

Notice of Completion & Environmental Document Transmittal

2020029088

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 #

Project Title: Rio Vista Manufacturing

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: 10 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.: 178-230-12

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 EIR ☐ NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ FONSI ☐ Other
☒ Mit Neg Dec Other: NOI

GOVERNOR'S OFFICE OF PLANNING & RESEARCH
DRAFTING
After 12pm
AUG 27 2020

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 _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☒ Industrial: Sq.ft. 10,000 Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☐ Other: _____
☐ Water Facilities: Type _____ MGD _____

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 1.24 acres and is located on the former site of the Rio Vista Municipal Airport which is planned for reuse and redevelopment and would require approval of a Conditional Use Permit (CUP). The project includes an approximate 4,860 square foot (sf) facility, 140 sf of outdoor storage, and a proposed 5,000 sf on-site warehouse to be used for storage. All buildings will be constructed with ADA compliant parking spaces and access. The proposed project includes cannabis extraction with hoods, and booths for processing. Detached but fully enclosed and lockable waste and recycling area and gas storage area are included. The proposed project would apply for a license for manufacturing from the California Department of Food and Agriculture (CDFA) and a license for distribution from the Bureau of Cannabis Control (BCC). The building would be single-story structure approximately 20 feet (') 0 inches (") on the sides with a pitched centerline approximately 24'5" in height. The structures would be located in the City of Rio Vista Business Park and in an area designated by the General Plan and zoned for industrial uses. Surrounding uses include existing industrial uses to the north and west, and vacant land designated for industrial uses to the south and east.

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

<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	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date August 28, 2020 Ending Date September 28, 2020

Lead Agency (Complete if applicable):

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: 08/27/20

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