

CEQA APPENDIX G: ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Pinnacle Gardens, LLC

2. Lead agency name and address:

City of Rio Vista

1 Main Street

Rio Vista, CA 94571

3. Contact person and phone number:

Lamont C. Thompson (707) 374-6451 ext. 1111

4. Project location:

1000 Saint Francis Way, Suite E, Rio Vista, CA 94571

5. Project sponsor's name and address:

Pinnacle Gardens, LLC

39 California Street, Suite 198

Valley Springs, CA 95252

6. General plan designation:

Industrial / Employment Limited (I-E-L)

7. Zoning:

The building where the Type-12 (manufacturing) Facility will be located has a zoning designation of Business Park (B-P).

8. Description of project:

The applicant requests approval of the following:

1. a Conditional Use Permit that will allow operation of a Type-12 Microbusiness license for grow, manufacturing, and distribution to wholesalers and retailers, and

2. a Development Agreement by and between the City of Rio Vista and Pinnacle Gardens, LLC.

The applicant will lease 6,325 square feet in the George building, 1000 Saint Francis Way, Suite E Rio Vista, CA 94571.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The property is primarily surrounded on by vacant land and other industrial uses. In the Northeast direction there is vacant land and Rio Vista Muffler shop. In an easterly direction there is Asta Construction equipment yard. To the south is vacant land with an approved Conditional Use Permit for an RV and Boat Storage facility. In the southwest direction is Rio Vista City Transit corporation storage yard. In the westerly direction Endive food processing plant, city of Rio Vista Police Department, Rio Vista Farms. In the Northwesterly direction T-4 Manufacturing and vacant land.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

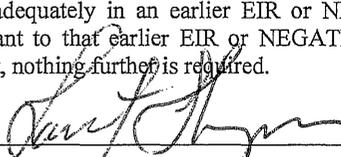
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



Date

8/8/2019

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that

an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not have any substantial adverse effect on a scenic vista. The existing views are of industrial facilities or vacant land.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Proposed demolition does not substantially affect scenic resources within a state scenic highway, the project does not affect a scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not substantially degrade the existing visual character of the site and its surroundings as it will place improvements on an already developed site.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Proposed lighting does not adversely affect day or nighttime views in the area as it will be down light, dark sky lighting, and minimal necessary for security and way finding.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Proposed site mapped as Urban built up land by California's Department of Conservation Farmland Mapping and Monitoring Program(FMMP).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? There is no Williamson Act contract in place with existing site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? Existing site zoned for an Industrial Land Use, and is currently use as such.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? The site is an industrial parcel that does not have a forest. No forest land is nearby.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? The site is a industrial parcel that does not have a forest, and has not been used as farm land. However, on site indoor cannabis cultivation activity is permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? Project does not conflict with or obstruct attainment of applicable air quality plan. Proposed project does not affect public health and or climate.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Project does not violate any existing or projected air quality standard and goals set for the future	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Project does not result in a considerable net increase in any criteria pollutant that are non-attainment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? The nearest sensitive receptors are children located at an elementary school that is approximately 3,000 ft away.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

There would not be significant objectionable odors produced from project that would affect substantial numbers of people in the area. There could be an occasional release of cannabis odor when the roll-up warehouse door is opened to receive or send shipments. The door would be open for a limited amount of time due to security concerns. Yolo-Solano Air Quality Management District does not require an air quality permit for growing crops or handling harvested product; nor does Sacramento Metropolitan Air Quality Management District. Staff spoke to Matt Jones from Yolo-Solano Air Quality Management District about the creation of objectionable odors. Staff mentioned that there is one person who has objected to the cannabis odor. Yolo-Solano Air Quality Management District does not have any concerns unless there is a substantial number of people who object to an odor. The subject project is located in an industrial area, where other businesses such as Endive create odors, and is situated more than 1,000-feet from residences. Condition Number 3 has been added to Mitigate odor. The Mitigation reads as follows: (3) To control odor while producing cannabis product the applicant shall have a Mechanical Engineer, whose specialty is air quality, annually certify that no cannabis odor will be sensed outside the building either on site or around the site. Negative air pressure must be used with activated carbon filters on all exhaust fans to eliminate odors and/or prevent contaminants from escaping outside. Intake air must be filtered and supplied with backdraft dampers so odorous air cannot draft back outside. The owner has agreed to incorporate Condition Number 3 mitigation. Developer shall timely satisfy and comply with all Mitigation Measures in accordance with the schedule for the EIR, if any, and the MND, as applicable. No later than six (6) months after receiving its Certificate of Occupancy, and any time the City receives an odor complaint from the Property or surrounding areas, City staff shall be permitted to enter the Property and buildings to monitor Mitigation Measure compliance. If the City determines in its sole discretion that the Mitigation Measures are not fully mitigating the odors, the City may require that Developer, at its sole cost, retain the services of a third party engineering firm that specializes in cannabis odor issues and mitigation measures to require further odor analysis. The selected firm will provide its report to the City, which report shall include any recommendations needed to further mitigate any odor issues. Should additional odor mitigation measures be required, Developer shall submit a plan of action to the City for approval. The City may reject the plan and require a new plan if the City deems that the plan is inadequate or if the Developer's timelines to implement the approved plan of action exceed thirty (30) days. Developer shall immediately implement and complete such additional mitigation measures at its sole cost. Any failure to comply with the Mitigation Measures required herein, shall be a violation of this Agreement, entitling the City to terminate this Agreement.

