

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
SEPTEMBER 23, 2021

PROJECT TITLE

Old School Cannabis

APPLICANT

Joel Freston

ADDRESS/LOCATION

100 Sebastopol Rd

PROPERTY OWNER

100 Sebastopol Road, LLC

ASSESSOR'S PARCEL NUMBER

125-181-023

FILE NUMBER

CUP21-027

APPLICATION DATE

March 9, 2021

APPLICATION COMPLETION DATE

August 10, 2021

REQUESTED ENTITLEMENTS

Conditional Use Permit (CUP)

FURTHER ACTIONS REQUIRED

Design Review

PROJECT SITE ZONING

IL – Light Industrial

GENERAL PLAN DESIGNATION

Medium Residential & Light Industrial

PROJECT PLANNER

Kristinae Toomians

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION

FROM: KRISTINAE TOOMIANS, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: OLD SCHOOL CANNABIS

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow 2,350-square-feet of Retail (Dispensary) with Delivery and onsite consumption; 17,120-square-feet of Commercial Cultivation (5,001-square-feet or greater); 870-square-feet for Distribution; and 500-square-feet of Manufacturing – Level 2 (volatile) at 100 Sebastopol Rd.

EXECUTIVE SUMMARY

Old School Cannabis (Project) proposes to operate a cannabis facility within an existing building. The following cannabis-related uses are proposed: 2,350-square-feet of Retail (Dispensary) with Delivery and onsite consumption; 17,120-square-feet for Commercial Cultivation (5,001-square-feet or greater); 870-square-feet for Distribution; 500-square-feet of Manufacturing – Level 2 (volatile). The applicant proposes to operate the retail dispensary, including delivery activities, between the hours of 9:00 am and 9:00 pm, 7 days a week. The applicant proposes to operate all non-retail portions of the business from 6:00 am to 9:00 pm.

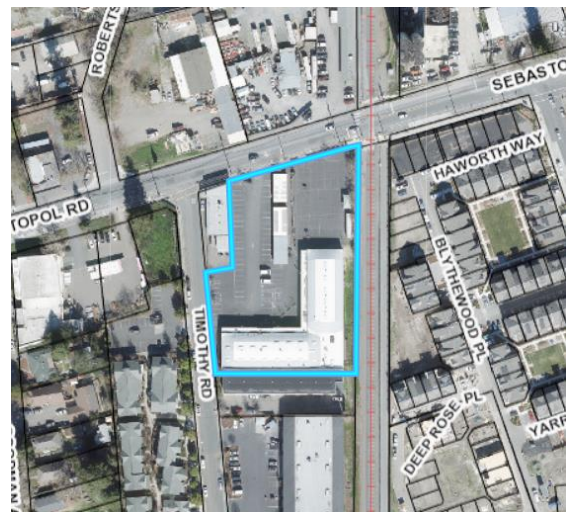


Figure 1: Project site and immediate vicinity.

BACKGROUND

On December 19, 2017, the City Council enacted comprehensive regulations for cannabis (ORD-2017-025), which occurred after the State of California approved the sale of cannabis for adult use.

1. **Project Description**

The applicant proposes to operate a cannabis facility within a former school building on the south side of Sebastopol Road, west of the train tracks. The following cannabis-related uses are proposed: 2,350-square-feet of retail with delivery and onsite consumption; 17,120-square-feet for cultivation; 870-square-feet for distribution; 500-square-feet of volatile manufacturing. The applicant proposes to operate the retail dispensary, including delivery activities, between the hours of 9:00 am and 9:00 pm, 7 days a week. The non-retail portions of the business will operate from 6:00am to 9:00pm. The applicant proposes to replace the existing chain link fence around the perimeter of the property, along the Sebastopol Road and train track frontages with a new wrought iron security fence and two gates along Sebastopol Road. The gates will be secured at the close of business. The applicant proposes to replace the chain link fence along Timothy Road with a new, 6-foot-tall, split-face CMU wall and gate.

