

RESOLUTION NO. 12051

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING AND REPORTING PROGRAM FOR THE SANTA ROSA FARM GROUP,
LLC CANNABIS FACILITY LOCATED AT 800 YOLANDA AVENUE – ASSESSOR’S
PARCEL NUMBERS 044-091-063 - FILE NUMBER PRJ17-068

WHEREAS, on November 1, 2017, Conditional Use Permit and Design Review applications for The Santa Rosa Farm Group, LLC Cannabis Facility, a project consisting of demolition of existing structures and construction of a new \pm 116,700 square-foot (sf) industrial building and Cannabis Cultivation (86,050 sf), Manufacturing Level 2 (volatile) (21,505 sf), and Distribution (Type 11) (8,070 sf), with Testing laboratory (1,085 sf) land uses on an approximately 5.5-acre project site, located at 800 Yolanda Ave., also identified as Sonoma County Assessor's Parcel Number 044-091-063, were submitted to Planning and Economic Development; 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 30, 2020, and

WHEREAS, due to the COVID-19 pandemic and in accordance with Executive Order N-54-20 issued on April 22, 2020, the Initial Study/Draft Mitigated Negative Declaration document was made available for review on the Lead Agency’s public-facing website at <https://srcity.org/425/Plans-Studies-EIRs> for the same period of time that physical posting would otherwise be required, and all materials were also submitted electronically to the State Clearinghouse CEQAnet Web Portal; and

WHEREAS, five (5) written comments on the Initial/Study/Draft Mitigated Negative Declaration were received; 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, or online at <https://srcity.org/425/Plans-Studies-EIRs>. 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 April 8, 2021, 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, Errata Sheet, and 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 Santa Rosa Farm Group, LLC Cannabis Facility proposed project, including a Conditional Use Permit for Cannabis Cultivation greater than 5,001 square feet, Manufacturing Level 2 (volatile), and Distribution, with Testing laboratory in a ± 116,700-square-foot new 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 8th day of April, 2021, by the following vote:

AYES: (7) Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan, Commissioner Holton, Commissioner Kalia, and Commissioner Okrepiek

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED: *Karen Weeks*
Karen Weeks (May 27, 2021 08:27 PDT)
KAREN WEEKS, CHAIR

ATTEST: *Amy Lyle*
AMY LYLE, EXECUTIVE SECRETARY

Exhibit A - THE SANTA ROSA FARM GROUP CANNABIS CULTIVATION, MANUFACTURE, AND DISTRIBUTION FACILITY 800 YOLANDA AVENUE SANTA ROSA, SONOMA COUNTY, CALIFORNIA DRAFT MITIGATED NEGATIVE DECLARATION / INITIAL STUDY WITH ERRATA SHEET AND MITIGATION MONITORING AND REPORTING PROGRAM










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Final Audit Report

2021-05-27

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