IV. BIOLOGICAL RESOURCES:

Would the project:

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| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? The property consists of Tujunga fine sand. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no known species identified as a candidate, sensitive, or special status. The site is a paved and landscaped industrial property.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? No known riparian habitat or other sensitive natural community been observed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? The property consists of Tujunga fine sand. No vernal pools on site. No sensitive plant or wildlife species will be impacted by this project. The property consists of Tujunga fine sand.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? No migratory fish or wildlife species observed by biological report. No sensitive plant or wildlife species will be impacted by this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Project does not conflict with any local policies or ordinances protecting biological resources. No sensitive plant, tree or wildlife species will be impacted by this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? Project does not conflict with the provisions of approved local, regional, or state habitat conservation plan. No sensitive plant or wildlife species will be impacted by this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No historical resources reported on property.

a) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No archaeological resources reported on property. Mitigation: If historical resources are found on the property during construction the contractor shall stop work and immediately contact the City of Rio Vista Community Development Director or his/her designee at (707) 374-6451; and

Bryan Much, Coordinator
 Northwest Information Center
 Sonoma State University
 150 Professional Center Drive, Suite E
 Rohnert Park, CA 94928
 Office (707) 588-8455
 Cell (707) 332-1117
 No Fax
nwic@sonoma.edu
www.sonoma.edu/nwic

b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No paleontological resource reported on property. Mitigation: If paleontological resources are found on the property during construction the contractor shall stop work and immediately contact the City of Rio Vista Community Development Director or his/her designee at (707) 374-6451; and

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c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Condition of Approval: If human remains are found on the property during construction the contractor shall stop work and immediately contact the City of Rio Vista Community Development Director or his/her designee at (707) 374-6451; and Solano County Coroner's Office at (707) 784-7500. If the coroner determines the site is not a crime scene and that the discovery is Native American human remains (pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code), property owner shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

(1) The descendants' preferences for treatment may include the following:

(A) The nondestructive removal and analysis of human remains and items associated with Native American human remains.

(B) Preservation of Native American human remains and associated items in place.

(C) Relinquishment of Native American human remains and associated items to the descendants for treatment.

(D) Other culturally appropriate treatment.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Alquist- Priolo Fault Zones have not been prepared for Rio Vista.

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The City of Rio Vista does not have strong seismic ground shaking reports related to site.

iii) Seismic-related ground failure, including liquefaction? iii)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No seismic ground failure related to site has been identified.

iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No reported incident of landslide on property, the property is relatively flat with no hills or cliffs nearby.

b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No reports of soil erosion observed on site.

d) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No unstable soil observed on the relatively flat site. Property has been observed to contain Tujunga fine sand.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No expansive soil observed on site. According to the Natural Resource Conservation, the property consists of Tujunga fine sand.