Floor area will be allocated as follows:

Uses	Proposed (sqft)
Retail, Onsite Consumption, & Delivery	2,350
Cultivation	17,120
Distribution	870
Volatile Manufacturing	500
TOTAL	20,840

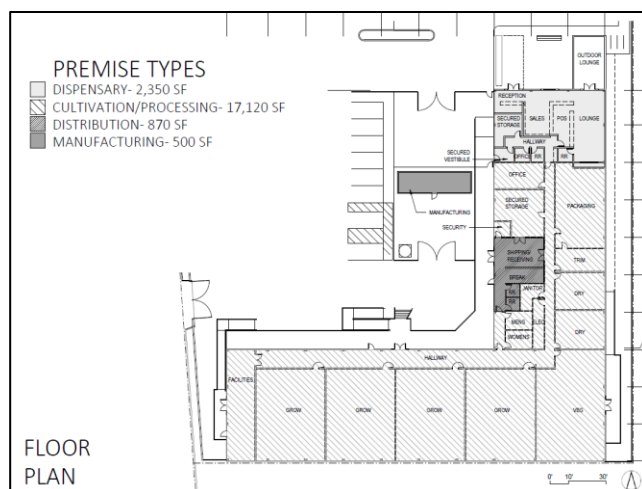


Figure 2: Proposed floor plan.

Cannabis Retail, Onsite Consumption, & Delivery

The applicant proposes to operate the cannabis retail dispensary with delivery and onsite consumption within 2,350-square-feet of the former school building. The proposed operating hours for the retail portions of the business are from 9:00 a.m. to 9:00 p.m. seven days per week. The project site perimeter will be secured with a fence and gates. The applicant proposes retail delivery service to customers, in accordance with the Bureau of Cannabis Control Regulations.

Section [20-46.080\(F\)](#) of the City Code provides that on-site consumption of Cannabis and Cannabis Products shall be subject to the following requirements:

- 1) Patients or Customers. Neither patients nor customers shall be permitted to consume cannabis on the site of a Cannabis Retail facility except as permitted in accordance with Chapter 9-20 (Smoking Regulations), in compliance with state law and as follows:
 - i) Conditional Use Permit applications for Cannabis Retail shall include a statement as to whether the use will include on-site consumption by patients or customers of Cannabis and Cannabis Products.
 - ii) If on-site consumption will be included, the application shall describe the operational plan and specific extent of such provision, security protocols, and how the consumption will comply with the requirements set forth in this Chapter and state law.
- 2) Employees. Employees of a Cannabis Retail facility who are qualified patients may consume medical Cannabis or Cannabis Products on-site within designated spaces not visible by members of the public, provided that such consumption is in compliance with Chapter 9- 20 (Smoking Regulations) and state law.
- 3) Signs regarding public consumption. The entrance to a Cannabis Retail facility shall be clearly and legibly posted with a notice indicating that smoking and vaping of Cannabis is prohibited on site or in the vicinity of the site except as permitted in accordance with Chapter 9- 20 (Smoking Regulations) and state law.

The entrance to the retail dispensary will be visible to the street and will be adjacent to the light rail tracks, located along the east property line. Per the applicant's Project Narrative, the consumption lounge will be located beyond the security checks at the entrance of the retail facility and will be age restricted to patrons who are of 21 years of age or older. The consumption lounge is required to comply with Chapter [9-20](#) of the City's Smoking Regulations Code. The applicant is limited to using cannabis in non-combustible forms, such as edibles or topicals, among others. The applicant states that a notice will be clearly posted

in the entrance to the retail area open to the public indicating that smoking and vaping of cannabis is prohibited on site or in the vicinity of the site.

The security plan states:

“The guard will watch to make sure all consumption area rules are followed. If at any point the guard observes anyone not abiding by the rules the guard or OSC employee will ask the customer to follow the set rules or they will be asked to leave. If at any point the guard feels there is a serious threat the guard will call the police or press the panic button. If the guard is required to leave the security office for an extended amount of time for any reason the guard will ask an OSC employee to monitor the cameras and report anything suspicious to the guard using the radios”

The applicant states that the security team will monitor the consumption lounge in order to permit only patrons who are 21 years of age or older, as well as to restrict employees from utilizing the consumption lounge while on duty.

Cultivation

The applicant proposes to allocate 17,120-square-feet of the building for indoor cannabis cultivation. The floor plan indicates that 10,000-square-feet will be used exclusively for canopy, and the remaining square-footage will consist of two drying rooms, a trimming room, a secured storage room, a “facilities room,” a hallway, electrical closet, janitorial closet, restrooms, a security room, and a packaging room.

