

# SANTA ROSA FARM GROUP

## CANNABIS CULTIVATION FACILITY

800 Yolanda Avenue

April 8, 2021

Andrew Trippel  
Acting Supervising Planner – Current Planning  
Planning and Economic Development

- Major Conditional Use Permit
  - Development of a 116,700 sf Industrial Building
  - Proposed Cannabis Land Uses

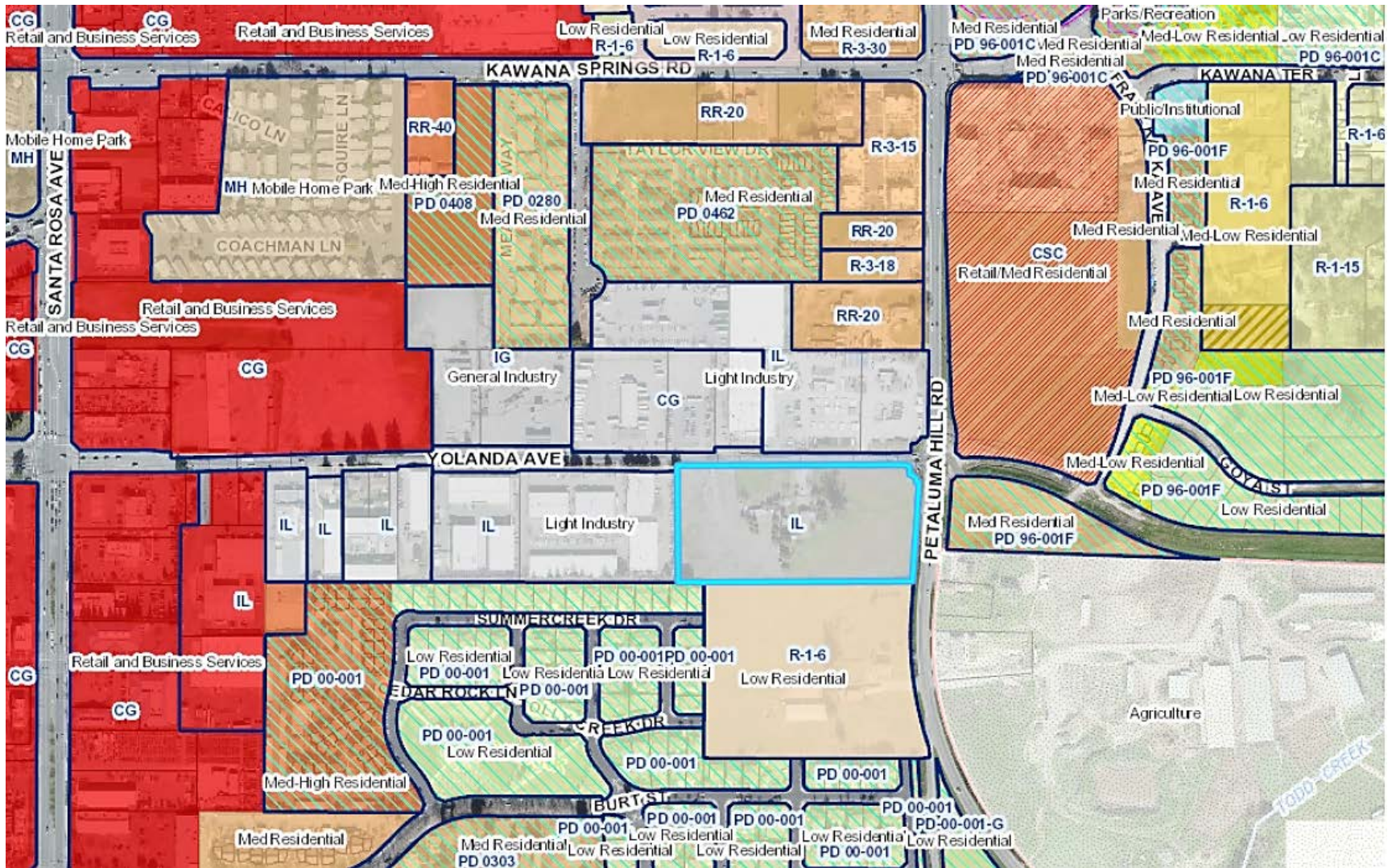
Cultivation > 5,0001 SF	86,050
Manufacturing Level 1 (non-volatile) and Manufacturing Level 2 (volatile)	21,505
Distribution (Type 11)	8,070
Testing laboratory*	1,085

\* Testing laboratory is a permitted use in IL zoning districts.

