

RESOLUTION NO. 12039

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION  
MONITORING AND REPORTING PROGRAM FOR THE T&L MICRO CANNABIS  
FACILITY LOCATED AT 3515 AND 0 INDUSTRIAL DRIVE – ASSESSOR’S PARCEL  
NUMBERS 148-050-027 AND 148-041-049 - FILE NUMBER PRJ19-039

WHEREAS, on September 30, 2019, applications for T&L Micro Cannabis Facility, a 19,500 square-foot Cannabis Cultivation, Manufacturing (non-volatile), and Distribution facility in an existing commercial/industrial building on an approximately  $\pm 1.01$ -acre project site located at 3515 and 0 Industrial Drive, also identified as Sonoma County Assessor’s Parcel Numbers 148-050-027 and 148-041-049, were submitted to Planning and Economic Development. The entitlement applications include a request to amend the General Plan land use designation from Retail & Business Services to Light Industry, a request to rezone from General Commercial (CG) zoning district to the Light Industrial (IL) zoning district, and a Conditional Use Permit for Cannabis Cultivation greater than 5,000 square feet, with Manufacturing (non-volatile) and Distribution; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a draft initial study was prepared for the project; and

WHEREAS, the draft initial study determined that, with incorporation of mitigation measures, the project would not have a significant effect on the environment and that a Mitigated Negative Declaration for the project should be prepared; and

WHEREAS, the Initial Study/Draft Mitigated Negative Declaration was prepared and circulated for a 30-day public review period commencing on June 22, 2020, and no public comments were submitted to the City; and

WHEREAS, as required under CEQA, the Mitigation Monitoring and Reporting Program prepared for the project identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels; and

WHEREAS, the project applicant has agreed to all mitigation measures set forth in the Mitigated Negative Declaration that are required to be implemented pursuant to CEQA to reduce potentially significant impacts resulting from the project; and

WHEREAS, the Mitigated Negative Declaration and related project and environmental documents are available for review at the City of Santa Rosa Planning and Economic Development Department, during normal business hours. The custodian of the documents and other materials which constitute the record of proceedings for the proposed project is Andrew

Trippel, Acting Supervising Planner, Planning and Economic Development, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on November 12, 2020, and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by CEQA to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines as follows:

1. That the Mitigated Negative Declaration, which consists of the Initial Study/Draft Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program attached as Exhibit A, has been completed in accordance with CEQA and the CEQA Guidelines.
2. That the Planning Commission has reviewed and considered the information contained within the Mitigated Negative Declaration prior to acting on the proposed Project, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the City.
3. That the monitoring and reporting of CEQA mitigation measures in connection with the Project will be conducted in accordance with the attached Mitigation Monitoring and Reporting Program, incorporated into the Conditions of Approval for the Project.
4. That the proposed T&L Micro Cannabis Facility project, including a request to amend the General Plan land use designation from Retail & Business Services to Light Industry, a request to rezone from General Commercial (CG) zoning district to the Light Industrial (IL) zoning district, and a Conditional Use Permit for Cannabis Cultivation greater than 5,001 square feet, with Manufacturing (non-volatile) and Distribution in a 19,500-square foot existing commercial/industrial building, will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration, attached hereto and incorporated herein, are implemented prior to development of the subject property.

BE IT FURTHER RESOLVED that pursuant to CEQA Guidelines section 15074, the Planning Commission adopts a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to require all reasonably feasible mitigation measures be implemented by means of project conditions, agreements or other measures as set forth in the Mitigation Monitoring and Reporting Program.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 12<sup>th</sup> day of November, 2020, by the following vote:

AYES: (7) Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie, and Commissioner Peterson


NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED:   
Patti Cisco (Nov 16, 2020 16:30 PST)

PATTI CISCO, CHAIR

ATTEST:   
ANDREW TRIPPEL, EXECUTIVE SECRETARY

# 12039

Final Audit Report

2020-11-17

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