f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Property will be supplied with city water and sewer. A city sanitary sewer system is available for use and connection is required by Municipal Code.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The storage of recreational vehicles or boats will not directly or indirectly have a significant impact on the environment.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The storage of recreational vehicles or boats will not directly or indirectly have a significant impact on General Plan, policy or regulation adopted by the city for the purpose of reducing the emissions of greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No proposed handling of hazardous materials in project to create a significant hazard to the public or the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No significant hazardous materials are proposed for use on site that would produce damage to the environment if an accident were to occur.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The closest school to the proposed project is approximately 3,000-ft away.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No significant hazardous materials are proposed for use on site that would produce a significant hazard to the public or to the environment.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? No, the proposed project shall be less than 35 feet in height. No electronics are proposed that would interfere with avionics. Proposed project is not a significant source of light or glare that would visually interfere with aviators' vision.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No. The proposed project will not pose a hazard for people residing or working in the area. The project shall be less than 35 feet in height. No electronics are proposed that would interfere with avionics. Proposed project is not a significant source of light or glare that would visually interfere with aviators' vision.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? The storage of recreational vehicles or boats will not directly or indirectly have a significant impact on emergency response or the emergency evacuation plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? The site will be paved. Ten percent of the site will have landscaping. No significant risk to people of loss, injury or death involving wildland fires or significant exposure of any structure has been identified.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements? Project does not violate any water quality standards or waste requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? A detention pond allows water to soak into the soil from rainwater runoff from non-permeable areas on site. The detention basin captures sediment, oil and grease, and other pollutants prior to discharge into the storm drain. The storm water management plan shall employ Best Management Practices to maintain the site's pre-development runoff rates and volumes. The performance of the detention basin and other on-site improvements shall be to mimic the site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? Surface water that is not absorbed on site shall flow to a retention pond and landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

No substantial drainage pattern has been identified. The performance of the detention basin and other on-site improvements shall be to mimic the site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The business does not produce any runoff. All water related business functions are performed inside, water usage is minimal, primarily for cleaning equipment.

f) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The property is not situated within a 100-year FEMA flood zone. Proposed property is not within a FEMA 100-year flood plain.

g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The property is not situated within a 100-year FEMA flood zone.

h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The site is situated outside of the 100-year flood plain.

i) Inundation by seiche, tsunami, or mudflow?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Inundation by seiche, tsunami, or mudflow would not be an issue given the site elevation and distance to the Sacramento River.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The proposed project will not physically divide the community

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The proposed project does not conflict with any applicable habitat conservation plan or natural community conservation plan

XI. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No known mineral resource that would be of value to the region and the residents of the state have been identified.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan have been identified.

XII. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No. All production supporting the proposed cannabis business would be conducted indoors.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No exposure of persons to or generation of excessive groundborne vibration or groundborne noise level is associated with retail sales or growing of cannabis.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No

XIII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No

XIV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

XV. RECREATION.

Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No

Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

No

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No

e) Result in inadequate emergency access?

No

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No

XVII. TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

The subject property is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The subject property is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The subject property is not associated with the lives of persons important in our past. The subject site does not have distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. The site is unlikely to yield information important in prehistory or history

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No significant California Native American tribal resources were identified on the subject property.

XVIII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Yes

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Yes

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Yes

g) Comply with federal, state, and local statutes and regulations related to

solid waste?

Yes, the proposed facility will comply with federal, state, and local statutes and regulations related to solid waste.

XVIV. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory

The project as propose does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No cumulative impacts past, present, of future have been identified by staff.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No substantial environmental effects on human beings, either directly or indirectly have been identified.

Exhibits:

1. Parcel Map
2. Floor plan

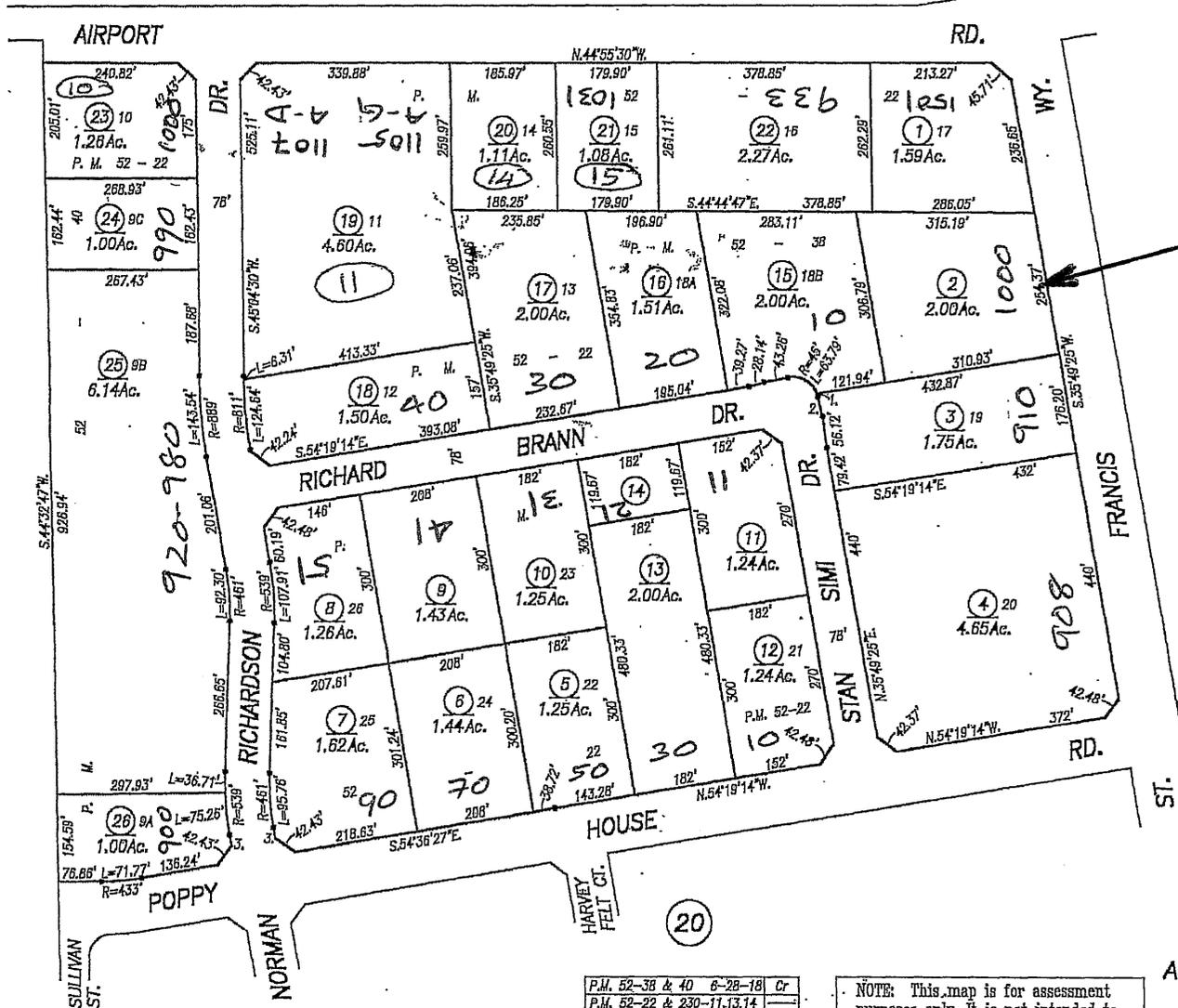
POR. LOT 37, RANCHO DE LOS ULPINOS
 POR. SEC. 19 & 30, T.4N., R.3E., M.D.B.& M. EXT.

Tax Area Code
 4015

178-23

Bk.
 177

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Subject
 1600 St. Francis Way
 Rio Vista, CA

(21)

1.	R=45'	L=	5.62'
2.	S.31°46'34"W.		35.22'
3.	N.35°23'33"E.		18.82'

(02)

(20)

P.M. 52-38 & 40	6-28-18	Cr
P.M. 52-22 & 230-11,13,14		
Revised from Pg.20	4-10-18	Cr
Created, 230-02,09(L)1-17-18		Cr
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

CITY OF RIO VISTA
 Assessor's Map Bk. 178 Pg. 23
 County of Solano, Calif.

(18-20)