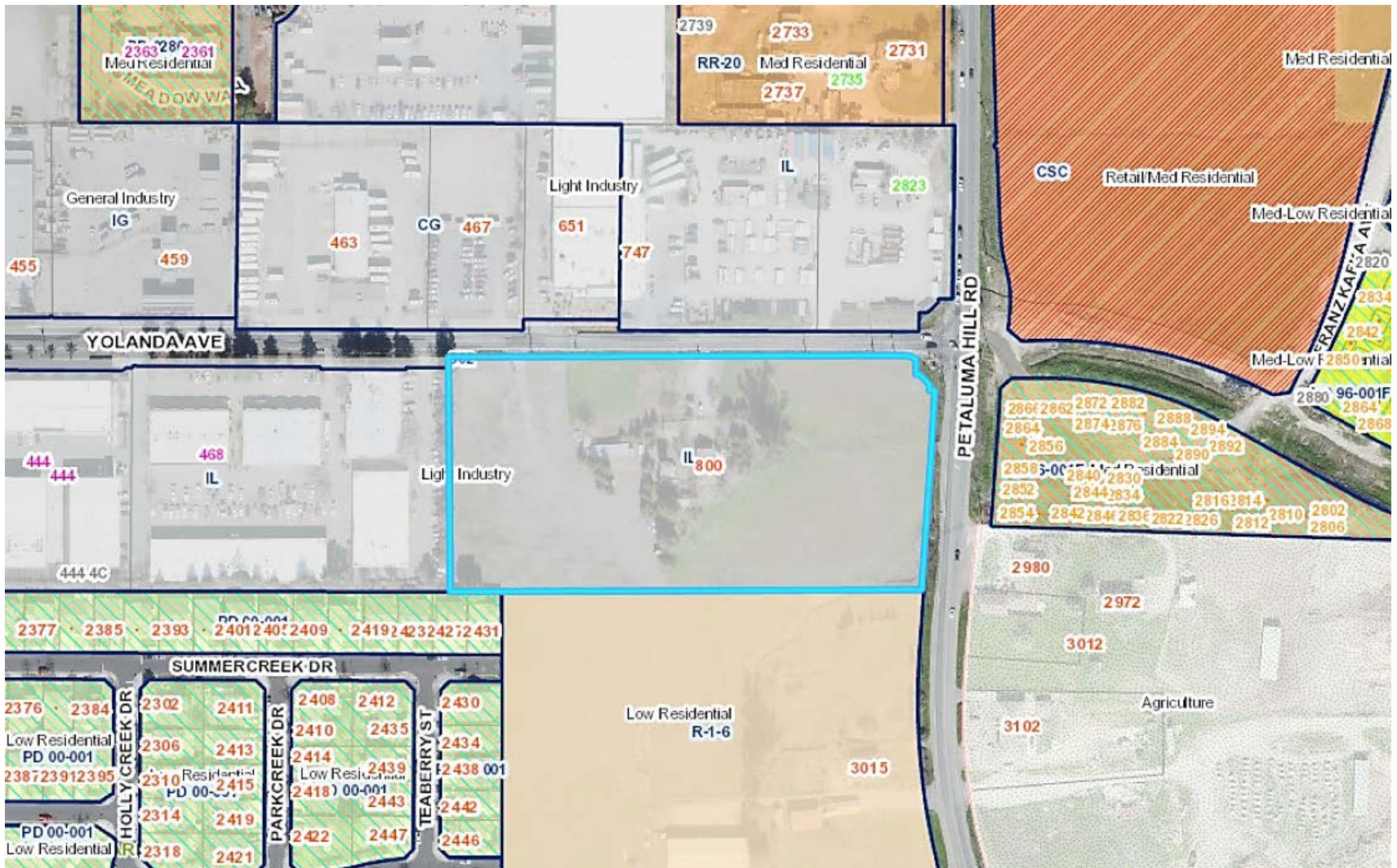
# Project Location 800 Yolanda Ave.

