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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Oasis Farms

Lead Agency: City of Rio Vista

Contact Name: Rob Hickey

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Project Location: City of Rio Vista *City* Solano County *County*

Project Description (Proposed actions, location, and/or consequences).

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) and a tentative parcel map (TPM). The project includes two, two story buildings with 34,726 sf footprints that would be used for indoor cannabis cultivation. 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. Parapets would help conceal roof mounted HVAC equipment, etc. 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).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would not result in any significant effects. The project includes seven mitigation measures:
Air Quality:
- Construction Dust Mitigation (watering, haul truck free board, application of non-toxic binders/stabilizers, use vegetative ground cover, gravel or mulch access road, etc).
- Prohibit burning of cannabis material.
Biological Resources:
- Pre-construction breeding survey and limiting construction during nesting season.
Cultural Resources:
- Implement inadvertent discovery protocol for archaeological and tribal cultural resources.
- Implement inadvertent discovery protocol for location of human remains.
Geology and Soils:
- Perform soils testing and implement inadvertent discovery protocol for paleontological resources
Hydrology and Water Quality
- Implement a Water Quality Plan to comply with National Pollution Discharge Elimination System (NPDED) requirements including a Storm Water Pollution Prevention Plan (SWPPP).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Lead Agency does not know of any controversy related to the proposed project. In conformance with AB-52 process, the Lead Agency made proper notifications. One tribe requested to be notified if any cultural or cultural tribal resources are located. The Lead Agency has not received any other specific comment or issues raised by agencies or the public.

Provide a list of the responsible or trustee agencies for the project.

California Department of Cannabis Control (DCC)
California Air Resources Board, Yolo Solano County Air Quality Management District
California Department of Conservation
California Department of Fish and Wildlife Bay Delta Region (#3)
Native American Heritage Commission
Office of Historic Preservation
State Water Resources Control Board (Central Valley)