

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION

**April 8, 2021**

**PROJECT TITLE**

‡The Santa Rosa Farm Group, LLC  
Cannabis Cultivation Facility

**APPLICANT**

Danny Abdelmalak

**ADDRESS/LOCATION**

800 Yolanda Ave.

**PROPERTY OWNER**

800 Yolanda LLC

**ASSESSOR'S PARCEL NUMBER**

044-091-063

**FILE NUMBER**

PRJ17-068 (CUP17-123, DR17-078)

**APPLICATION DATE**

11/01/2017

**APPLICATION COMPLETION DATE**

March 23, 2021

**REQUESTED ENTITLEMENTS**

Major Conditional Use Permit

**FURTHER ACTIONS REQUIRED**

Design Review (DR17-078)

**PROJECT SITE ZONING**

IL (Light Industrial)

**GENERAL PLAN DESIGNATION**

Light Industry

**PROJECT PLANNER**

Andrew Trippel

**RECOMMENDATION**

Approval

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING COMMISSION

FROM: ANDREW TRIPPEL, ACTING SUPERVISING PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: **THE SANTA ROSA FARM GROUP, LLC**

AGENDA ACTION: Resolutions

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolutions, (1) approve a mitigated negative declaration (MND) and mitigation monitoring and reporting program (MMRP) for ~~the~~ **The Santa Rosa Farm Group, LLC Cannabis Cultivation Facility** and (2) approve a Major Conditional Use Permit to allow development of ~~the~~ **The Santa Rosa Farm Group, LLC Cannabis Cultivation Facility**, a project consisting of demolition of existing structures and construction of a new three-story, ± 116,700 square foot (sf) industrial building and 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 on an approximately 5.5-acre project site, located at 800 Yolanda Ave., also identified as Sonoma County Assessor's Parcel Number 044-091-063.

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EXECUTIVE SUMMARY

The Santa Rosa Farm Group, **LLC Cannabis Cultivation Facility**, a project consisting of demolition of existing structures and construction of a new three-story, ± 116,700 square foot (sf) industrial building and 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 on an approximately 5.5-acre project site, located at 800 Yolanda Avenue, requests Major Conditional Use Permit approval of certain development standards and land uses. The proposed project would redevelop an existing industrially-zone site that has evolved from small-scale agricultural and residential uses.

## BACKGROUND

### 1. Project Description

The Santa Rosa Farm Group, LLC would redevelop an IL (Light Industrial)-zoned parcel for a ± 116,700-square-foot cannabis facility (“the Project”). The Project includes removal of the existing residential building and ancillary buildings (i.e., sheds and garage) on the Project site. The project seeks conditional use approval of development standards and to allow operation of the following Cannabis land uses at the facility (see also Attachment 6):

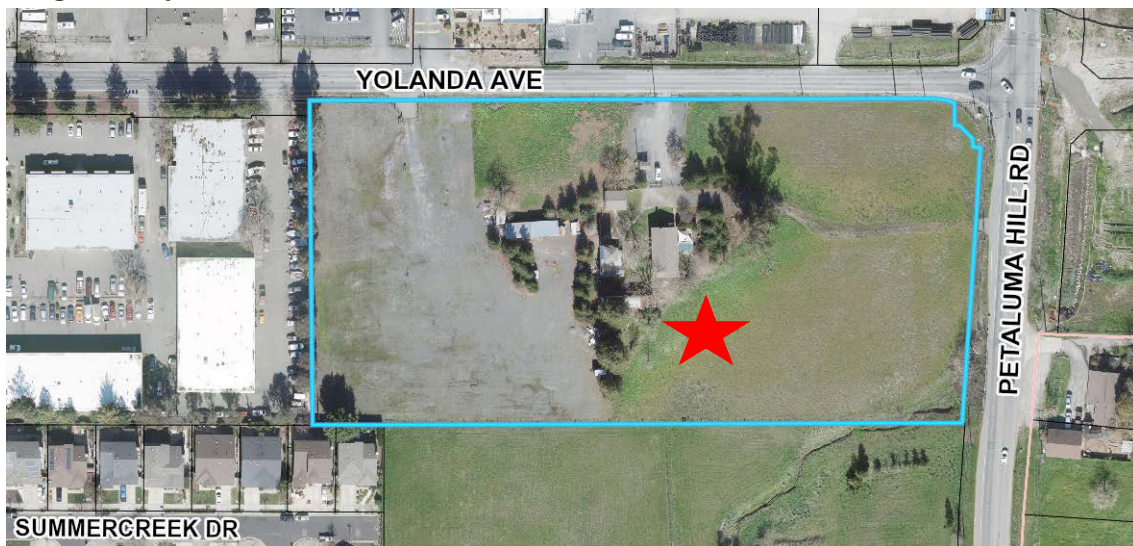
<b>Proposed Cannabis Land Use</b>	<b>Sq. Ft.</b>
Cultivation > 5,0001 SF	86,050
Manufacturing Level 1 (non-volatile) and Manufacturing Level 2 (volatile)	21,505
Distribution (Type 11)	8,070
Testing laboratory*	1,085

