

Northern Standard

2220 Mercury Way

August 27, 2020

Kristinae Toomians
Senior Planner
Planning and Economic Development

Conditional Use Permit

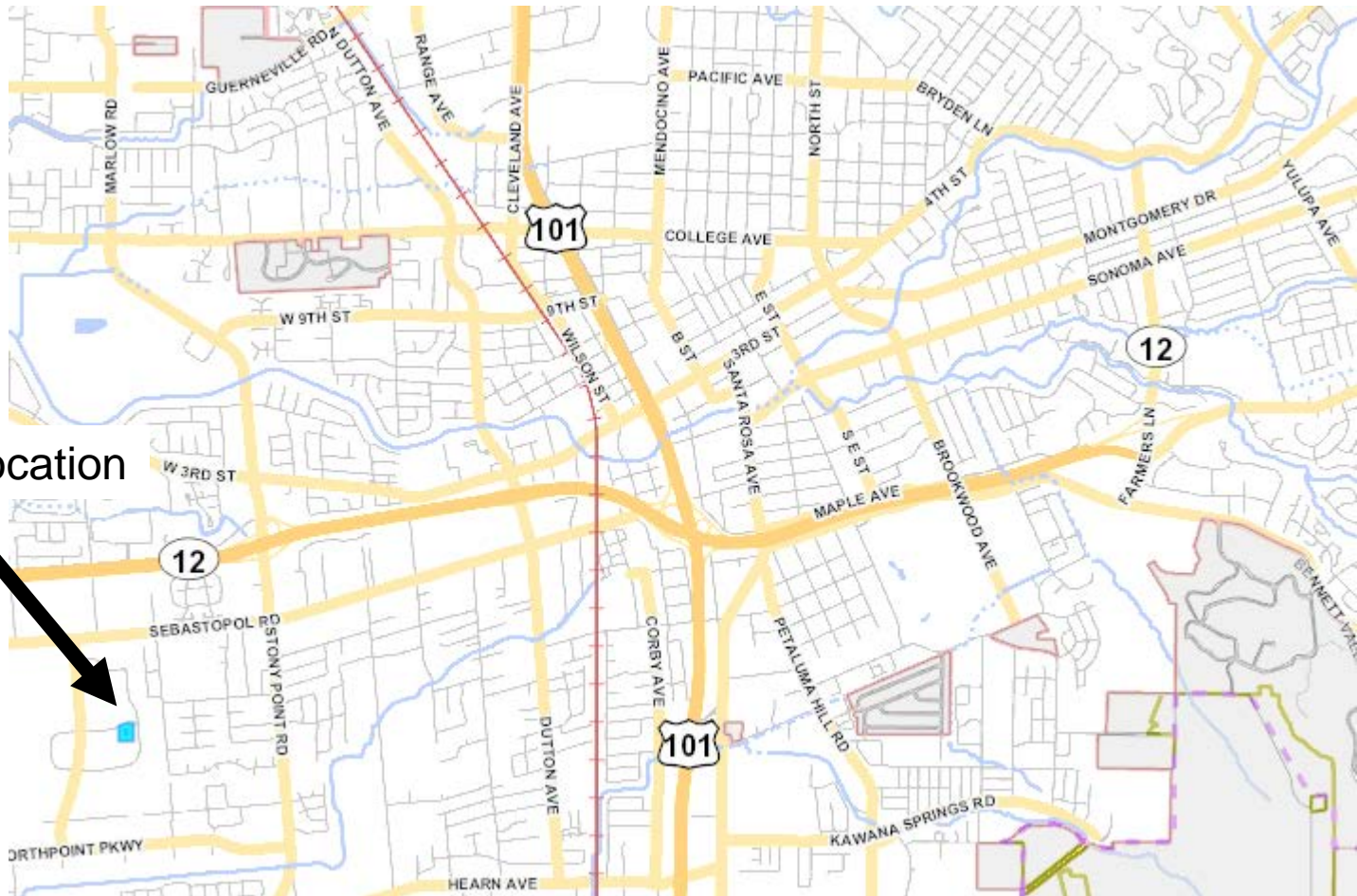
- Cannabis
 - 9,994-square-foot future building
 - Retail Dispensary with Delivery 781 square feet
 - Manufacturing – 4,249 square feet
 - Distribution – 4,964 square feet including