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles



PINNACLE GARDENS
 1000 SAINT FRANCIS WAY
 RIO VISTA, CA 94571

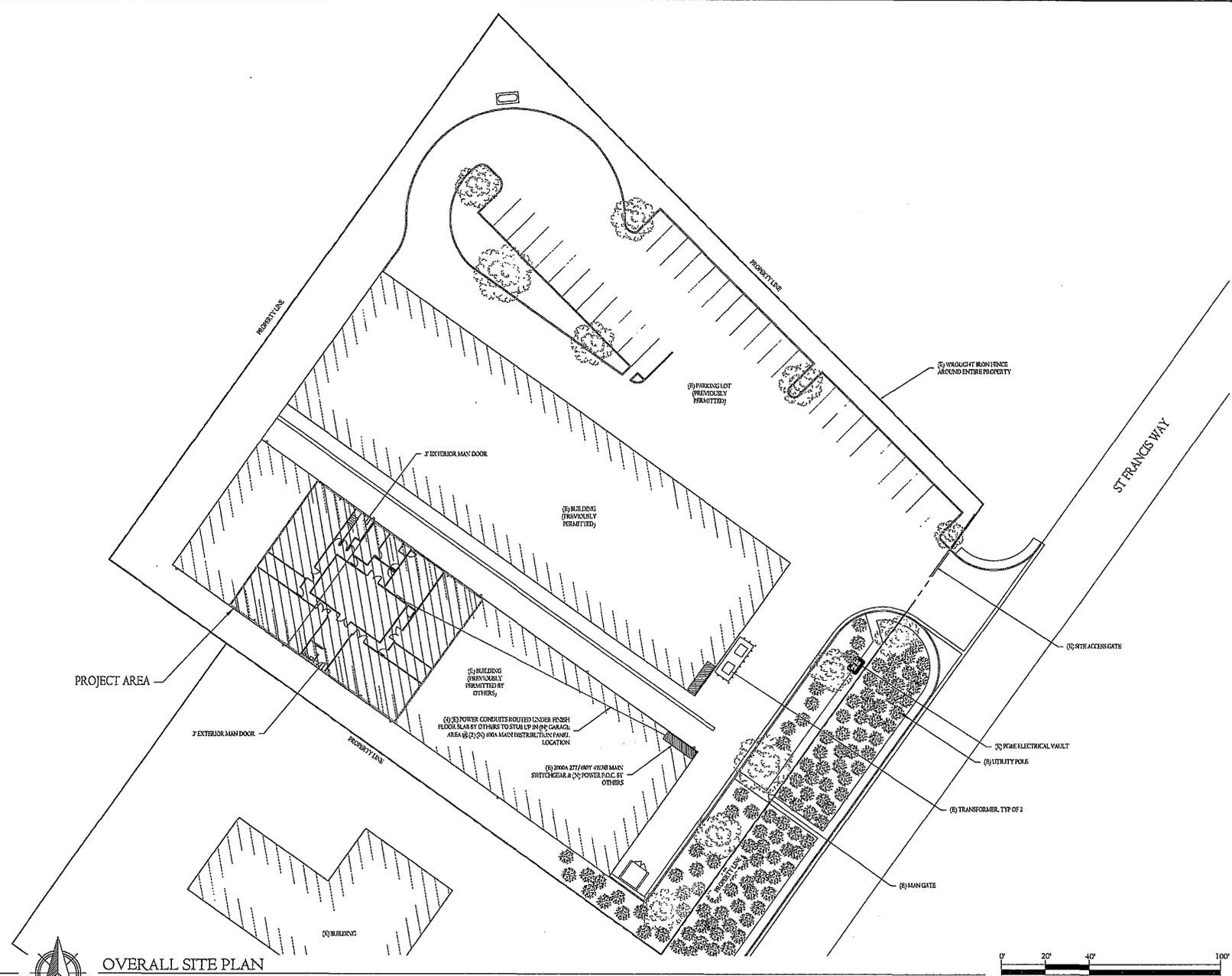


PROJECT NO.	TI-7842-19
DATE	08/19/19
ISSUE STATUS	PRELIM
BY	J.S.
DATE	08/02/19
ISSUE STATUS	CD 100
BY	J.S.
DATE	08/02/19
ISSUE STATUS	
BY	
DATE	08/02/19
ISSUE STATUS	
BY	J. SMITH
DATE	08/02/19
ISSUE STATUS	
BY	J.C.S.

