



DATE: June 30, 2020

TO: Public Agencies, Organizations and Interested Parties

FROM: Susie Murray, Senior Planner

**SUBJECT: NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

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 Notice is hereby given that Edd Clark and Associates, Inc. (EC&A) as the consultant, in accordance with the California Environmental Quality Act (CEQA), has prepared a Draft Mitigated Negative Declaration (MND) for the Yolanda Industrial Project. The Yolanda Industrial Project is considered a project under CEQA (CEQA Guidelines Section 15378), and the City of Santa Rosa has discretionary authority over the project (CEQA Guidelines Section 15357).

Location: 324, 326, 328, 330, 340, 350 and 368 Yolanda Avenue, and adjacent parcel without an address to the south of 368 Yolanda Avenue, in Santa Rosa, California. The Sonoma County Assessor Parcel Numbers are 044-072-006, 044-072-007, 044-072-008, 044-072-009, 044-081-024, 044-081-029 and 044-390-061.

Property Description: The site is situated near the southern boundary of the City limits of Santa Rosa, California, in an area developed with a mix of commercial, light industrial, and residential properties. The site is bordered by Yolanda Avenue to the north, beyond which are commercial and light industrial properties; by a residential property along the northeastern project boundary, beyond which are light industrial businesses; by Harvest Park Apartment complex to the southeast; by Garden Essential, a commercial garden and pottery retail business to the south, beyond which are commercial businesses and multi-family residences; by a single-family residence along the northwestern project boundary, beyond which is a fueling service station; and by several commercial businesses bordering the west and southwestern project boundary. Vehicular access to the site is from the north via Yolanda Avenue via asphalt paved entrance driveways. The site is currently developed with several commercial/light industrial businesses or vacant. Areas of the site not covered with building footprints consist of asphalt and concrete surfaces; there are no permeable surfaces, trees, vegetation or rock outcroppings existing at the site. The project site is approximately 5.877 acres. Please see the attached maps.

Proposed Project: The Yolanda Industrial Project would redevelop seven parcels and rezone six of the parcels from Commercial and Residential to Light Industrial. The project includes the addition of sidewalks and a bike lane along the Yolanda Avenue frontage. A residential-type building (used for commercial purposes) would be replaced with a retail building that would include a cannabis dispensary,

cultivation and manufacturing facility, and untenanted space. An existing industrial building would be replaced with a new, slightly larger industrial warehouse building. Improvements would be made to one of the existing industrial warehouses.

The project proposes a General Plan Amendment for the rezoning and land use designations. Additional discretionary actions include Mitigated Negative Declaration Certification, Zone Reclassification, a Major Conditional Use Permit and Design Review.

The project would result in potentially significant impacts that would be reduced to less-than-significant with implementation of mitigation measures and/or through compliance with existing Municipal Code Requirements or City Standards related to: 1) air quality; 2) cultural resources; 3) geology and soils; 4) greenhouse gas emissions; 5) hazards and hazardous materials; 6) noise; and 7) tribal cultural resources. Recommended measures are presented in the Initial Study/Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration was prepared in consultation with local and state responsible agencies and in accordance with Section 15063 of CEQA. Furthermore, the Initial Study/Mitigated Negative Declaration will serve as the environmental compliance document required under CEQA for any subsequent phases of the project and for permits/approvals required by a responsible agency.

The site is not listed as a hazardous waste and substance site pursuant to Section 65962.5 of the Government Code (CORTESE List). This includes, but is not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that Section. A portion of the project site is listed by the North Coast Regional Water Quality Control Board (NCRWQCB) as a Cleanup Program Site (368 Yolanda Avenue, Santa Rosa); the case number is 1NSR354; the State Water Resource Control Board (SWRCB) Global ID is T0609793468 (GeoTracker). This site is currently being remediated.

Case File: Yolanda Industrial Project (number yet to be assigned)

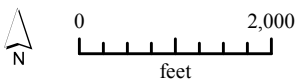
Related Case Files:

- GPAM18-007: General Plan Amendment
- REZ19-003: Rezoning
- DR17-057: Minor Design Review (Retail Building)
- CUP18-070: Conditional Use Permit (Retail/Dispensary)
- CUP17-063: Conditional Use Permit (Manufacturing [nonvolatile] and Distribution)
- DR19-068: Major Design Review (Industrial Building)

Applicant: Allan Henderson, Property Owner

A 30-day public review period shall commence on **June 30, 2020**. Written comments must be sent to the City of Santa Rosa, Planning and Economic Development Department, 100 Santa Rosa Avenue, Room 3, Santa Rosa, California 95404 **by July 30, 2020**. The City of Santa Rosa Zoning Administrator will hold a public hearing on the Initial Study/Mitigated Negative Declaration and permit applications associated with the project at a later date. **Correspondence and comments may also be delivered to Susie Murray, Senior Planner, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404. Phone: (707) 543-4348 Email: smurray@srcity.org.**

Kevin Coker, 09/21/15, S:\GIS\Projects\0698\Main\Fireplaces\Fig 1 Main\Fireplaces\Site Location Map.mxd



SITE LOCATION MAP FIGURE
324-368 Yolanda Avenue 1
Santa Rosa, California

Job Number	0698,002.18	Reviewed By	EC&A, EJVB	Date	November 2019	Revised Date	
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