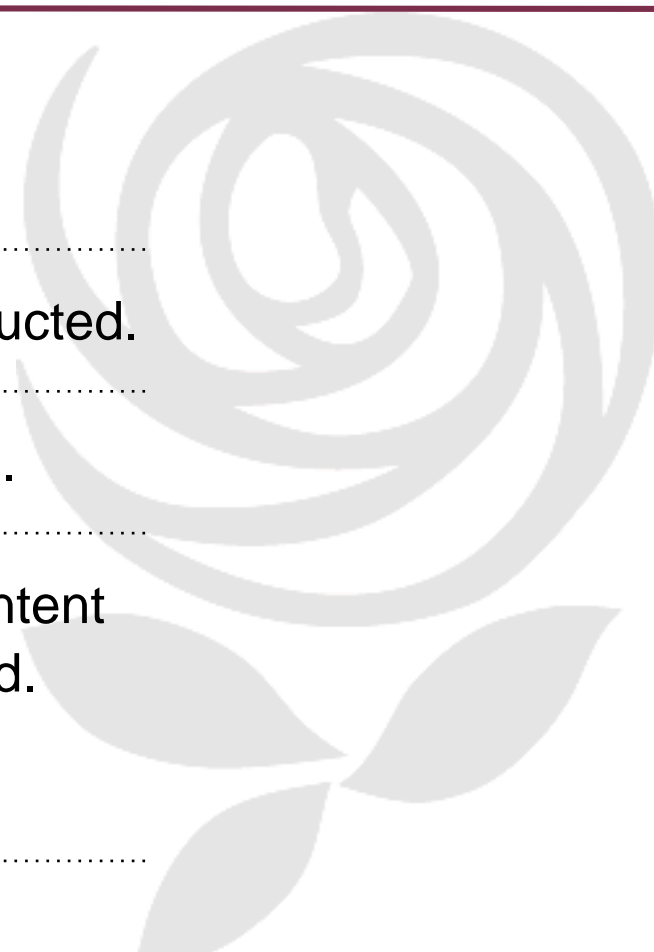












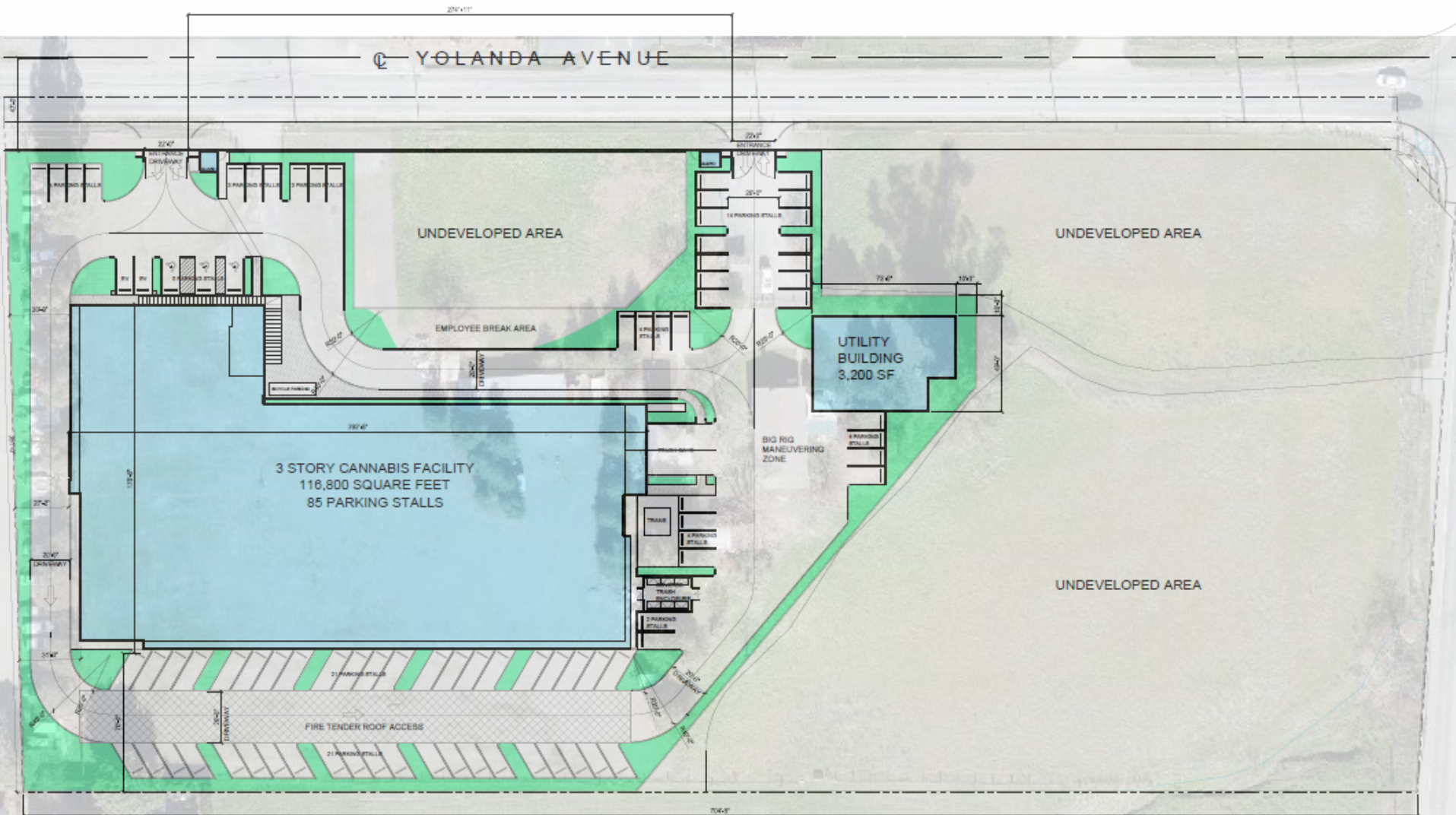
May 3, 2017	Pre-application Neighborhood Meeting was held.
May 4, 2017	Concept Design Review conducted.
Nov 1, 2017	Project applications submitted.
June 29, 2020	Notice of Public Review and Intent to Adopt a MND was circulated.
Mar 28, 2021	Planning Commission public hearing noticing distributed.





# Proposed Site Plan

## March 27, 2021





# Proposed Site Plan

## March 27, 2021



# Proposed Building Design

From Petaluma Hill Rd.



From Yolanda Ave.



From Yolanda Ave.



Building Entrance





# Proposed Building Design

From Petaluma Hill Rd.



From Yolanda Ave.



From Yolanda Ave.