Manufacturing – Level 2 (volatile)

The applicant proposes 500-square-feet devoted to Cannabis Manufacturing – Level 2 (volatile). The applicant’s primary manufacturing will involve extraction, processing, packaging, sorting, and grading.

Cannabis Manufacturing—Level 2 refers to the processing or manufacturing of medical or adult use cannabis products using “volatile solvents.” The State of California Health & Safety Code defines a “volatile solvent” as a solvent that is or produces a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures. Examples of volatile solvents include, but are not limited to, butane, hexane, and propane. The volatile cannabis manufacturing process requires the use of a closed-loop vacuum system. A closed loop system is an oil extraction method used to create cannabis concentrates. During the process, no solvents are exposed to the open air and remain contained within a closed loop system. The closed-loop extraction system is not unique to the cannabis manufacturing industry, in that it has been used for decades to produce perfume, food additives, and beauty products.

Per Zoning Code Section, 20-46.070(C), the City of Santa Rosa requires that the closed loop system 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. Per 20-46.070(D); the City also requires that a licensed professional engineer annually recertify the extraction equipment. The applicant will comply with inspection and certification requirements by state agencies, as well as the City's Building and Fire Departments. Also, as required for state licensing, the applicant will prepare and implement standard operating procedures for all manufacturing processes and use of all equipment. All equipment will be grounded to prevent sparks and to stabilize the machines.

Distribution

Distribution activities will be conducted within 870-square-feet of the existing building, secured by a secondary fence and gate that will be locked and closed to the public. The applicant proposes to operate non-retail portions of the business from 6:00 am to 9:00 pm.

2. Existing & Surrounding Land Uses

The proposed site was developed in 1962 with a school building and was most recently occupied by a private school (Roseland University Prep). The project site is adjacent to a vacant store at the corner of Timothy & Sebastopol Road, a commercial/industrial multi-tenant building to the south, industrial uses to the north, a mixture of industrial and multi-family to the west, and light rail and multi-family to the east.

ANALYSIS

1. Santa Rosa General Plan 2035

The northern third of the project site's parking lot is designated Medium Density Residential, while the existing building and remaining two-thirds of the project site is designated General Industry on the General Plan Land Use Diagram. This classification allows for manufacturing and distribution activities with potential for creating nuisances, along with accessory offices and retailing. ([General Plan p. 2-12](#)).

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 General Industry District as a district appropriate for cannabis cultivation, distribution, manufacturing, and retail (dispensary). Although cannabis uses are not explicitly addressed in the General Plan, the Light Industrial zoning district is intended for manufacturing, cultivation, distribution and retail 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, Distribution and Retail (Dispensary) and Delivery uses are consistent with the General Plan goals and policies of the Light Industry land use designation. Specifically, the proposed use would assist in maintaining the economic viability of the area; broaden the available positions for both full and part time employment within the City; and provide a viable commercial service, while ensuring compatibility with the surrounding neighborhoods through proposed operational and security measures.