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

The Project site is located at the southwest corner of the intersection of Yolanda Avenue and Petaluma Hill Road (Attachment 2 and Attachment 7). The eastern half of the parcel includes undeveloped land, which is regularly disked, and a gravel access driveway from Petaluma Hill Road. The western portion of the parcel is currently improved with the developed residence and ancillary buildings, as well as approximately 3 acres of gravel cover.

The Project would be limited to the developed areas of the Project site. Proposed site modifications would include construction of the building, perimeter wall installation, small tree and shrub removal, and grading and utility trenching.

**Image 1: Project Site**



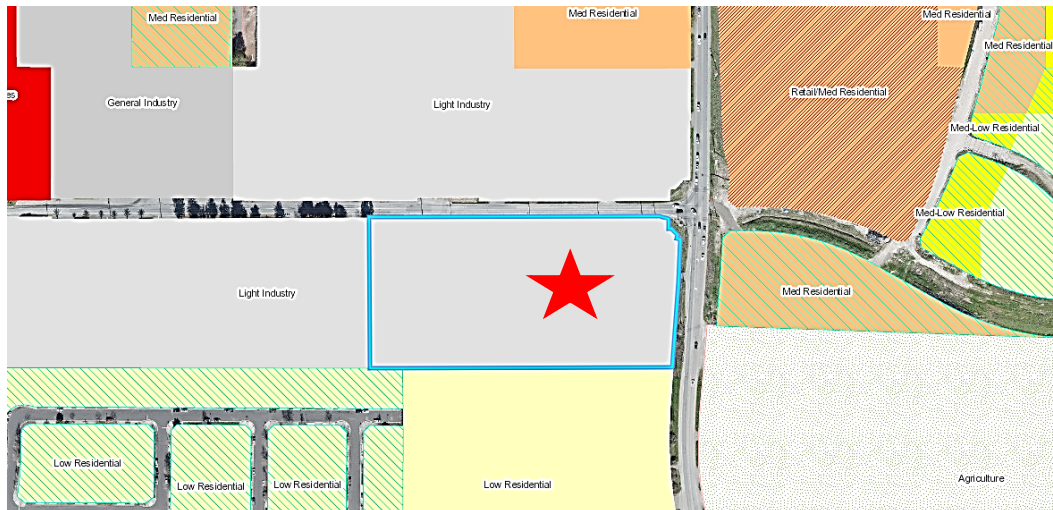
Source: City GIS, February 2021

## 2. Existing and Surrounding Land Uses

Existing	Light Industry
North	Light Industry, Retail and Business Services
South	Low Density Residential
East	Retail and Business Services, Residential, Agriculture
West	Light Industry

The project site is currently used for residential purposes. It is developed with a primary single-family dwelling unit and multiple accessory structures. Prior to 2005, the site supported both residential and light industrial shipping and outdoor storage uses. It was originally developed and used for agriculture. Surrounding the site are a mix of land uses ranging from light industrial and commercial services to the west and north, to low- and medium-residential uses to the east and south. Undeveloped land in these areas is either approved for residential development or zoned for residential development with some commercially zoned vacant land to the east.

