

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
January 12, 2023

PROJECT TITLE

Roseland Enterprise LLC

APPLICANT

Dong Minglei Lei & Juming Lei

ADDRESS/LOCATION

460 Timothy Road

PROPERTY OWNER

Sam Mac

ASSESSOR'S PARCEL NUMBER

125-181-029

FILE NUMBER

PRJ22-008 (CUP22-025 & DR22-017)

APPLICATION DATE

April 4, 2022

APPLICATION COMPLETION DATE

October 18, 2022

REQUESTED ENTITLEMENTS

Conditional Use Permit (CUP)

FURTHER ACTIONS REQUIRED

Design Review (DR22-017)

PROJECT SITE ZONING

IL – Light Industrial

GENERAL PLAN DESIGNATION

Light Industry

PROJECT PLANNER

Monet Sheikhal

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION

FROM: MONET SHEIKHALI, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: ROSELAND ENTERPRISE LLC

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a Commercial Cannabis Microbusiness within a 14,949-square-foot industrial building located at 460 Timothy Road.

EXECUTIVE SUMMARY

The applicant proposes to operate a Commercial Cannabis microbusiness facility within a 14,949-square-foot industrial building. The applicant will add 3,429 square feet to an existing 11,520-square-foot building and will conduct the following cannabis-related uses: 10,610 square feet for cultivation, 252 square feet for manufacturing (non-volatile), and 395 square feet for distribution. The hours of operation will be 24 hours a day, seven days a week, with 9 to 12 employees to operate the business, with 3 to 4 employees per shift.

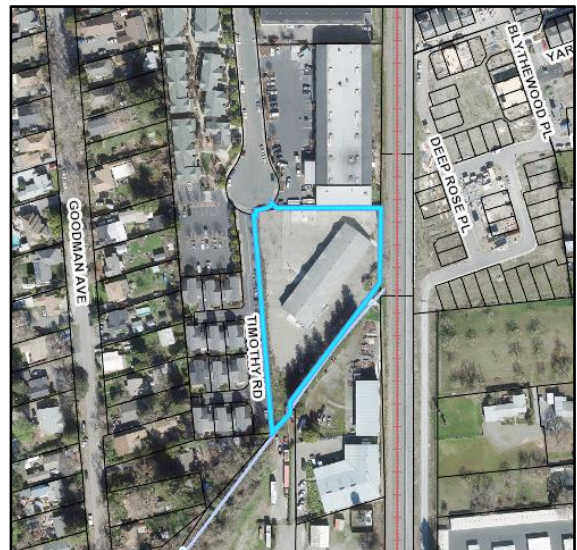


Figure 1: Project site and immediate vicinity.

BACKGROUND

The Project site is located in the southwest quadrant of Santa Rosa on a 1.39-acre lot within the Light Industrial (IL) zoning district. There is an existing 11,520-square-foot vacant industrial building on the lot with a paved surface. The applicant proposes adding 3,429 square feet to the existing building and providing 20 parking spaces for the proposed Project. The Project will have 9 to 12 employees to operate the business, with 3 to 4 employees per shift. The cultivation and manufacturing uses will operate 24 hours, seven days a week. Business deliveries to and from the facility will occur 1 to 2 times weekly from 9 AM to 5 PM, Monday through Saturday.

The project plan shows the floor plan of the existing building footprint and the proposed addition, which together would total 14,949 square feet. It will consist of six flower rooms, a vegetation room, a dry room, a trim room, a distribution room, a manufacturing room, an office, a break room, a storage room, and a security room. Mechanical equipment will be placed within a new screened area located on the backside of the building. The operation would occur entirely within the building while fully secured with commercial-grade door and window locks. The building will be upgraded where necessary to meet ADA compliance standards for persons with disabilities.

The existing fence around the property's perimeter is in good condition, and the applicant will maintain it. Vehicular access is provided via Timothy Road. However, the gate and fence along Timothy Road will need to be moved outside the vision triangle to provide adequate sight distance for vehicles while exiting the site. Additionally, the applicant proposes landscape improvements by adding trees and shrubs to the project site. All planting will be drought tolerant, and the irrigation system will be designed and installed in compliance with the requirements and guidelines of the City's Water Efficient Landscape Ordinance (WELO).

The project application includes Minor Design Review (Permit No. DR22-017) for the proposed exterior changes and building addition. The review authority for the Minor Design Review is the Zoning Administrator (ZA).