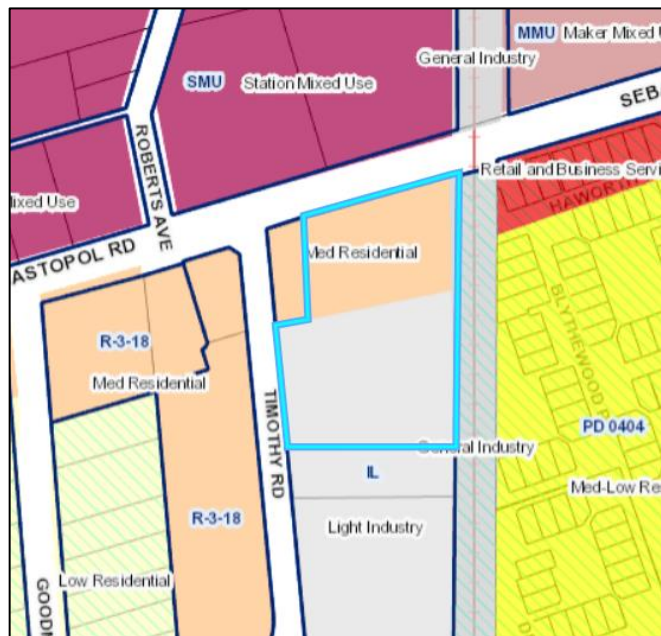


Figure 3: Zoning & General Plan Designations

2. Other Applicable Plans

The [Roseland Area/Sebastopol Road Specific Plan](#) (Specific Plan), adopted in November 2016, 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 focuses on improving the physical environment for residents and employees; establishing a land use and policy framework to guide future development in the area toward transit supportive land uses and a healthy community; improving connections, particularly for bicycling and walking, to the bus transfer center, Sebastopol Road, and other key destinations; and promoting community health and equity. The Specific Plan was developed concurrently with consideration of annexation of the previously unincorporated area. The plan area includes the Roseland Priority Development Area (PDA) and part of the Sebastopol Road PDA. 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 reoccupy and renovate an existing vacant building; would assist in maintaining the economic viability of the area; broaden the available positions for both full and part time employment within the City; and provide a viable commercial service, while ensuring compatibility with the surrounding neighborhoods through proposed operational and security measures. The project site benefits from proximity to bus transit.

3. Zoning

The project site is located within a Light Industrial (IL) Zoning District and is surrounded by IL – Light Industrial zoned properties supporting various manufacturing, processing, wholesale, retail, or general services uses. 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, manufacturing, and retail (dispensary) with delivery are allowed uses in the IL zoning district subject to discretionary approval of a Conditional Use permit when setback no less than 600 feet from a school and from any other cannabis retail use within and permitted by the City of Santa Rosa. “School” as defined by Health and Safety Code Section 11362.768 applies to this section of the Zoning Code.

Zoning Code Chapter 20-46 provides operational requirements for commercial cannabis facilities. The applicant’s building improvement 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.

Proximity to Schools

Both City and State regulations prohibit establishment and operation of a retail cannabis dispensary within 600 feet of a K-12 school as defined by Health and Safety Code Section 11362.768. There are no schools within 600 feet of the subject property. Roseland Elementary School is approximately 2,200 feet west of the project parcel. The project is consistent with the State and local regulations.

Concentration

The Zoning Code limits geographic concentration of cannabis retail facilities (dispensaries) by prohibiting dispensaries within 600 feet of each other. There are no other cannabis retail facilities within 600 feet of the subject site; therefore, the Project site is not located in an “over-concentration” area.

Employment

The project narrative, attached to this report, details hiring procedures, including background checks for all new employees. The proposed employment procedures comply with Zoning Code Section 20-46.

Odor Control

G. 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 Matthew Torre from 15000 Inc., dated February 3, 2021. 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 Engineering Controls include: installation of activated carbon filter canisters or inline filters on exhaust systems and installation of activated carbon inline filters on recirculating air system.

Lighting

As a part of the project, the applicant proposes to comply with the requirements of Zoning Code Sections 20-30.080 and 20-46.80. All outdoor areas of the premises will be illuminated, including all points of ingress and egress with stationary, fully shielded lights directed away from adjacent properties and from the public right-of-way.

The Zoning Code requires (at Section 20-30.080) that exterior lights be shielded and cast downward to avoid light or glare spilling onto neighboring properties. A recommended condition of approval is that the applicant’s building permit submittal include a detailed lighting plan in compliance with the Zoning Code.

Noise

Other than delivery vehicles, all operations are proposed in the fully enclosed building located on the site. Interior operations are not anticipated to generate excessive noise.

Mechanical equipment will be required to comply with the Noise Ordinance, City Code Chapter 17-16 (attached).

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. A detailed Security Plan designed to prevent theft or diversion of any cannabis or currency, and to discourage loitering, crime, and illegal or nuisance activities was included with the Project application. Details of the plan are provided in the Project narrative which includes the following key features:

- Surveillance – High resolution video cameras will provide 24-hour surveillance and recordings will be retained for 90 days. Cameras will be

placed in a location that allows the camera to clearly record activity occurring in all areas of the site where cannabis is stored, sold and transferred.

- Alarm – A professionally monitored alarm system will be installed and maintained.
- Access – Commercial grade security doors will be installed at all building entrances, and internally at restricted areas. In compliance with the Zoning Code, the front entrance is visible from the street. Persons under the age of 21 will not be allowed in the facility, unless they are a qualified medical patient over the age of 18.
- Security Personnel – The premises will have a security guard onsite during open business hours, and the applicant will hire a security service to patrol the building and surrounding areas for off-business hours monitoring.
- Delivery and pickups will be scheduled in advance and pre-approval given by management for deliveries at specified delivery times.
- Transportation of cannabis and cannabis products will be via secured vehicles with alarms.