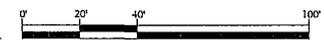
OVERALL SITE PLAN

SHEET DESIGNATION
 SHEET NUMBER

A-I

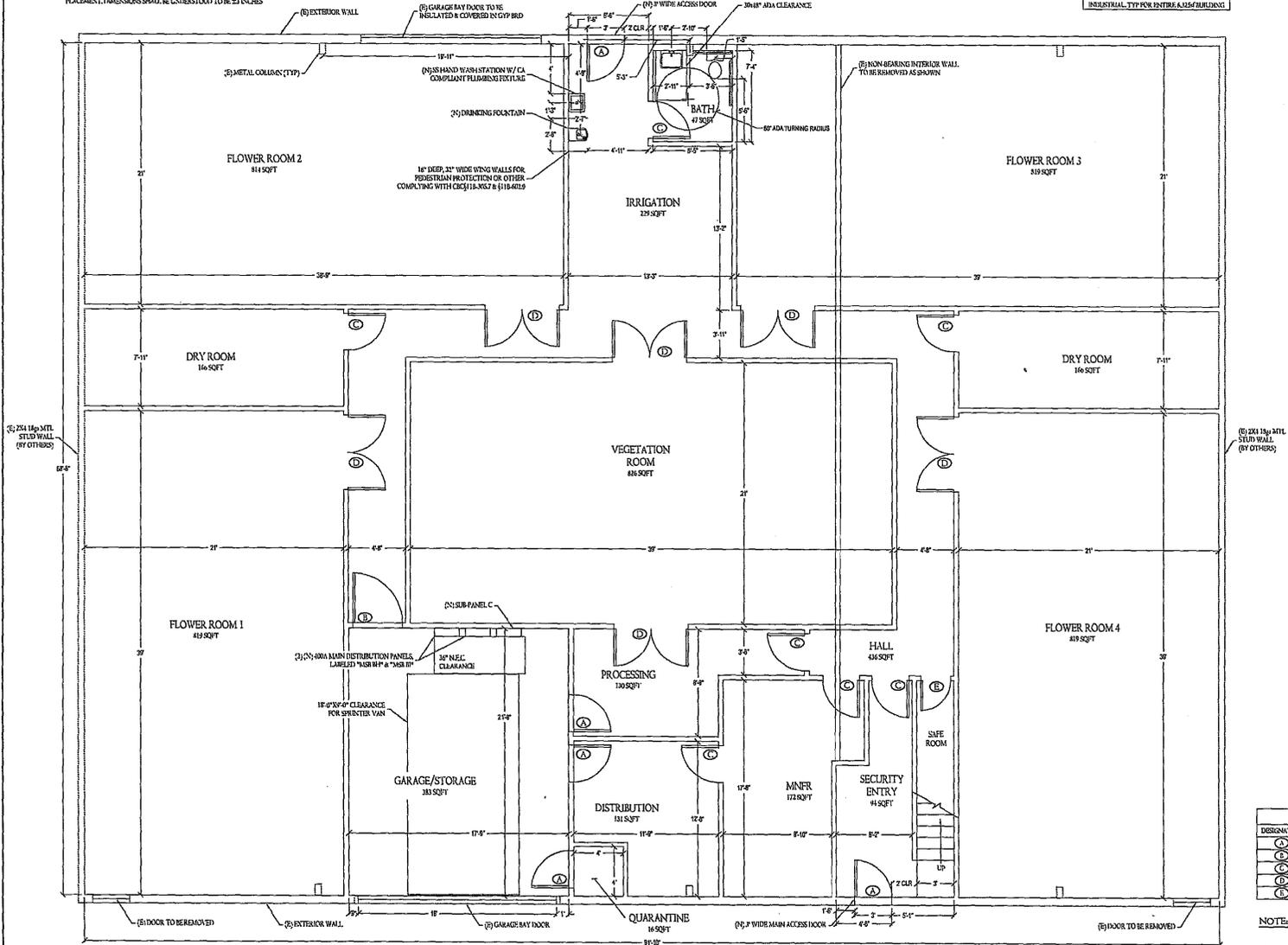


OVERALL SITE PLAN
 SCALE: A



NOTE: ALL DIMENSIONS ARE APPROXIMATE AS SHOWN FOR FRAMING AND PLACEMENT. DIMENSIONS SHALL BE UNDERSTOOD TO BE 23 INCHES

FLOODING, LOW HAZARD FACTORY INDUSTRIAL, TYP FOR ENTIRE ASSEMBLY



LEGEND

- (1) 1 HR FIRE RATED EXTERIOR DOOR
- (2) 1 HR FIRE RATED INTERIOR DOOR
- (3) DOOR
- (4) EXTERIOR DOOR TO BE REMOVED
- (5) INTERIOR WOOD STUD WALL PER PLAN
- (6) METAL STUD WALL PER PLAN
- (7) NON-BEARING WALL TO BE REMOVED PER PLAN

PINNACLE GARDENS
1000 SAINT FRANCIS WAY
RIO VISTA, CA 94571

REGISTERED CIVIL ENGINEER
NO. 10000
STATE OF CALIFORNIA
CIVIL ENGINEERING, INC.
530457.5100
iceng.com



JCB PROJECT NO. T1-7842-19

DATE	ISSUE STATUS	BY
02/19/19	PRELIM	J.S.
08/02/19	CD 100	J.S.

