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ERIN B. CARLSTROM

March 9, 2022

Santa Rosa Planning Commission  
c/o City of Santa Rosa  
100 Santa Rosa Ave.  
Santa Rosa, CA 95404

Re: *March 10, 2022 Agenda Item 8.1, JQ Gold, LLC*  
*Our file L.2030*

**VIA ELECTRONIC MAIL**

Good afternoon Chair Weeks, Vice Chair Peterson, and Members of the Commission-

My office represents the applicant for item 8.1, JQ Gold, LLC whose project is before you for consideration tomorrow, March 10, 2022. You may recall that I represented the owners of the building, T & L Industrial, in their General Plan Amendment and Zoning Change at the end of 2020. The new project maintains the zoning and general plan consistency, and mitigation requirements of the previous project. We urge you to accept the recommendation of approval made by your Staff.

No external improvements or expansion of the existing building's footprint are proposed. All improvements and uses will take place within the existing industrial building. The project proposes to remove manufacturing uses, and slightly increase cultivation square footage. The changes to the project do not introduce significant changes necessitating additional environmental review.<sup>1</sup> Indeed, a new traffic report has been provided per discussions with City staff which demonstrates the amended project further reduces traffic impacts from the entitled project or permitted uses.<sup>2</sup>

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<sup>1</sup> CEQA Guidelines 15162.

<sup>2</sup> Transpedia Consulting Engineers, "Addendum to Focused Traffic Study", January 5, 2022.

We are grateful for the Staff's support in bringing this project back for consideration. If any of you have questions about the project or our proposal, or would like to tour the facility in advance of the hearing, please feel free to contact me at this email or the number below. Thank you as always for your service to our beautiful community.

Sincerely,

Erin Carlstrom

Sincerely,

A handwritten signature in blue ink, appearing to read "Erin Carlstrom". The signature is fluid and cursive, with a prominent loop at the end.

Erin Carlstrom, Esq.

EBC