor and occupy a total of 3,600 sf. Plants would begin the growth process in the vegetation and cloning rooms for the initial growth process then would be transferred to the flowering rooms to enable continued growth to maturity and until they were ready for harvesting. After harvesting, the plants would be transferred to one of the four drying and curing Upon completion of this process, the plants would be weighed, packed, stored (as needed), until they were loaded for transportation and shipped to a licensed processing facility or licensed sales location. The storage rooms would account for (711 sf per floor or a project total of 2,844 sf total). Other uses within the facility would include break rooms, restrooms, offices, hallways, etc.

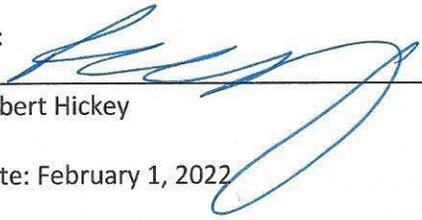
Cannabis cultivation would occur in conformance with DCC regulations. Cultivation would occur within the two buildings, with approximately 1,000 sf used for propagation of mother and clone plants, and approximately 2,560 sf for vegetating and 12,800 sf for flowering, in each structure

The Lead Agency is the City of Rio Vista. The City of Rio Vista Planning Department has reviewed the project and, on the basis of the whole record before it, has determined that there is no substantial evidence that the project, with mitigation measures as identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California).

This Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Sections 15000 et seq. of the California Code of Regulations), and City of Rio Vista Municipal Code Title 2, Chapter 21. Section 010 which notes the scope, powers, and duties of the planning commission which includes implementation of the California Environmental Quality Act.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Rio Vista, Planning Department, One Main Street, Rio Vista, CA 94571 by appointment after calling (707) 374-6451 and in accordance with all COVID-19 precautions. The document is also available on the City website at: <https://www.riovistacity.com/ceqa-reports/>.

City of Rio Vista City Manager, City of Rio Vista, a municipal corporation:

By: 

Robert Hickey

Date: February 1, 2022