**Image 1: Existing and Surrounding Land Use**



Source: City GIS, February 2021

## 3. Project History

May 3, 2017	Pre-application Neighborhood Meeting was held.
May 4, 2017	Concept Design Review conducted.
November 1, 2017	Project applications submitted.
June 29, 2020	Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration for the Santa Rosa Farm Group – Cannabis Cultivation, Manufacture, and Distribution Facility Project was circulated.
March 28, 2021	Planning Commission public hearing noticing distributed.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

Consistency with the City's [2035 General Plan](#) and compliance with the City's Noise Ordinance ([Title 17, Ch. 17-16](#)), Tree Ordinance ([Title 17, Ch. 17-24](#)), and applicable regulations contained in [Title 20 – Zoning](#), including Cannabis-specific regulations contained in the City's Cannabis Ordinance ([Title 20, Ch. 20-46](#)), are required.

1. General Plan

The project site's General Plan Land Use designation is Light Industry, which accommodates light industrial land uses including manufacturing with minor nuisances. IL (Light Industrial) zoning districts implement the Light Industry land use designation. When adopting the Cannabis Ordinance that allows Cannabis land uses in IL zoning districts, City Council found that these land uses are consistent with goals and policies contained in the General Plan. Therefore, the proposed project is consistent with the General Plan.

The proposed project would implement these key General Plan goals:

LAND USE AND LIVABILITY	
<b>LUL-A</b>	<b>Goal</b> – Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.
<b>LUL-K</b>	<b>Goal</b> – Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods.
ECONOMIC VITALITY	
<b>EV-B</b>	<b>Goal</b> – Facilitate the retention and expansion of existing businesses and provide sufficient land for business expansion and attraction of new employers that utilize the area's existing labor pool.
<b>EV-B-7</b>	Focus business attraction efforts on filling vacancies in commercial and industrial structures. With the Redevelopment Agency and Economic Development and Housing Department, develop incentives for those efforts such as low-cost loans for tenant improvements, façade improvements, and new business incubation.
<b>EV-C-2</b>	Establish and inventory of ready-to-go non-residential sites complete with zoning, infrastructure, and environmental clearances.
<b>EV-D</b>	<b>Goal</b> – Maintain the economic vitality of the downtown, business parks, offices and industrial areas.

2. Zoning

The proposed Cannabis land uses are allowed in IL (Light Industrial) zoning districts. *Cannabis—Commercial cultivation—5,001 sq ft or greater* and *Manufacturing Level 2 (volatile)* land uses require Major Conditional Use Permit approval. *Cannabis—Manufacturing level 1 (non-volatile)* and *Distribution* land uses abut residential zoning districts and parcels with residential uses; therefore, Minor Conditional Use



Permit approval is required. [Section 20-16.060\(D\)](#) allows entitlements requiring review by the Zoning Administrator to be bundled with other entitlements requiring review by the Planning Commission; therefore, all entitlements are before Planning Commission.

Redevelopment of the project site is also regulated by Zoning Code development standards and must be consistent with Design Guidelines 3.4 for Business and Light Industrial Parks and Buildings.

<b><a href="#">DIVISION 2: ZONING DISTRICTS AND ALLOWABLE LAND USES</a></b>	
<a href="#">§ 20-24.030</a> – IL Zoning District Allowable Land Uses	CUP and MUP approvals required
<a href="#">§ 20-24.040</a> – Setbacks	Complies
<a href="#">§ 20-24.040</a> – Lot Coverage	Requires CUP approval
<a href="#">§ 20-24.040</a> – Building Height	Complies
<b><a href="#">DIVISION 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS</a></b>	
<a href="#">§ 20-30.060</a> – Fences, walls, and screening	Requires Design Review approval
<a href="#">§ 20-30.080</a> – Outdoor lighting	Requires Design Review approval
<a href="#">§ 20-30.110</a> – Vision triangle	Complies
<a href="#">§ 20-30.120</a> – Solid waste/recycling facilities	Complies
<a href="#">§ 20-34.030</a> – Landscape plans	Requires Design Review approval
<a href="#">CH 20-36</a> – Parking and Loading Standards	Parking reduction requires CUP approval
<b><a href="#">CHAPTER 20-46: CANNABIS</a></b>	
<a href="#">§ 20-46.050(G)</a> – Security	Complies
<a href="#">§ 20-46.050(H)</a> – Odor Control	Complies
<a href="#">§ 20-46.050(I)</a> – Lighting	Complies
<a href="#">§ 20-46.050(J)</a> – Noise	Complies
<a href="#">§ 20-46.060</a> – Cannabis Commercial Cultivation	Complies
<a href="#">§ 20-46.070</a> – Cannabis Manufacturing	Complies

