



DATE: July 31, 2020

TO: Public Agencies, Organizations, and Interested Parties

FROM: Conor McKay, Senior Planner

**SUBJECT: NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION FOR THE GOOD
ONWARD / 3192 JUNIPER AVENUE PROJECT**

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 on the following project:

Project Name:

Good Onward / 3192 Juniper Avenue Project

Location:

3192 Juniper Avenue, Santa Rosa, Sonoma County, California
Assessor’s Parcel Number (APN): 134-072-004

Property Description:

The 2.05-acre project site contains five structures totaling 4,989 square feet. The structures include a converted residence and outbuildings. All structures are one story. Several of the structures are pre-fabricated construction. Vehicular access is provided from a paved driveway connection with Juniper Avenue. Vegetation consists of cacti, several mature evergreen trees, and several deciduous trees. Groundcover consists of weeds and grasses. There is a 0.016 acre of wetland within the project site. The project site is served by an on-site water well for potable water and a septic system for wastewater disposal.

The project site is designated “General Industry” by the City of Santa Rosa General Plan zoned “General Industrial (IG)” by the Santa Rosa Development Code.

Project Description:

The project applicant (Good Onward, Inc.) is proposing to develop a commercial medical cannabis operation on the project site. Activities would include manufacturing, indoor cultivation, nursery, and distribution with transportation. The total of 25,914 square feet of buildings would be constructed or repurposed for the proposed project.

The proposed project would operate 24 hours a day, with the majority of operations occurring between 8:00 a.m. and 6:00 p.m., 7 days a week. The project will employ up to 10 employees across both phases with rotating full and part-time shifts. Management staff will be on-call 24 hours a day, 7 days a week, to address any operational or emergency issues that may arise. The project site will be closed to the public.

The applicant would install a fire hydrant along Juniper Avenue and extend municipal domestic and fire water service provided by the City of Santa Rosa to this location.

The proposed project would maintain the existing General Industry land use designation and IG zoning.

The project will require the following discretionary approvals of the City of Santa Rosa:

- Major Conditional Use Permit
- Design Review

Environmental Issues:

The proposed project would not result in potentially significant impacts that cannot be mitigated to a level of non-significance. The Initial Study/Mitigated Negative Declaration (IS/MND) document has been prepared in consultation with local, state, and Federal responsible and trustee agencies, in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the IS/MND will serve as the environmental compliance document required under CEQA for any permits/approvals required by a responsible agency.

A 30-day (thirty-day) public review period shall commence on July 31, 2020. Written comments must be sent via mail to the City of Santa Rosa, Planning and Economic Development Department, 100 Santa Rosa Avenue, Room 3, Santa Rosa CA 95404 or via email to ctmckay@srcity.org by **August 31, 2020**. The City of Santa Rosa Planning Commission will hold a virtual public hearing on the IS/MND and project merits. While a date for this hearing has not yet been set, it is anticipated to occur in Fall 2020.

Correspondence and comments can be delivered to Conor McKay, City Planner, phone: (707) 543-4351, email: ctmckay@srcity.org.