Below is a summary of the cannabis-related uses proposed for this site:

Cultivation

The floor plan indicates that 8,102 square feet of the building will be used exclusively for the canopy area, and the remaining square footage will consist of one vegetation room of 1,435 square feet, a mother room of 411 square feet, a drying room of 331 square feet, and a trim room of 331 square feet. The remaining areas would include a storage room, a security room, hallways, a lobby, restrooms, a security room, an office, and a break room (a total of 14,302 square feet). Cultivation will be operating 24 hours a day 7 days a week with 3 to 4 employees per shift.

Manufacturing – (non-volatile)

The applicant proposes 252 square feet for Cannabis Manufacturing – (non-volatile). Per Zoning Code Section, 20-46.070(A), "*Cannabis Manufacturers*

shall utilize only extraction processes that are: (1) solvent-free or that employ only non-flammable, nontoxic solvents that are recognized as safe pursuant to the Federal Food, Drug, and Cosmetic Act; and/or (2) use solvents exclusively within a closed loop system that meets the requirements of the Federal Food, Drug, and Cosmetic Act including use of authorized solvents only, the prevention of off-gassing, and certification by a California licensed engineer.”

The applicant proposes a mechanical extraction method called rosin press, which will be used for cold press extraction. The proposed cold-press system does not require the use of hazardous materials. The machine is fully electronic, and no solvents will be used. Per the project narrative, the device is compact yet delivers over 6,000 pounds of pressure with each press, which means no large footprint and no noise impact.



Figure 2: Rosinbomb extraction machine

Per Zoning Code Section, 20-46.070(C)

“Extraction equipment used by the Cannabis Manufacturer must be listed or otherwise certified by an approved third-party testing agency or licensed professional engineer and approved for the intended use by the City’s Building Official and Fire Code Official.” The entire project site, including building and equipment, are subject to and designed to meet the California Building Code (CBC) and Fire Code requirements and will comply with inspection and certification requirements by state agencies. All the equipment used for the project needs to be submitted and reviewed as part of the building permit submittal to be reviewed by the City’s Building and Fire Department.

Also, as required for state licensing, the applicant will prepare and implement standard operating procedures for all manufacturing processes and the use of all equipment. The applicant will have a training program for personnel, including health and safety hazards, emergency response procedures, security procedures, record keeping, operating procedures, and proper and safe use of machinery. A record of all trained employees will be kept and documented.

Distribution

Distribution activities will be conducted within the 395-square-foot room. Deliveries and shipments from the facility will happen up to two times per week between 9 am to 5 pm, Monday through Saturday. Deliveries will be done by van-sized or freight trucks.

Existing & Surrounding Land Uses

North: Warehouse, distribution, retail, and accessory office

South: Warehouse and auto repair with a legal nonconforming dwelling unit

East: Sonoma Marin Area Rail Transit (SMART)

West: Single-family residential

The site, which is currently vacant, was developed in 1955 with an industrial building. The area is divided into multifamily residential uses on the west and industrial uses on the east. The industrial uses on the east side include cannabis use, building and landscape materials sales, winery production, and some other manufacturing, wholesale, warehouse, and contractor storage. The residential area on the easterly side of this project is separated by the SMART rail lines and has a sound wall along the SMART line. The residential area on the westerly side is separated from this project by an extension of Timothy Road.

Project History

April 4, 2022	Conditional Use Permit application submitted
April 11, 2022	Neighborhood meeting was held
July 7, 2022	Notice of Application was mailed out
October 18, 2022	Application was deemed complete.
January 2, 2023	Planning Commission public hearing noticing distributed.

ANALYSIS

1. Santa Rosa General Plan 2035

The site is designated Light Industrial on the General Plan Land Use Diagram. This classification is intended to accommodate, among other uses, auto repair, warehousing, manufacturing/assembly, home improvement and landscape material retail, research oriented industrial, and services with large space needs, such as health clubs. The following General Plan goals and policies are applicable to the Project:

LAND USE AND LIVABILITY

LUL-I-1 Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.

ECONOMIC VITALITY

EV-A-1 Continue to promote Santa Rosa as the North Bay’s premier location for technology, clean/green technologies, and entrepreneurial businesses, which create new products and business models that will attract national and international markets.

EV-A-5 Maintain diversity in the types of jobs available in Santa Rosa to lessen the impact of economic cycles.

EV-D Maintain the economic vitality of the downtown, Neighborhood

Commercials, offices and industrial areas.

