



Notice of Intent to Adopt a Mitigated Negative Declaration Pursuant to the California Environmental Quality Act (CEQA)

To: Public Agencies and Interested Parties

Project Title: The Santa Rosa Farm Group - Cannabis Cultivation, Manufacture, and Distribution Facility

Lead Agency: City of Santa Rosa
69 Stony Circle, Santa Rosa, CA 95401

Contact: Mr. Andrew Trippel, Senior Planner
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Review Period: June 30, 2020 to July 30, 2020

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970,” as amended to date, this is to advise you that the Planning and Economic Development Department of the City of Santa Rosa has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) on the following project:

Project Description and Location

The Santa Rosa Farm Group proposes to redevelop an industrially-zoned parcel with an approximately 120,000-square-foot cannabis facility (“the Project”) for commercial Cultivation, Manufacturing and Distribution uses. The Project includes removal of an existing residential building and ancillary buildings (i.e., sheds and garage) on the Project site. The Project site is located at the southwest corner of the intersection of Yolanda Avenue and Petaluma Hill Road. The eastern half of the Project site, which includes undeveloped land is not a part of the project. The proposed development would occur on the western portion of the Project Site, which is approximately three acres of gravel cover. Proposed site modifications include construction a new facility building, perimeter wall installation, potential street and sidewalk improvements, which have been analyzed in the subject document, small tree and shrub removal, and grading and utility trenching. Construction duration would be approximately 11 months.

Discretionary Approvals

The Project would be subject to the following discretionary approvals: (1) Major Condition Use Permit for cannabis Cultivation; (2) Minor Conditional Use Permits for cannabis Manufacturing and Distribution; (3) Major Design Review; and (4) grading, building and all other permits required to construct and operate the facility.

Environmental Issues

The proposed project would not result in potentially significant impacts that cannot be mitigated to a level of non-significance. The IS/MND document has been prepared in consultation with local, state, and Federal responsible and trustee agencies, in accordance with Section 15063 of the CEQA. Furthermore,



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the IS/MND will serve as the environmental compliance document required under CEQA for any permits/approvals required by a responsible agency.

Providing Comments

A 30-day public review period will extend from June 30, 2020 to July 30, 2020. Agencies and interested parties may provide written comments on the IS/Proposed MND for the Project. Written comments must be sent via email to ATrippel@srcity.org by July 30, 2020. The City of Santa Rosa Planning Commission will hold a virtual public hearing on the IS/MND and project merits on a future date. The IS/Proposed MND will be available for public review online at <https://srcity.org/425/Plans-Studies-EIRs>.

After the review period closes, the City of Santa Rosa Planning Commission will hold a public hearing on the IS/MND and project merits, at which time it will consider a recommendation to adopt the IS/Proposed MND for the Project. This public hearing will take place during a regularly scheduled public meeting on a future date, following a period of public noticing in accordance with City of Santa Rosa Zoning Code Section 20-66.020 - Notice of Hearing.