## Analysis

[§ 20-24.040](#) – Lot Coverage. Determined by Conditional Use Permit, the Zoning Code does not provide minimum or maximum Lot Coverage requirements for development in the IL zoning district.

[§ 20-36.040](#) – Required parking spaces. The project proposes 85 parking spaces (Attachment 7 and Attachment 8). The table below includes calculated land use-based parking requirements and proposed parking spaces.

Proposed Cannabis Land Use	Sq. Ft.	Parking Ratio	Min. Required Parking Spaces	Bicycle Parking (1/14,000 SF)
Cultivation > 5,0001 SF	86,050	1:1,000	86	-
Manufacturing Level 1 and Level 2	<del>44,640</del> 21,505	1:350	<del>42</del> 61	-
Distribution (Type 11)	8,070	1:1,000	8	-
Testing	1,085	1:300	4	-
<b>Total Parking and Bicycle Spaces Required (116,710 SF)</b>			<del>140</del> 159	8
<b>Total Parking Spaces Proposed</b>			85	
<b>Net +/-</b>			(55) (74)	

To comply with the parking requirements, the project would require a 40 ~~40~~ 47% parking reduction. [Section 20-36.050\(C\)\(1\)\(b\)](#) allows a Conditional Use Permit review authority to approve a decrease in required parking spaces after first making these findings:

1. Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in §20-36.040, Table 3-4.

**Staff Analysis:** Required parking ratios for land uses typically not open to the public are based on anticipated employee staffing patterns and include deliveries and other operations-related parking needs. As is reflected in Attachment 8 – Parking Analysis, employee staffing of cannabis cultivation facilities typically falls well below industry standards for other light industrial uses.

2. The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

**Staff Analysis:** As discussed in the Parking Analysis (Attachment 8), the project site is located in close proximity to residential neighborhoods, which reduces demand for commuting by single-occupancy vehicle. The project site is serviced by City and County public transit services, and bicycle transportation is supported by on-street bicycle facilities.

These special circumstances associated with the operation of the use at this location are expected to generate a parking demand different from parking ratio requirements. The proposed 85 parking spaces would be sufficient for the safe, convenient, and efficient operation of the proposed uses. Additionally, Design Review Board commented during concept review that the project does not need to be over-parked.

### Bicycle Parking

Compliance with [Section 20-36.090](#) – Bicycle parking requirements and design standards is required. The project's CUP resolution includes conditions of approval

requiring that at least 25 percent of the required eight bicycle parking spaces shall be provided in long-term bicycle parking facilities and at least 50 percent shall be provided in short-term bicycle parking facilities. Outdoor bicycle lockers may be installed as required long-term bicycle parking facilities. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit. Compliance with shower, locker, and dressing room requirements is also required. The shower requirement may be satisfied by providing at least one (1) gender neutral shower with private changing area.

### Design Guidelines

Major Design Review approval is required for the proposed project. Concept Design Review by the Design Review Board was completed on May 4, 2017.

Recommendations included: (1) ensure that design encompasses all sides of building; (2) create more attractive perimeter wall design and tie to building elevations; (3) use of materials is important and aluminum is a nice choice; (4) does not need to be overparked, be sure to include bike parking; (5) reconsider windowless facility to ensure light for employees and include an outdoor break area; and (6) building size is appropriate – articulation and materials can help reduce the massing. The applicant responded to these comments by updating the building design to include four-sided development and improving the perimeter wall design. The building continues to incorporate aluminum materials, and it incorporates 85 parking spaces, including required short- and long-term bicycle parking spaces and change facilities. The applicant has chosen to not incorporate windows in order to avoid light pollution due to overnight cultivation activities, visual exposure to neighbors and surrounding businesses, as well as to support security protocols and improve security outcomes. The project will continue to incorporate articulation and materials to reduce massing per DRB direction. See also Attachment 13.

