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PROFESSIONAL CORPORATION

City of Santa Rosa

APR 12 2017

Planning & Economic
Development Department**Project Description**

Project Address: 800 Yolanda Avenue, Santa Rosa, California 95404

Owner: 800 Yolanda LLC

APN: 044-091-063

Zoning: IL

Lot Size: 5.53 Acres

Building Area: 120,000 SF

Parking Spaces: 76 (48 Standard, 24 Compact, 4 Handicapped)

Loading: 2 Truck Bays, 1 Will Call Bay

The Santa Rosa Farm Group proposes to construct a three story industrial building for the purpose of indoor cultivation and harvesting of cannabis. The facility will also include processing areas, labs and kitchens for production of ready-for-market cannabis products.

Large portions of the site are currently included in the California Tiger Salamander habitat, these areas are not proposed to be developed at this time and will remain in their natural state pending parallel mitigation procedures.

The Project consists of development of areas of the site that were occupied by a residence (to be demolished) and gravel paving.

The area around the subject property is a mix of agricultural, industrial, commercial and residential uses. On the East, across Petaluma Hill Road is a Dairy Farm; to the North, across Yolanda Avenue is a commercial center; to the West, adjacent to the site is an industrial park and to the south is a farm and the east edge of the Harvest Park subdivision.

Two entrance gates are proposed, each entry drive will be 22' wide. The entry gates are set 30' back from the property line per Fire Department request. The developed portion of the site will be surrounded by 8' high masonry walls with intrusion prevent features. Each gate location has a dedicated guard house. Site roads are a minimum of 20' in width with 20' inside turning radius at corners.

The building is situated in the rear portion of the site with a 27'-6" setback to the south and 30'-0" setback from the west. Trees will be planted along the south and west boundary lines in the continuous planter provided. The primary entrance to the building is on the north, deliveries and will call are located on the east.

The ground floor of the building will be occupied by all functions required to support the cultivation areas. These function primarily consist of: Entry/reception; Offices and conference room; Employee

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break room and lockers; Deliveries and warehouse; Shipping and will call; Manufacturing; Testing laboratory and Kitchen.

The two upper floors are dedicated to cultivation. The 40,000 floor plate will be subdivided into Cultivation Rooms measuring about 3,000SF. This is done to isolate batches in case of disease and also to create staggering of harvest times. To ensure efficient harvesting, all cultivation will be done using artificial lighting in a windowless environment with precise environmental controls.

The roof of the building will be covered with solar panels to help offset a portion of the high power demand of the facility. A separate Utility building is proposed for incoming power and central chiller plant.

The overall height of the building is 55', the length is 276' and the depth is 146'. The exterior of the building is clad in a combination of metal panel colors and textures.