The Zoning Code specifically identifies the Light Industrial District as a district appropriate for cannabis cultivation, distribution, and manufacturing. Although cannabis uses are not explicitly addressed in the General Plan, the Light Industrial zoning district is intended for manufacturing, cultivation, and distribution uses with operational patterns similar to the operational patterns (i.e. traffic, parking, hours of operation) of the proposed Project.

Staff has determined that Cannabis Cultivation, Manufacturing, and Distribution uses are consistent with the Light Industry land use designation's General Plan goals and policies. In addition, the proposed use would re-occupy an existing industrial building and assist in maintaining the economic viability of the area, maintaining the diverse types of employment opportunities available in the City, broadening the open positions for both full and part-time employment within the City, and providing a viable commercial service while ensuring compatibility with the surrounding neighborhoods through proposed operational and security measures.

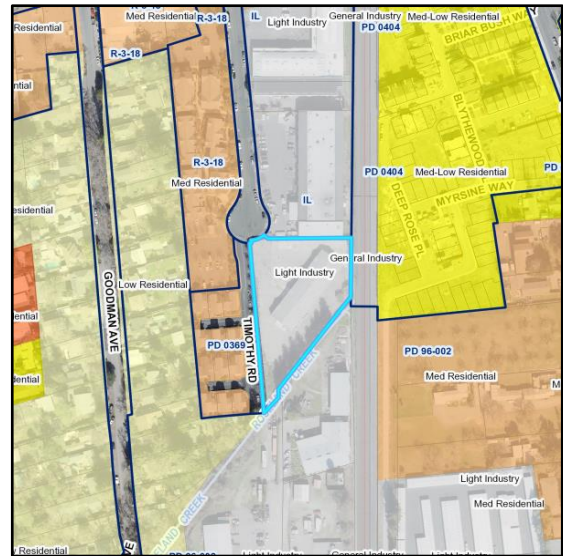


Figure 3: Zoning & General Plan Designations

2. Other Applicable Plans

The project is located within the Roseland Area/Sebastopol Road Specific Plan (Specific Plan), which was adopted in November 2016. The Specific Plan is a planning level document that addresses land use, circulation and infrastructure needs for the area located around the Southside Bus Transfer Center in southwest Santa Rosa, which includes the project site. The Specific Plan was developed concurrently with consideration of annexation of the previously unincorporated area. The community land use and streetscape preferences expressed by the Sebastopol Road Urban Vision Plan are incorporated into the Specific Plan. The following Specific Plan goals and policies are most relevant to the Project:

ECONOMIC DEVELOPMENT GOALS & POLICIES

- GOAL ED-1 Promote economic activity that creates jobs and supports local businesses.
- Policy ED-1.1 Encourage job creation in the plan area, and enhance connections to allow Roseland residents to walk or bike to work within and outside the plan area.

- Policy ED-1.2 Encourage local-serving retail, especially on Sebastopol Road.
- Policy ED-1.3 Continue to support existing businesses and future entrepreneurial opportunities along Sebastopol Road.
- Policy ED-1.5 Support the expansion of existing businesses and the creation of new business opportunities in the light industrial area, which is important to the region's economic vitality.

The proposed cannabis business will re-occupy and renovate an existing vacant building; would assist in maintaining the economic viability of the area; add more positions for employment within the City; and provide a viable commercial service, while ensuring compatibility with the surrounding neighborhoods through proposed operational and security measures.

3. Zoning

The project site is located within a Light Industrial (IL) Zoning District and is surrounded by residential and industrial uses. The west side of Timothy Street is developed with multi-family uses. The east side is developed with industrial uses that include manufacturing, wholesale, distribution, warehouse, contractor storage. The IL zone, which is consistent with the General Industry General Plan land use designation, is applied to areas appropriate for light industrial uses, as well as commercial service uses and activities that may be incompatible with residential, retail, and/or office uses.

Zoning Code Section 20-24.020(B) describes the purposes of the Light Industrial zoning district and the manner in which the district is applied as follows:

“The IL zoning district is applied to areas appropriate for some light industrial uses, as well as commercial service uses and activities that may be incompatible with residential, retail, and/or office uses. Residential uses may also be accommodated as part of work/live projects. The IL zoning district is consistent with the Light Industry land use classification of the General Plan.”

Cannabis cultivation, distribution, and manufacturing are allowed uses in the IL zoning district subject to discretionary approval of a Conditional Use Permit. Zoning Code Chapter 20-46 provides operational requirements for commercial cannabis facilities. City and State only regulate and prohibit dispensary establishments within 600 feet of k-12 schools and 600 feet of another dispensary. Since no dispensary is being proposed with this project, there are no overconcentration or school setback restrictions. Also, there are no setbacks to residential required by the Zoning Code. The applicant's plans and operational plans are in compliance with standards relating to requirements of the Zoning Code including security, lighting, odor control and noise. These requirements are summarized below.