The project's design concept should promote superior design by reflecting thoughtful considerations and responses to the parameters outlined in the Framework of Design Review. The project should demonstrate consistency with applicable design guidelines. The table below summarizes the design concept's consistency with the Framework and applicable design guidelines (Sections [3.4-Business and Light Industrial Parks](#), [4.1-Landscaping](#), and [4.2-Off-street Parking](#)).

<b>Site: Natural and Built Environment</b>	Section 3.4: II.A.1-3, II.B.3-5
Retains ± 50% of site as undeveloped area. Develops areas where prior development occurred. Mitigates tree removal associated with development.	
<b>Architecture</b>	Section 3.4: III.A.1, III.B.1-4, III.C.1-2, III.D.1, D.3, D.5-6
Design concept generates visual interest in large-scale industrial building and is appropriate for the proposed land uses. Building form and massing provide an identifiable expression of proposed Light Industrial uses.	
<b>Landscaping</b>	Section 3.4: II.D.2, II.E.1-4; Section 4.1: II.1-14
Proposed landscaping provides visual enhancement of site and visual screening where appropriate. Drought-tolerant, low-water plantings are introduced, removal of existing	



trees is mitigated in part with replanting of 70+ trees of different species. Retention of undeveloped areas preserves overall site characteristics and relationship to existing context.

<b>Placemaking/Livability</b>	Section 3.4: II.C.1, C.4, C.6
Site plan, landscaping, building design, and placement contribute to existing Yolanda Avenue light industrial development, anchor this light industrial district's endpoint at Petaluma Hill Road, and employ site and design concepts to strengthen a sense of place at this juncture of industrial, residential, and commercial land uses.	
<b>Sustainability</b>	(No specific Design Guidelines)
Site landscaping and the constrained development pattern contribute to sustainability goals, which operational characteristics would employ water and energy conservation strategies to enhance sustainability.	
<b>Overall Design Concept</b>	Section 3.4: I.A-F, I.H, I.I
The proposed design integrates site characteristics, proposed land uses, and surrounding light industrial and commercial land development and uses, while protecting adjacent residential land uses to the maximum extent feasible. Building and landscape designs create visually interesting development.	

### 3. Neighborhood Comments

A required pre-application Neighborhood Meeting was held on May 3, 2017. At least 22 people attended the meeting and provided comment. A petition entitled "Harvest Park Neighbors Against Commercial Medical Cannabis Cultivation and Processing Plant Known as 800 Yolanda LLC" signed by 23 people was also submitted to Planning Staff (Attachment 11). Concerns expressed at the Neighborhood Meeting and in the petition include:

- Loss of neighborhood tranquility
- Increased risk of crime and violence due to cannabis 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

Planning staff understands the concerns expressed by neighborhood residents. In response, it notes that (1) the proposed uses are allowable land uses in the IL zoning district with conditional use approval; (2) the project has been subject to environmental review under CEQA and a Mitigated Negative Declaration is proposed for adoption; and (3) the project has been reviewed for compliance with all applicable regulations and is appropriately conditioned to ensure compliance.

In addition to the Neighborhood Meeting, the applicant hosted a community meeting at the project site in August 2017 to discuss the project, design revisions, and neighbor concerns. And the project's Initial Study/Mitigated Negative Declaration was published for public review on June 29, 2020. Noticing was mailed to property owners located more than 600 feet from the project site, and onsite signage was posted. Comments were received from nearby property owners in response to this review opportunity (see Environmental Impact section.)

#### 4. Public Improvements/On-Site Improvements

Required off-site public improvements would include an expansion of Yolanda Avenue to allow for installation of an additional eastbound lane and a bike lane, curb and gutter, landscape strip and sidewalk. A Public Utility Easement would be granted and overhead utilities would be undergrounded. *In lieu* fees may be accepted for portions of required public improvements. Onsite improvements include construction of a new industrial building, hardscape for vehicle and pedestrian uses, and landscaping, including tree plantings as mitigation for removal of existing trees.

#### FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

#### ENVIRONMENTAL IMPACT

An Initial Study/Mitigated Negative Declaration was prepared in compliance with the California Environmental Quality Act (CEQA). The proposed project would result in potentially significant impacts to: Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Wildfire. These impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures contained in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP), which identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels, or through compliance with existing Municipal Code requirements or City standards (see Attachments 3 and 4).

A Notice of Intent to adopt a Mitigated Negative Declaration was posted with the California State Clearinghouse (SCH Number 2020060603) and the Sonoma County Clerk's Office, initiating a thirty-day public comment period beginning June 30, 2020 and ending July 30, 2020. Changes to the published draft IS/MND are recorded in the Errata and Revisions to the Draft IS/MND included with the IS/MND (Attachment 3). Public comments were received from the Bay Area Air Quality Management District (BAAQMD), California Department of Fish and Wildlife (CDFW), and from three property owner individuals. Comments and applicant responses are provided as Attachment 5.

BAAQMD comments reiterated permit requirements for the project and notes that "Adherence to these permit requirements will ensure that the Project will not expose sensitive receptors to substantial or harmful pollutant concentrations." CDFW comments recommended additional mitigation measures to address (1) the California tiger salamander; (2) migratory birds and nesting raptors; and (3) fencing hazards. These recommendations are reflected in required revisions to the MND and to Mitigation Measures BIO-1 and BIO-3 as described in the Errata Sheet (Attachment 3).

Individual property owners requested clarification of the project site boundaries, commented about the project's potential impact on land values, cited potential odor issues, and expressed concerns about traffic resulting from development. These

concerns or potential issues are addressed in the MND. Another commenter voiced concern that the document does not analyze potential cumulative impacts of full development of the lot. Planning staff notes that phased or future development is not proposed; therefore, the MND does consider the whole of the project. Additional comments about delineation and analysis of USACE jurisdictional features, potential for light glare on adjoining properties, or the inadequacy of the project's photo simulation to fully describe the building height are addressed by the MND, and responses are provided in Attachment 5.

#### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

#### NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

#### ISSUES

1. **Entitlements Time Limit.** In a letter to Planning Commission (Attachment 12), the applicant requests that Planning Commission approve a 48-month time limit before expiration for the CUP associated with this Project so that it will have sufficient time to exercise its entitlements. Reasons for the request are provided in the letter.

[Section 20-54.050\(A\)\(1\)](#) automatically expires and voids any permit or approval not exercised within 24 months following the date on which the permit or approval was granted. This same section also allows for a condition of approval to establish a different time limit. Planning Commission may wish to consider the applicant's request for a different time limit during which the entitlements may be exercised.

Planning Division's long-standing policy is to recommend approval of a 24-month time limit for entitlements to be exercised. Section 20-54.050(B)(3) authorizes the Director to grant up to four 12-month extensions to the expiration date of the original approval(s) only upon the Director's determination that conditions of the site and in the vicinity are substantially the same as when the permit or approval was originally granted. Planning staff would not oppose a condition of approval establishing a different time limit of up to 48 months for the entitlement before Planning Commission.

## REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT APPROVAL

Pursuant to Section 20-52.050(F), Planning Commission must make certain findings and [Section 20-36.050\(C\)\(1\)\(b\)](#) requires additional findings to approve a parking reduction in excess of 25%. Staff analyses of required findings are provided below.

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code.

*The proposed cannabis facility would be located within new industrial development in the Light Industrial zoning district, which is permitted subject to Planning Commission approval of a Conditional Use Permit.*

2. The proposed use is consistent with the General Plan and any applicable specific plan.

*In enacting its commercial cannabis land use regulations, the City specifically identified the Light Industrial (IL) and General Industrial (IG) zoning districts where the proposed uses would be appropriate. The proposed uses will provide viable commercial services to the community, create permanent full-time and part-time jobs, help in maintaining the economic viability of this area, while being conducted with odor control and noise reduction measures, as well as a security plan, consistent with the applicable underlying General Plan goals and policies and the associated General Industry General Plan land use designation.*

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.