DATE: 08/02/19
DRAWN BY: J. SMITH
APPROVED BY: J.C.S.

DOOR SCHEDULE

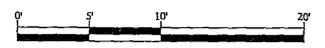
DESIGNATION	QUANTITY	DIMENSIONS	DIMENSIONS
(1)	3	30"x60"	1 HR FIRE RATED EXTERIOR DOOR
(2)	1	48"x60"	1 HR FIRE RATED EXTERIOR DOOR
(3)	7	30"x60"	HOLLOW METAL INTERIOR DOOR
(4)	6	72"x60"	ULC HOLLOW METAL INTERIOR DOORS
(5)	1	30"x60"	VAULT DOOR

NOTE: ALL DOORS SHALL BE 1 HR FIRE RATED DOORS & COMPLY WITH REQUIREMENTS OF 2016 CBC & LOCAL JURISDICTION

NOTE: ALL ROOM FINISHES SHALL BE 1 HR BATTED FIRE 5/8" S-BATTED GYPSUM BOARD & COMPLY WITH REQUIREMENTS OF 2016 CBC & LOCAL JURISDICTION



LOWER FLOOR PLAN
SCALE: B



LOWER FLOOR PLAN

SHEET DESIGNATION
SHEET NUMBER

A-3



**NOTICE OF PUBLIC HEARING ON SEPTEMBER 11, 2019 AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rio Vista will consider the following Applications at its **Regular Meeting on September 11, 2019, at 6:00 p.m., in the City Hall Council Chambers, 1 Main Street, Rio Vista, CA:**

Project title: Pinnacle Gardens, LLC

Lead agency name and address:

City of Rio Vista
1 Main Street
Rio Vista, CA 94571

Contact person and phone number: Lamont Thompson (707) 374-6451 Ex. 1111

Project location: 1000 Saint Francis Way, Suite E, Rio Vista, CA 94571

Project sponsor's name and address:

Laz Delgado
39 California Street, Suite 198
Valley Springs, CA 95252

General plan designation: Industrial / Employment Limited (I-E-L)

Zoning: The building where the Type-12 (microbusiness) Facility will be located has a zoning designation of Business Park (B-P).

Description of project: The applicant requests approval of a Conditional Use Permit that will allow operation of a Type-12 microbusiness for cultivation of cannabis, manufacturing, and distribution and wholesale distribution to other licensed Cannabis distributors i.e. wholesalers and retailers. The applicant will lease 6,325 square feet in the George, Building 1000 St. Francis Way Suite E Rio Vista CA 94571.

An Initial Study was undertaken by the City of Rio Vista, as Lead Agency, in accordance with the California Environmental Quality Act Guidelines. The Initial Study was conducted to determine whether the proposed project might have a significant effect on the environment. On the basis of the Initial Study, the Lead Agency's Staff has concluded that the project might have a significant effect on the environment and has therefore prepared a Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.

Copies of the Initial Study and Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at 1 Main Street Rio Vista, CA 94571.

A 30-day Review period for the Initial Study and Mitigated Negative Declaration will commence on August 10, 2018 and conclude on September 11, 2019.

1. Pinnacle Gardens, LLC 1000 Saint Francis Way Suite e, Rio-Vista, CA 94571 requests approval of a Conditional Use Permit (CUP) to operate a Type-12 licensed cannabis facility for non-volatile extraction, manufacturing, and wholesale distribution; and, requests the Planning Commission make a recommendation to the City Council to approve a Development Agreement by and between the City of Rio Vista and Pinnacle Gardens, LLC. for a Type-12 license.

2. Adoption of staff's proposed Mitigated Negative Declaration for the proposed Conditional Use Permit, and Development Agreement.

Comments on the Initial Study/Mitigated Negative Declaration can be mailed to the City of Rio Vista Planning Department, 1 Main Street, Rio Vista, CA 94571, or oral comments can be given at the Planning Commission public hearing.

ALL INTERESTED PERSONS are hereby invited to attend this Public Hearing to present written information, express opinions or otherwise present evidence in the above matters. If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing. If you require accommodation to participate in a Public Hearing, please contact the City Clerk's office at (707) 374-6451 ext. 1102. All Agenda materials are available for review at City Hall the Monday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Lamont Thompson, Planning Manager at (707) 374-6448 ext. 1111, or at (707) 731-9638. Submitted for publication by Lamont Thompson, Planning Manager

DR# 00031801

Published: August 10, 2019