Building Entrance



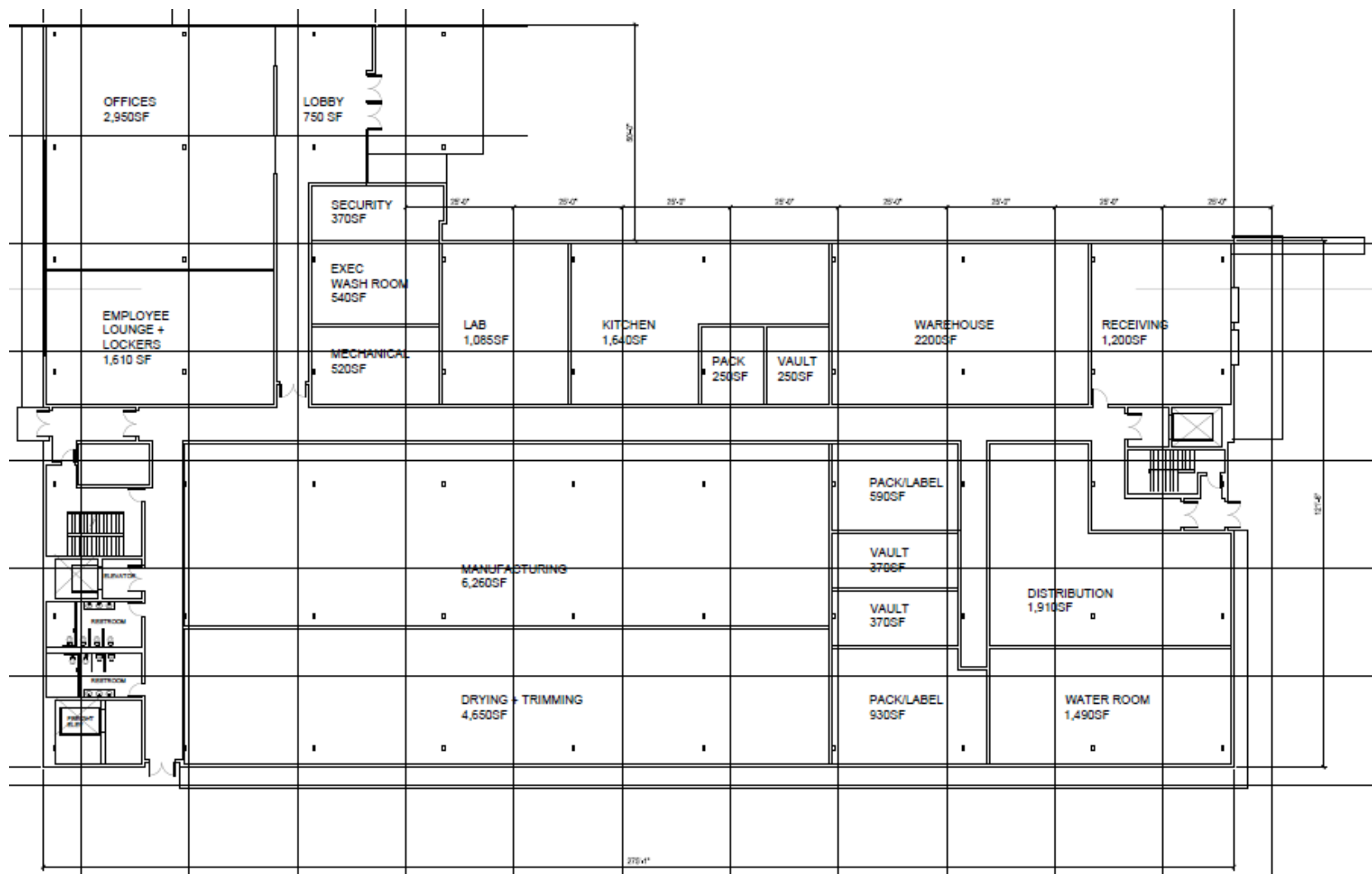


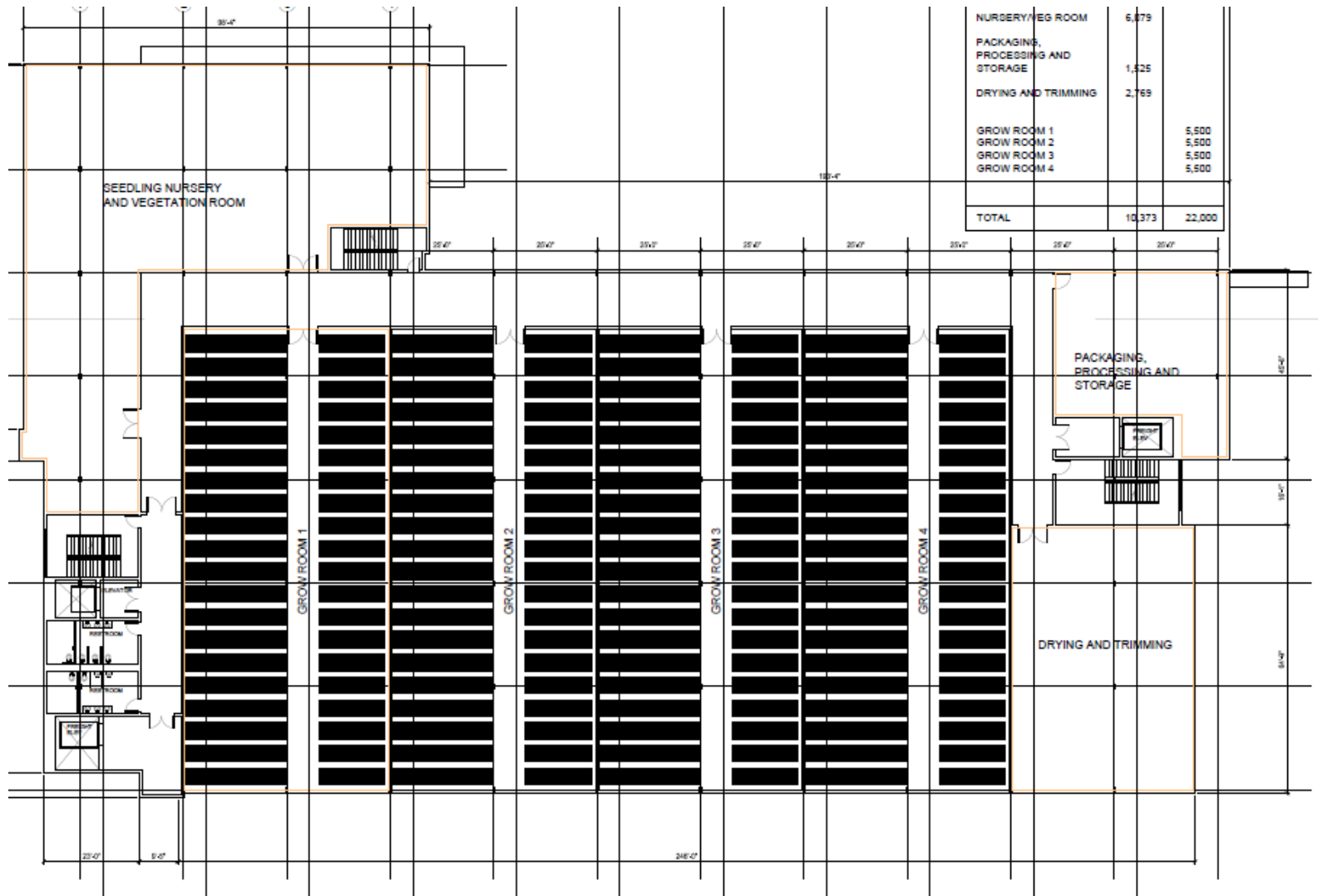
# Building Height and Massing



2

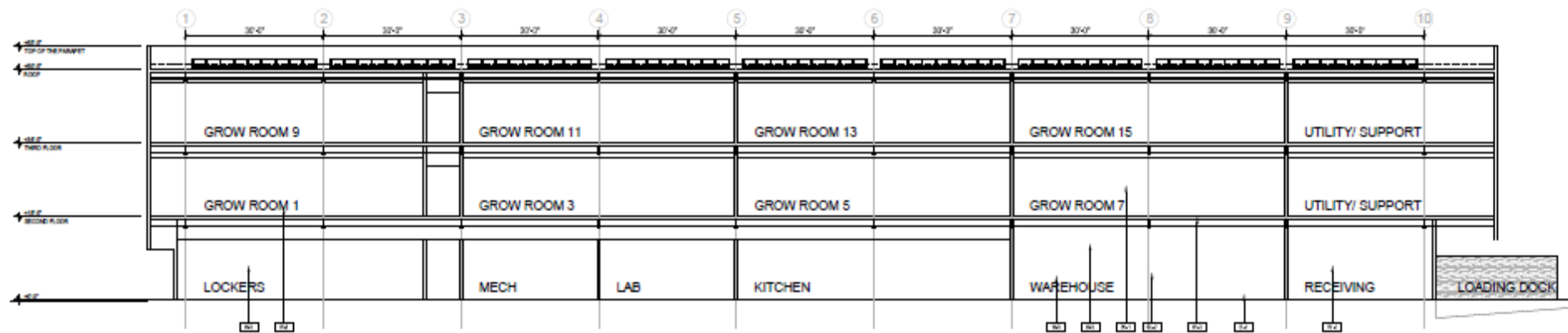
VIEW FROM NORTHWEST





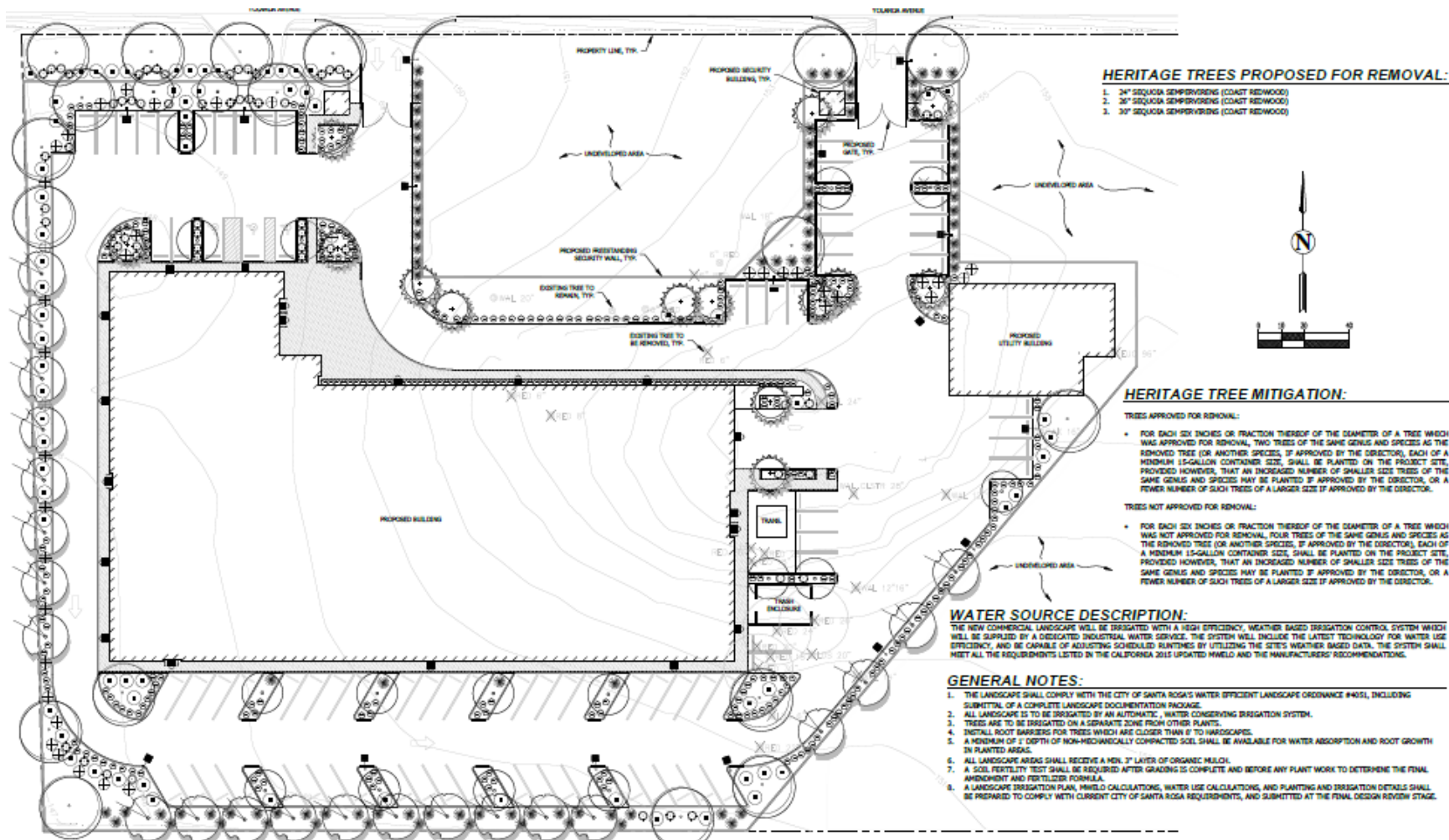


# Building Section



**1 BUILDING SECTION**  
 SCALE  $\frac{1}{32}'' = 1'-0''$

# Landscape Plan



## Plant Legend

SPECIES NAME	COMMON NAME	SIZE	QTY.	WATER USE	COMMENTS
<b>TREES</b>					
LAGERSTROMERIA 'TUSCARORA'	CRAPPE MYRTLE	24" BOX	18	LOW	STANDARD
ACER RUBUM	RED MAPLE	24" BOX	18	MODERATE	STANDARD
QUERCUS AGROFOLIA	COAST LIVE OAK	24" BOX	22	VERY LOW	STANDARD
LAGERSTROMERIA 'WATCHEZ'	CRAPPE MYRTLE	24" BOX	14	LOW	STANDARD

## Plant Legend

SPECIES NAME	COMMON NAME	SIZE	QTY.	WATER USE	COMMENTS