*The proposed uses will be located within a newly constructed light industrial campus specifically designed for the proposed uses on a site that is surrounded on nearly all sides by IL-zoned properties that include a mix of light manufacturing, warehousing, distribution and office related uses. As such, the area is well-suited for the proposed operation. There is a single-family residential neighborhood located at the south/southwest corner of the project site, however, the proposed facility is separated from the residences by  $\pm 70$  feet with an 8-foot tall security wall, landscaping and parking areas located between the parcel boundary and building. In addition, the subject site does not share an access road with the residential neighborhood, which will further minimize potential impacts to the residences.*

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

*The proposed cannabis facility, accessory structures, and parking and circulation areas would cover approximately 50% of site, which is appropriate for industrial development. Proposed uses would be located entirely within an industrial building, including all growing, harvesting, manufacturing, testing, packaging, and shipping functions. Access to the site is provided via Yolanda Avenue, and the building will be fully accessible pursuant to American's with Disabilities Act (ADA) standards,*

*though no public access will be permitted due to the nature of the proposed use and for security purposes. All necessary utilities are available at the project site, including water, wastewater, storm drainage and Pacific Gas and Electric (PG&E) services.*

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

*The proposed uses will be located within a newly constructed light industrial campus specifically designed for these uses on a site that is surrounded on nearly all sides by both Light Industrial zoned properties that include a mix of light manufacturing, warehousing, distribution and office related uses. Project conditions of approval would further regulate the use to ensure it will not result in a public nuisance or health and safety hazard. This includes implementation of an odor mitigation plan and a detailed project security plan addressing use of a security service, use of surveillance cameras, secure entry gates to the project site, and similar measures. The project is required to comply with current City-wide Noise and Outdoor Lighting Ordinances.*

*Parking Reduction > 25%*

- a. *Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in § 20-36.040 - Table 3-4; and*
- b. *The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.*

*Employee staffing of cannabis cultivation facilities typically falls well below industry standards for other light industrial uses. A Parking Analysis prepared for the project by Fehr & Peers, dated March 22, 2021, states that the project site is located in close proximity to residential neighborhoods, which reduces demand for commuting by single-occupancy vehicle, and the project site is serviced by City and County public transit services, and bicycle transportation is supported by on-street bicycle facilities. These special circumstances associated with the operation of the use at this location would generate parking demand different from parking ratio requirements, and the 85 parking spaces approved would be sufficient for its safe, convenient, and efficient operation of the use.*

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

*An Initial Study was prepared, which resulted in the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.*



## ATTACHMENTS

Attachment 1	Disclosure Form
Attachment 2	Vicinity and Neighborhood Context Maps
Attachment 3	The Santa Rosa Farm Group Cannabis Cultivation, Manufacture, and Distribution Facility, 800 Yolanda Avenue, Santa Rosa, Sonoma County, California, Mitigated Negative Declaration / Initial Study dated June 2020 with Errata Sheet and Mitigation Monitoring and Reporting Program (MMRP)
Attachment 4	The Santa Rosa Farm Group Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program (MMRP) dated received February 1, 2021 with Errata Sheet
Attachment 5	The Santa Rosa Farm Group – Responses to Comments on the Initial Study/Mitigated Negative Declaration dated September 10, 2020
Attachment 6	Revised Project Description dated received March 23, 2021
Attachment 7	Revised Project Site Plan dated received March 27, 2021
Attachment 8	Revised Parking Analysis, Fehr & Peers, dated March 22, 2021
Attachment 9	Certified Odor Mitigation Plan, TEP Engineering, dated November 30, 2020
Attachment 10	Tree Preservation and Mitigation Report prepared by Horticultural Associates dated December 1, 2017
Attachment 11	Harvest Park Neighbors Against Commercial Cannabis Cultivation and Processing Plant Known at 800 Yolanda LLC received during Neighborhood Meeting held on May 3, 2017
Attachment 12	Santa Rosa Farm Group Entitlement Terms letter dated March 17, 2021
Attachment 13	Applicant response to DRB comments dated received April 1, 2021
Resolution 1	Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP)
Resolution 1 (Exhibit A)	Mitigated Negative Declaration with Errata Sheet and MMRP
Resolution 2	Conditional Use Permit
Resolution 2 (Exhibit A)	Engineering Development Services Exhibit “A”

## CONTACT

Andrew Trippel, Acting Supervising Planner

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