Project History

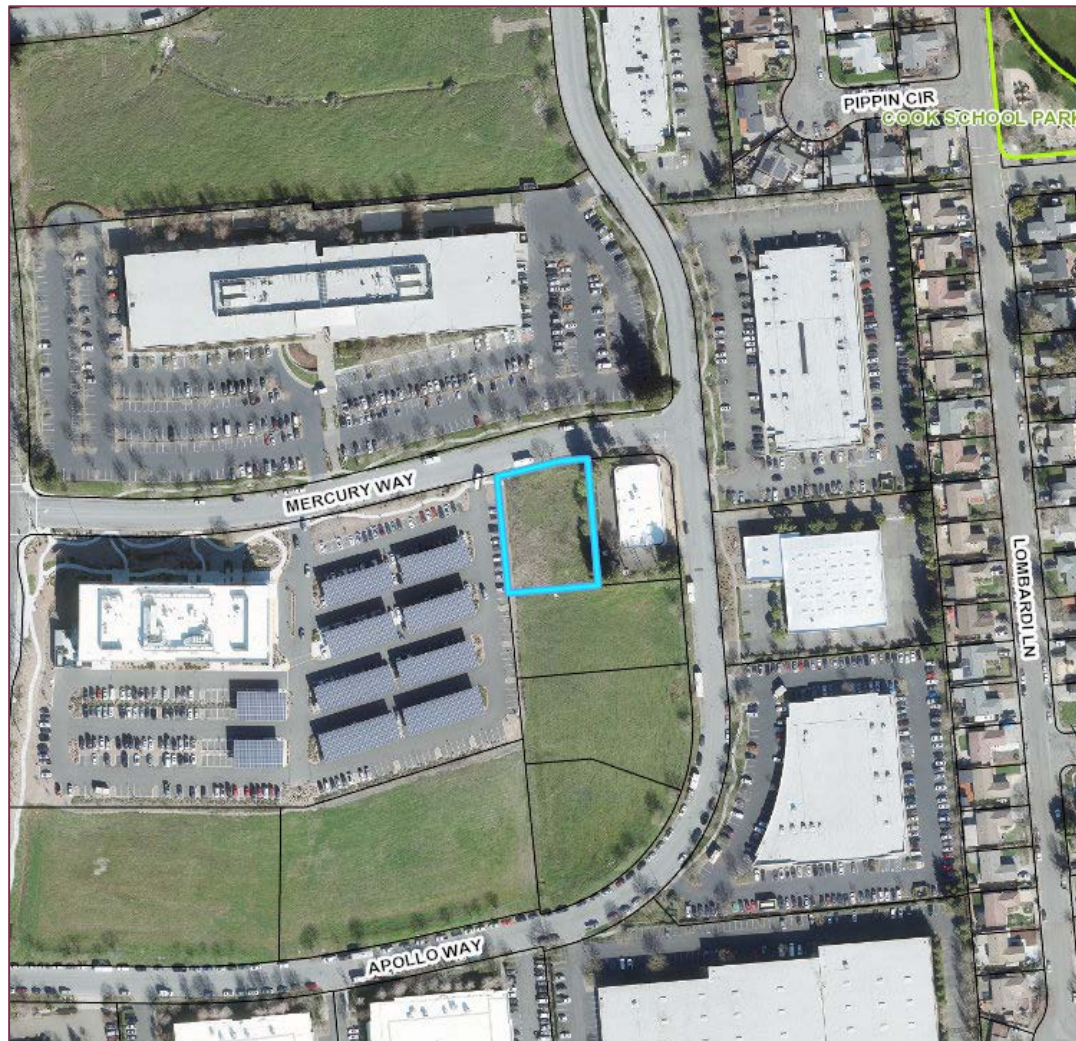
- On May 3, 2018, the Zoning Administrator approved plans for an approximately 3,200-square-foot craft spirits distillery. The project never moved forward.
- On September 25, 2018, the City Council approved a summary vacation of a 1,700-square-foot public service easement, located along the west property line.
- On September 9, 2019, the applicant submitted Major Conditional Use Permit and Minor Design Review application.
- On June 1, 2020 the application was deemed complete.