Odor Control

Zoning Code Section 20-46.050(H) require cannabis businesses to “incorporate and maintain adequate odor control measures such that the odors of Cannabis cannot be detected from outside of the structure in which the Business operates.” The applicant has provided a certified Odor Mitigation Plan prepared by Ronald W. Brown from CES Cultivation Efficiency Systems, dated received by the City, June 1, 2022. The Odor Mitigation Plan has been certified by a licensed professional mechanical engineer and includes: Operational Process and Maintenance Plan, Engineering Controls, and Staff Training Procedure. The facility will be engineered for odor mitigation via negative air pressure with carbon filtration and backdraft dampers.

Security Plan

Zoning Code Section 20-46.050(G) requires cannabis businesses to provide adequate security to ensure the public safety and safety of persons in the facility to protect the business premises from theft. Cannabis business applications are required to provide a security plan that includes lighting and alarms, secure storage and waste, procedures for the safe transportation of products and currency, controlled building access, and emergency access. The applicant has included a security plan in the project narrative, which consists of the following key features:

- Surveillance – High-resolution video cameras will run 24 hours, seven days a week. The recordings will be available if requested by the department or local authority. The applicant has provided a security floor plan that shows cameras will be placed in the main rooms and hallways. The surveillance system will be equipped with a failure notification system, and the applicant will have constant access to the surveillance system, the mobile device, and or computer.
- Alarm – A professionally monitored alarm system will be installed through the Bay Alarm company. The alarm system will have sensors to detect entry and exit from all secure areas and windows. The site will have a designated contact person who will be responsible for the use and keep current full contact with the City of Santa Rosa Police Department dispatch.
- Security storage and waste – A secured area on the site will be designated for cannabis waste outside of the building with a commercial-grade lock. The access will only be provided to the licensee, licensed employees, and local/ permitted waste agency.
- Locks – All limited-access areas will securely be locked using commercial-grade, non-residential door locks. All other locks in the building at the point of entry/exits will be commercial-grade non-residential locks.
- Transportation – The transportation will only be conducted by the person stated for holding the micro license with the state. The vehicle

will have an alarm system and will only travel between licenses shipping and receiving and the project site. No cannabis goods will be visible from the outside of the vehicle.

- Security Personnel – The security plan indicates the general manager will be present five days a week for emergencies. In addition, an outsourced security firm will provide a security guard on site 24 hours a day, seven days a week.

Lighting

The Zoning Code Section 20-30.080 requires that exterior lights be shielded and cast downward to avoid light or glare spilling onto neighboring properties. The applicant has indicated that the exterior lighting will illuminate all dark parts of the building at night and all points of ingress and egress. The lighting will be shielded to block, control and direct the lighting. The proposed exterior lighting will be compatible with the neighborhood and allow lighting to show entire video filming for security footage. Additionally, a condition of approval is added to the resolution requiring all exterior lighting to comply with Zoning Code Section 20-30.080.

Zoning Code Section 20-46.80 requires that interior light systems shall be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure. The applicant has indicated that *“windows will have window coverings on all windows to confine light and glare of the interior structure as well as to block any outside views to the interior of the building.”*

Noise

All noise generated by business operations shall comply with the City of Santa Rosa’s Noise Ordinance (City Code, Chapter 17-16). The applicant has included a noise plan indicating much of the mechanical equipment will be inside the building. Any outdoor equipment will be located on the east side of the building, against the building, and visually screened, as well as noise insulated to city standards. Interior operations are not anticipated to generate excessive noise since all rooms have doors meant to be closed, sealed tight in some locations, and part of an insulated wall system. The noise plan concludes all equipment will be specified to meet the City noise standards, and most of the air conditioning equipment will be installed inside the building.

Special Events

A request for special events is not included with the subject Project. However, if in the future, the applicant wishes to host a special event, approval of a Temporary Use Permit, per Section 20-52.040 (Temporary Use Permit) will be required.

Parking

The project proposes 20 parking spaces, two of which are ADA-compliant, and one electric charging space. Also, four bicycle parking spaces will be provided, which are above zoning code requirements. The number of parking spaces required for the proposed use is 16. The project site has enough parking spaces for the proposed Cannabis Microbusiness facility.

