



The Santa Rosa Farm Group

Cannabis Cultivation,
Manufacturing, and
Distribution Project

City of Santa Rosa
Planning Commission Hearing
April 8, 2021



Vicinity Aerial and Existing Uses

- Industrial Land Uses along Yolanda
- Project Consistent with Uses & Zoning
- Site Disturbance on Hard Pack Surfaces



Entitlements & Permits

Covered By
Mitigated
Negative
Declaraion

Major Conditional Use Permit for Cannabis Facility

Minor Conditional Use Permit for Support Uses

Design Review Board

Demolition, Grading and Building Permits

State Cannabis Licenses

State Agency (air, water, etc.) Permits to Construct and Operate

Operational Characteristics & Project Benefits

Develops Modern Cannabis Facility

Creates 105 New Jobs

Utilizes Labor Force per Applicable Laws

Increases Tax Revenue to City

Improves Site and Infrastructure While Avoiding Grasslands

Minimizes Reliance on Power Grid

Maintains Consistency with City Plans & Zoning Requirements

Outreach & Comprehensive Environmental Review

Applicant Hosted Early Public Outreach – Increased Setbacks

City Prepared Comprehensive MND & Detailed Technical Reports

Only Three Individuals Commented on MND – Resolved in Responses

Staff Prepared Detailed Report Recommending Approval

Project and Entitlements Ready for Planning Commission Approval



Applicant Request of Planning Commission

Grant 48-month Term for Entitlements

Clarify Improvements Required Only on Yolanda Avenue – Not Petaluma Road

Adopt Mitigated Negative Declaration

Approve Project & All Entitlements

Justification for Applicant Requests

48-Month Term for Entitlements (CUP Resolution – Condition No. 5)

- Santa Rosa Code Expressly Allows City to Grant Term
- Pandemic-induced Delay Warrants More Time to Exercise
- Real Estate & Financing Markets Need Time to Recover
- Extension Rights Are Too Speculative

Improvements on Yolanda Frontage Not Petaluma (March 24, 2021 Exhibit A – Condition No. 11)

- Project Does Not Front Petaluma
- MND Intentionally Avoided Any Disturbance of Petaluma
- Applicant Does Not Own All of Petaluma Frontage
- Staff Agreed that Improvements to Petaluma Not Required

Project Team

Applicant
The Santa Rosa Farm Group

Legal
Sheppard Mullin
and
Kelly, Carlstrom & Associates

CEQA
Terraphase Engineering

Traffic
Fehr & Peers

Air Quality & GHG
Rincon Consultants

Biology
Monk & Associates
And
Wiemeyer Ecological Science

Civil Engineer
BC Engineering

Architect
SAG Architecture



Questions & Answers