2220 Mercury Way

Project Location



2220 Mercury Way

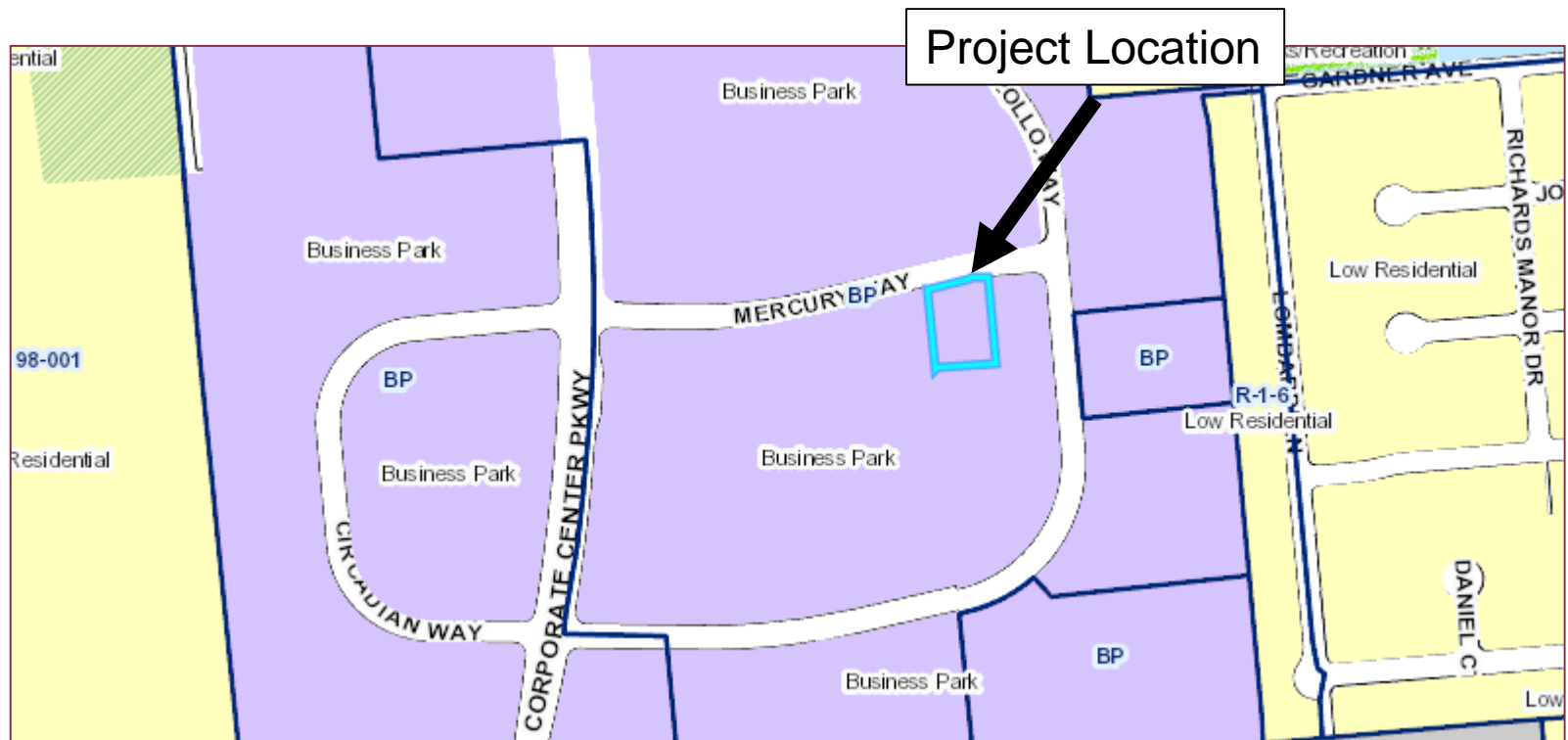


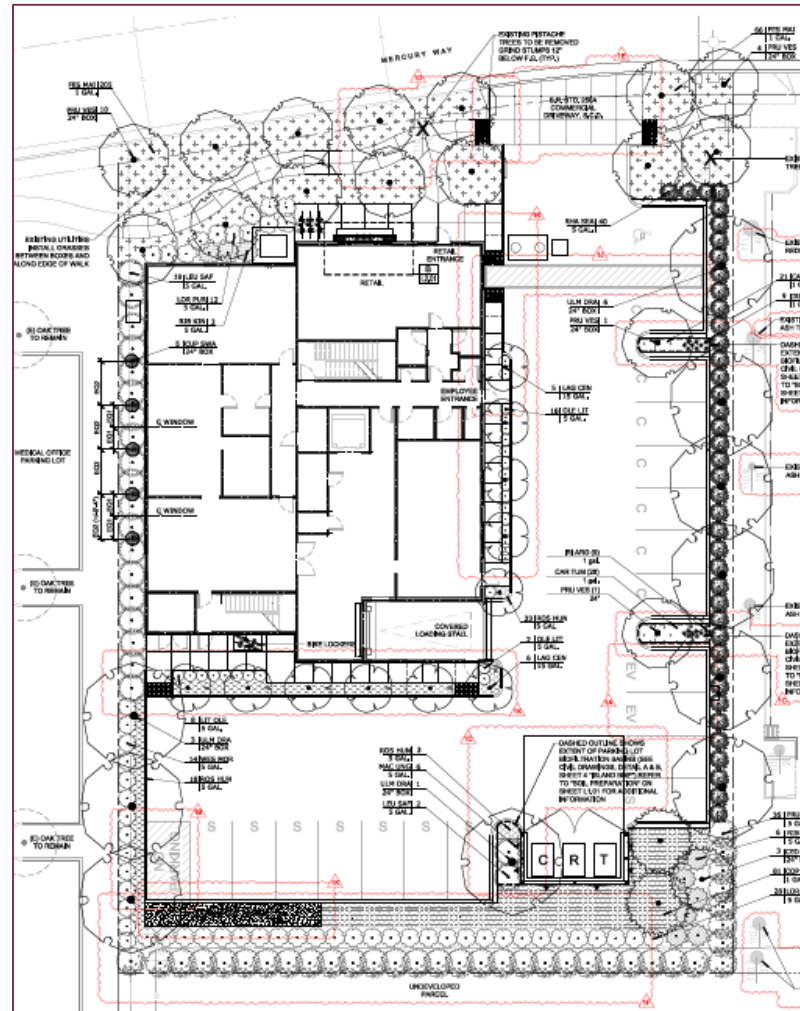
2220 Mercury Way



General Plan & Zoning

Business Park, BP



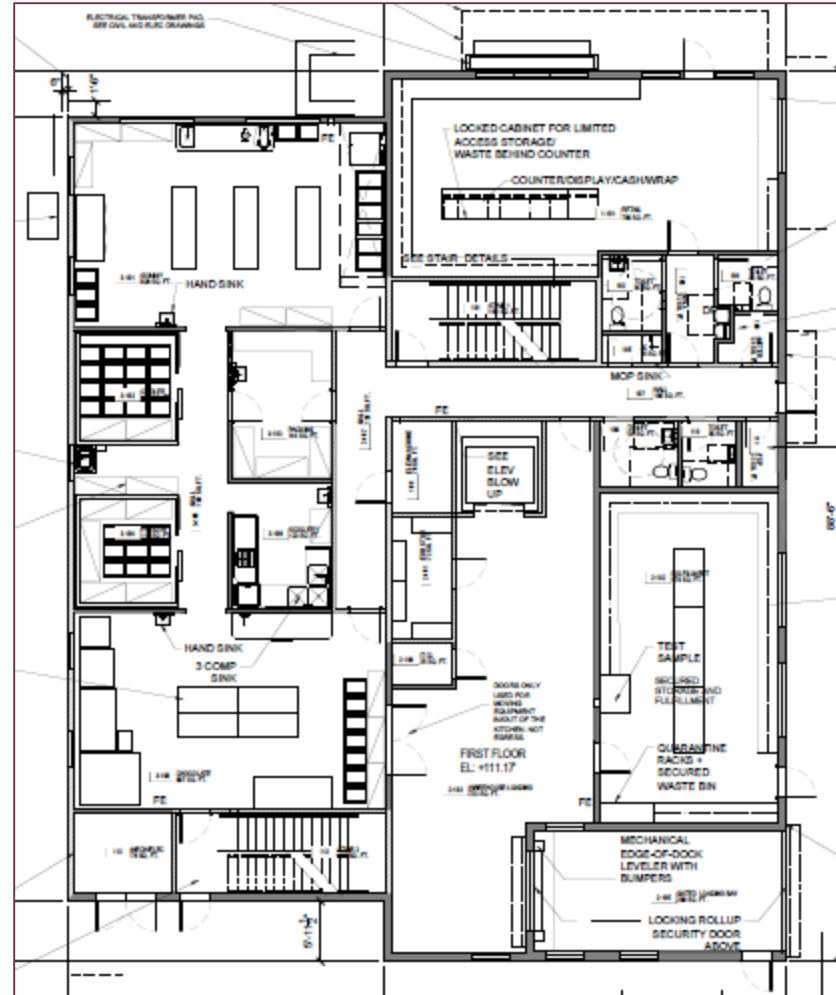






Floor Plan

First Floor





Hours of Operation

9am -9pm, Everyday

Use	Square Feet	Code Requirement	Required Spaces
Retail & Delivery	781	1 space/250 SF	3
Distribution	4,964	1 space/1,000 SF	5
Manufacturing	4,249	1 space/350 SF	12
<u>Subtotal</u>	<u>9,994</u>		<u>20</u>

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 Categorical Exemption under Section 15303 in that it involves the construction of a small structure in an urban environment. In urbanized areas, the exemption applies to buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

Environmental Review

California Environmental Quality Act (CEQA)

- 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. While within the Santa Rosa Plain Conservation Strategy boundaries, the Project site was previously filled and is encircled by constructed roadways;
 - The Project will not result in any significant effects relating to traffic, 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.

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for an exemption under California Government Code Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the State CEQA Guidelines. CEQA Guidelines §15183 mandates that projects which are consistent with the existing zoning and general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. There are no new significant effects peculiar to the Project or its site, no new significant effects, no new significant off-site or cumulative impacts, and no more severe adverse impacts than previously identified in the Santa Rosa General Plan 2035 EIR. The Santa Rosa General Plan 2035 EIR mitigation measures are applicable to and adequate for the Project. The proposed Northern Standard Project is within the scope of the Santa Rosa General Plan 2035 EIR, and no further CEQA documentation is required.

The Planning and Economic Development Department recommends that the Planning Commission:

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a cannabis retail with delivery, distribution, and non-volatile manufacturing (Type 1) uses located at 2220 Mercury Way.

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