Table 1 – Parking Requirements

Use	Square Feet	Code Requirement	Required Spaces
Cultivation	14,302	1 space/1,000 SF	14
Distribution	395	1 space/1,000 SF	1
Manufacturing	252	1 space/350 SF	1
Subtotal	14,949		16
Provided on site			20

4. Design Guidelines

A Minor Design Review Application (File No. DR22-017) has been submitted for the proposed 3,429 square foot addition, exterior changes, landscaping, and gate. The review authority for Minor Design Review is the Zoning Administrator.

5. Public Comments

Staff has not received any comments from the public regarding the proposed Conditional Use Permit Amendment.

6. Public Improvements/On-Site Improvements

Sidewalk frontage improvements would be required on Timothy Road frontage. All public and private sidewalk shall maintain a continuous ADA-accessible surface a minimum of 4 feet wide.

FINDINGS REQUIRED FOR CONDITIONAL USE PERMIT

Decisions on conditional use permits are based on the six discretionary standards found in Zoning Code Section 20-.52.050(F). Applicable conditional use permit standards followed by a staff analysis of the project’s compliance with the standards is as follows:

- A. The proposed Project is allowed in the Light Industrial (IL) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code.

Staff Response: Zoning Code Table 2-10 lists allowable uses within the industrial zoning districts, which implement the Light Industry General Plan land use designation. The proposed cannabis Microbusiness use, as proposed and conditioned, is consistent with all of the requirements of Zoning Code Chapter 20-46 and will be located within the Light Industrial zoning district, where it is allowed, subject to Planning Commission approval of a Conditional Use Permit.

- B. The proposed use is consistent with the General Plan and any applicable specific

plan.

Staff Response: The proposed use implements the General Plan vision by accomplishing various Land Use and Economic Development goals and ensuring that industrial uses that contribute to economic vitality are located in appropriate areas and residential neighborhoods are protected. Also, the proposed project implements the Roseland Area/Sebastopol Road Specific Plan goal and policies by re-occupying and renovating an existing vacant building, which would assist in maintaining the economic viability of the area and add more positions for employment within the City while ensuring compatibility with the surrounding neighborhoods through proposed design, operational, and security measures.

- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.

Staff Response: The project site is in the Light Industrial zoning district and contains an existing industrial building; the project site is paved and fenced, with the entrance to the site provided by Timothy Road. In addition, the applicant requires to improve the street frontage by developing a continuous sidewalk. The proposed project is compatible with the industrial uses to the north and south. The residential area on the easterly side of this project has a sound wall and is separated by the SMART rail lines. The closest residential uses are the on the west of the project site, divided by the private driveway and screened by the existing fence. The proposed expansion and improvement to a vacant building and lot would renovate the site and make it more compatible with existing and future land uses.

The proposed use will comply with Building and Fire Code requirements for Cannabis Related Occupancies, including general cannabis requirements. The 14,949-square-foot industrial building would require 16 parking spaces and the proposed 20 parking spaces on-site exceed the minimum required parking spaces.

The proposed exterior addition and site improvements have been reviewed by City Building, Engineering, and Fire divisions and appropriately conditioned to comply with all local regulations currently in effect. The applicant will include water-efficient landscaping onsite, provide parking stalls in compliance with the zoning code, install surveillance cameras and locks, and install exterior lighting to ensure the public safety and the safety of persons within the facility.

- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Staff Response: The proposed use would be located inside the 14,949-square-foot industrial building, access to the site is provided via Timothy Road; the building will be fully accessible pursuant to Americans with Disabilities Act (ADA) standards, though no public access will be permitted due to the nature of the proposed use and for security purposes; and, all necessary utilities are available at the project site. Additionally, the project narrative demonstrates compliance with all operational standards as specified in Chapter 20-46, and the subject site

is within a fully developed area zoned for Light Industrial uses.

- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

Staff Response: The use is consistent with the industrial land uses along Timothy Road. The proposed use will have on-site security personnel that will monitor the site. The project Security Plan seeks to prevent theft or diversion of any cannabis effectively and to discourage loitering and crime. A professionally monitored alarm system will be installed, and doors will be equipped with commercial-grade security locks. The project is subject to Building and Fire permits, as described in Building and Fire Code Requirements for Cannabis Related Occupancies and including general cannabis operating requirements. The project Odor Mitigation Plan has been certified by a licensed engineer, ensuring that all mitigation controls are sufficient to effectively mitigate odors from all sources. Additionally, the project would not result in noisy activities since most of the equipment will be placed inside the building or within an enclosed area outside the building.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):