Figure 4: Proposed circulation changes.

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 site is served by 60 parking spaces. The number of parking spaces required for the proposed use is 28. The project site has a sufficient number of parking spaces.

Table 1 – Parking Requirements

Use	Square Feet	Code Requirement	Required Spaces
Retail & Delivery	2,350	1 space/250 SF	9
Cultivation	17,120	1 space/1,000 SF	17
Distribution	870	1 space/1,000 SF	1
Manufacturing	500	1 space/350 SF	1
Subtotal	20,840		28

Required Findings (as shown on the draft resolution)

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.

Zoning Code Table 2-6 lists allowable uses within the Light Industrial Zoning District, which implements the Light Industrial General Plan land use designation, and allows cannabis cultivation, distribution, manufacturing, retail, and delivery with the approval of a major Conditional Use Permit.

B. The proposed Project is consistent with the General Plan land use designation of Light Industrial, which is applied to areas that are intended for cultivation, distribution, manufacturing, and retail uses.

On December 19, 2017, the City Council adopted Ordinance No. ORD-2017-025 finding cannabis cultivation, distribution, retail (dispensaries), and delivery uses appropriate in areas designated as Light Industrial on the land use diagram.

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.

While the larger vicinity of the project site hosts a variety of commercial, residential, and industrial uses, the site is located on a block predominately occupied by light industrial uses. The applicant proposes to reoccupy and renovate an existing building that was built in the 1960s.

The Project is supported by a well-designed, shared parking area; security measures including lighting, restricted access for employees, refuse disposal areas, on-site security personnel, surveillance cameras and security fencing and gates.

Furthermore, the project site is in the Light Industrial zoning district. The entrance to the retail dispensary is visible from the street and the proposed project is compatible with the existing uses to the north, east, and west of the project site, and is adequately screened and separated from the residential uses located to the east. Therefore, the design, location, size and operating characteristics of the Project will be compatible with existing and future land uses in the vicinity.

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.

The Project plans demonstrate compliance with all operational standards as specified in Zoning Code 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.

The proposed new building will have on-site security personnel that will monitor the parking lot to prevent loitering, consumption of cannabis or other nuisance activities. In addition, with the proposed odor control measures, the proposed operational procedures, including site and building security, storage and waste handling, inventory tracking, hours of operation, and age/medical restrictions, and compliance with all applicable state and local regulations, the proposed Project will not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, or welfare, or materially injurious to persons, property or improvements in the vicinity.

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

Refer to the Environmental Review section of this report for further discussion.

4. Design Guidelines

The proposed exterior changes, including the new fence, wall, and gates are subject to design review.

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

ADA pathway from the public sidewalk to the existing path near the building entrance and two ADA-compliant parking stalls will be included.

The applicant proposes exterior renovations and improvements to the existing building, as well as new security fences, CMU walls, and gates.

ENVIRONMENTAL IMPACT

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

- The proposed project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 in that it involves a change of use, which will require minor exterior modifications to the structure/site.
- The proposed project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 in that it involves minor modifications to an existing facility, with no expansion of use.
- 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 Project site was previously filled and is encircled by constructed roadways;
 - The Project will not result in any significant effects relating to traffic (per focused traffic study, dated June 30, 2021), noise, air quality, or water quality; 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. As noted earlier the Project is consistent with the Specific Plan land use policy. As such, the effects of the future development of the Roseland Village project, including the proposed subdivision and planned higher density mixed use development, was fully analyzed. 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 forecast 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 provided a focused traffic study, prepared by W-Trans on July 30, 2021. The study did not reveal 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: Vicinity Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Project Narrative, dated 08/10/2021
- Attachment 5: Project Plans, dated "received" by the City on 03/09/2021
- Attachment 6: Odor Control Plan
- Attachment 7: Focused Traffic Study
- Attachment 8: Good Neighbor Policy

Resolution

Exhibit A

CONTACT

Kristinae Toomians, Senior Planner

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KToomians@srcity.org