<b>SHRUBS</b>					
ARCTOSTAPHYLOS 'SENTINEL'	MANZANITA	5 GAL	71	LOW	6' O.C. SPACING
ROSEMARINUS OFFICINALIS	'BLUE SPIRES' ROSEMARY	5 GAL	39	LOW	6' TALL, 3' WIDE
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	61	LOW	6' TALL, 3' WIDE
<b>GRASSES &amp; GRASSLIKE</b>					
MUHLENBERGIA 'REGAL MIST'	PINK MUHLY GRASS	5 GAL	92	LOW	5' TALL, 4'
LOMANDRA LONGIFOLIA	HAT RUSH	5 GAL	344	LOW	3' CLUMPS. EVERGREEN GRASS

# Environmental Review

## California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration
- Published for 30-day public review on June 30, 2020
- Mitigation measures related to:
  - AQ – Odor Control Plan
  - BIO – Birds, bats, and habitat
  - CUL – Historic, archeological, and tribal
  - GEO – Soils, etc.
  - HAZ – Demolition and Vegetative Maintenance
  - HYD – Compliance with City's LID program



- Request for 48-month entitlement term limit
  - Standard term limit is 24 months
    - Up to 4 12-month extensions can be requested. Subject to Director review and approval.
  - Condition of approval can extend term limit



## Conditional Approvals Required

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- Proposed Land Uses
- Lot Coverage (up to 100%)
- Parking reduction from 140 to 85 spaces (40%)



## Concerns expressed at the Neighborhood Meeting and in the petition include:

- Loss of neighborhood tranquility
- Increased risk of crime/violence due to land use
- Loss of privacy and aesthetics from implementation of security measures
- Odor, groundwater contamination, and increased fire risk
- Potential decrease in property values
- Preference for 2-story development, as opposed to 3-story

It is recommended by Planning and Economic Development Department that the Planning Commission:

- approve a mitigated negative declaration (MND) and mitigation monitoring and reporting program (MMRP); and
- construction of a new three-story,  $\pm$  116,700 square foot (sf) industrial building; an
- commercial Cannabis Cultivation (86,050 sf), Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (21,505 sf), Distribution (Type 11) (8,070 sf), with Testing laboratory (1,085 sf) land uses

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