- The Project qualifies for a Class 3 exemption under California Government Code Section 15303 of the State CEQA Guidelines in that the Project is located in an urbanized area, and the proposed 3,429 square foot addition is below the required 10,000 square feet threshold. In addition, the site is zoned for such use and not involving the use of significant amounts of hazardous substances. All necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
- The Project qualifies for a Class 32 exemption under California Government Code Section 15332 (In-fill Development Projects) of the State CEQA Guidelines in that:
 - The Project is consistent with Santa Rosa General Plan 2035 and the current City of Santa Rosa Zoning Code;
 - The Project is located within City of Santa Rosa jurisdiction, on a project site of no more than five acres substantially surrounded by urban uses;
 - The Project site has been previously developed and has no value as habitat for endangered, rare or threatened species. The habitat assessment report prepared by WRA Environmental Consultants, dated March 24, 2022, indicates that about 93 percent of the lot is disturbed by the existing building and the parking lot and is surrounded by urban development. The report concludes that it is highly unlikely California Tiger Salamander (CTS) to be present within the Study Area;

- The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The Traffic Report prepared by Transpedia Consulting Engineers, dated March 17, 2022, and City stamped June 1, 2022, indicates the Project is exempt from Vehicle Miles Traveled (VMT), and the City's Traffic Division has reviewed the proposal and requested no additional Traffic Study. The proposed use and all the work will take place inside the building, and all the work will be required to meet the City noise ordinance. Based on the certified Odor Control Plan, the Project will not emit cannabis-related odors. The City Sewer Treatment facility will treat any wastewater. The noise plan submitted by the applicant concludes that all equipment will be specified to meet the City noise standards, and the majority of the air conditioning equipment will be installed inside the building; and
- The Project site is located in a developed area where it can be adequately served by all required utilities and public services. City staff has reviewed the plans and conditions the project appropriately.
- The Project qualifies for an exemption pursuant to CEQA Guidelines Section 15183 in that the Project is consistent with the City's General Plan and the Roseland Area/Sebastopol Road Specific Plan for which EIRs were prepared and certified and, as evidenced by the special studies prepared for the Project, the Project does not contain conditions, nor would it result in any of the following effects.
 - Effects that are peculiar to the project or the parcel on which the project would be located.

There are no project specific effects which are peculiar to the Project or its site, and which the General Plan or Specific Plan EIRs failed to analyze as significant effects. The subject property is no different than other properties in the surrounding area, and there are no Project specific effects that are peculiar to the Project or its site. The project site is located in an area developed with industrial uses. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects. In addition, all Project impacts were adequately analyzed by the specific plan and General Plan EIR.
 - Effects that were not analyzed as significant effects in the General Plan EIR.

The project site is within the planning boundaries of the Roseland Area/Sebastopol Road Specific Plan, adopted in 2016, and was analyzed by the Specific Plan EIR (State Clearinghouse No. 2016012030). The General Plan was amended in 2016 to incorporate the land use and housing policies of the Specific Plan. The Project does not include any new land use that could create an effect that has not been previously analyzed by the Specific Plan or General Plan.
 - Effects that are potentially significant off-site impacts and cumulative impacts

that were not discussed in the prior EIR prepared for the General Plan.

There are no potentially significant off-site and/or cumulative impacts which the General Plan or Specific Plan EIRs failed to evaluate. The proposed Project is within the scope of the General Plan and Specific Plan EIRs and would represent a small part of the growth that was forecasted for build-out of the General Plan. The General Plan and Specific Plan EIRs considered the incremental impacts of the future development, such as the Project and planned Roseland Village project, and no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

- Effects that are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The applicant has provided a focused traffic study, prepared by Transpedia Consulting Engineers, dated March 17, 2022, and City stamped June 1, 2022. Also, a habitat assessment report has been provided by WRA Environmental Consultants, dated March 24, 2022. None of the studies revealed any new information or condition that suggests a previously identified significant effect is more severe than determined at the time the General Plan or Specific Plan EIR were certified.

- No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines section 15300.2.).

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1: Disclosure Form

- Attachment 2: Neighborhood Context Map
- Attachment 3: Project Narrative, dated October 18, 2022
- Attachment 4: Project Plans, dated October 18, 2022
- Attachment 5: Odor Control Plan, dated June 1, 2022
- Attachment 6: Traffic Report, dated June 1, 2022
- Attachment 7: Habitat Assessment, dated April 4, 2022

Resolution
Exhibit A

CONTACT

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