

SANTA ROSA FARM GROUP

CANNABIS CULTIVATION FACILITY

800 Yolanda Avenue

April 8, 2021

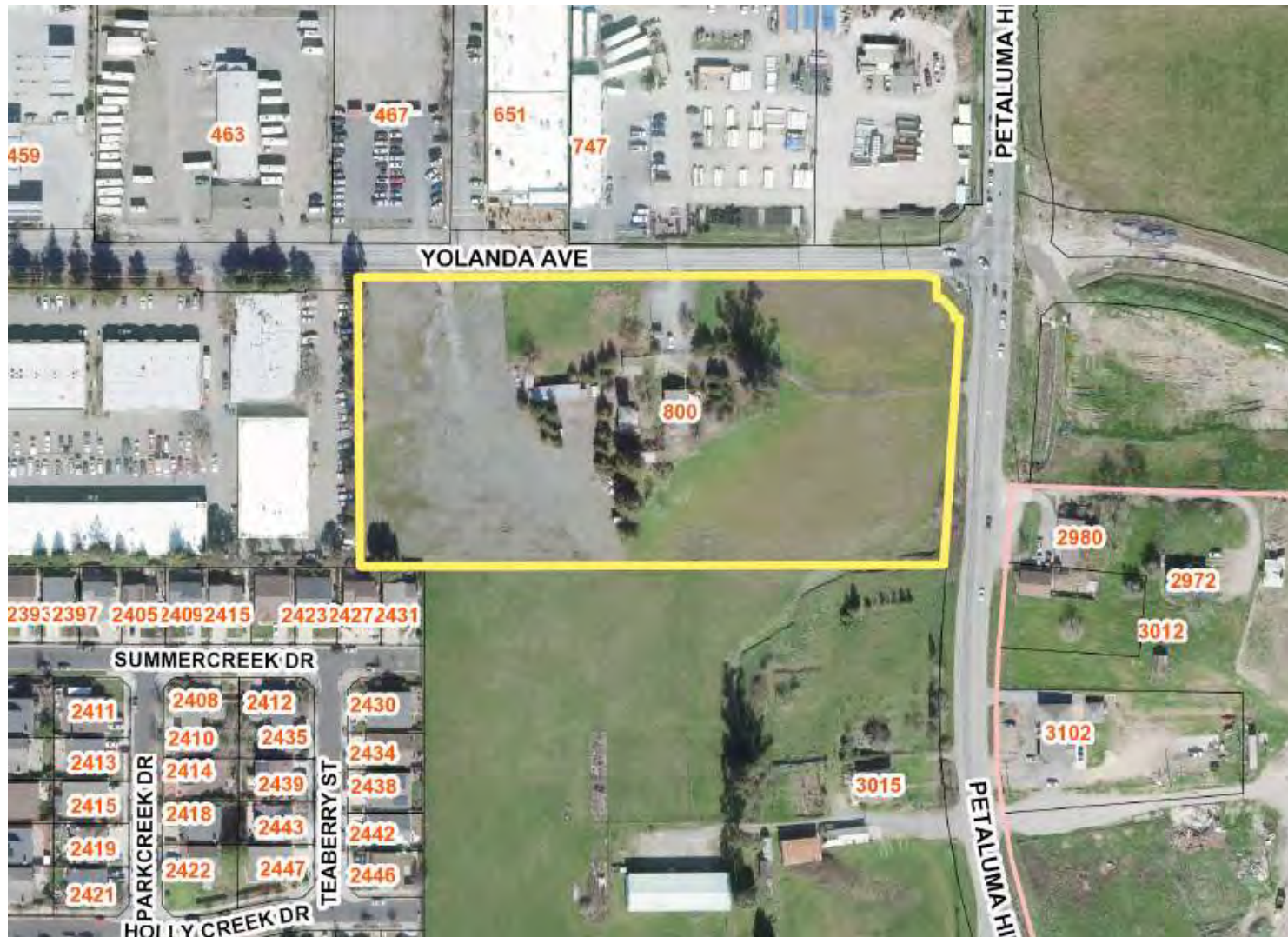
Andrew Trippel
Acting Supervising Planner – Current Planning
Planning and Economic Development

- Preliminary Design Review
 - Development of a 116,700 sf Industrial Building
 - Proposed Cannabis Land Uses

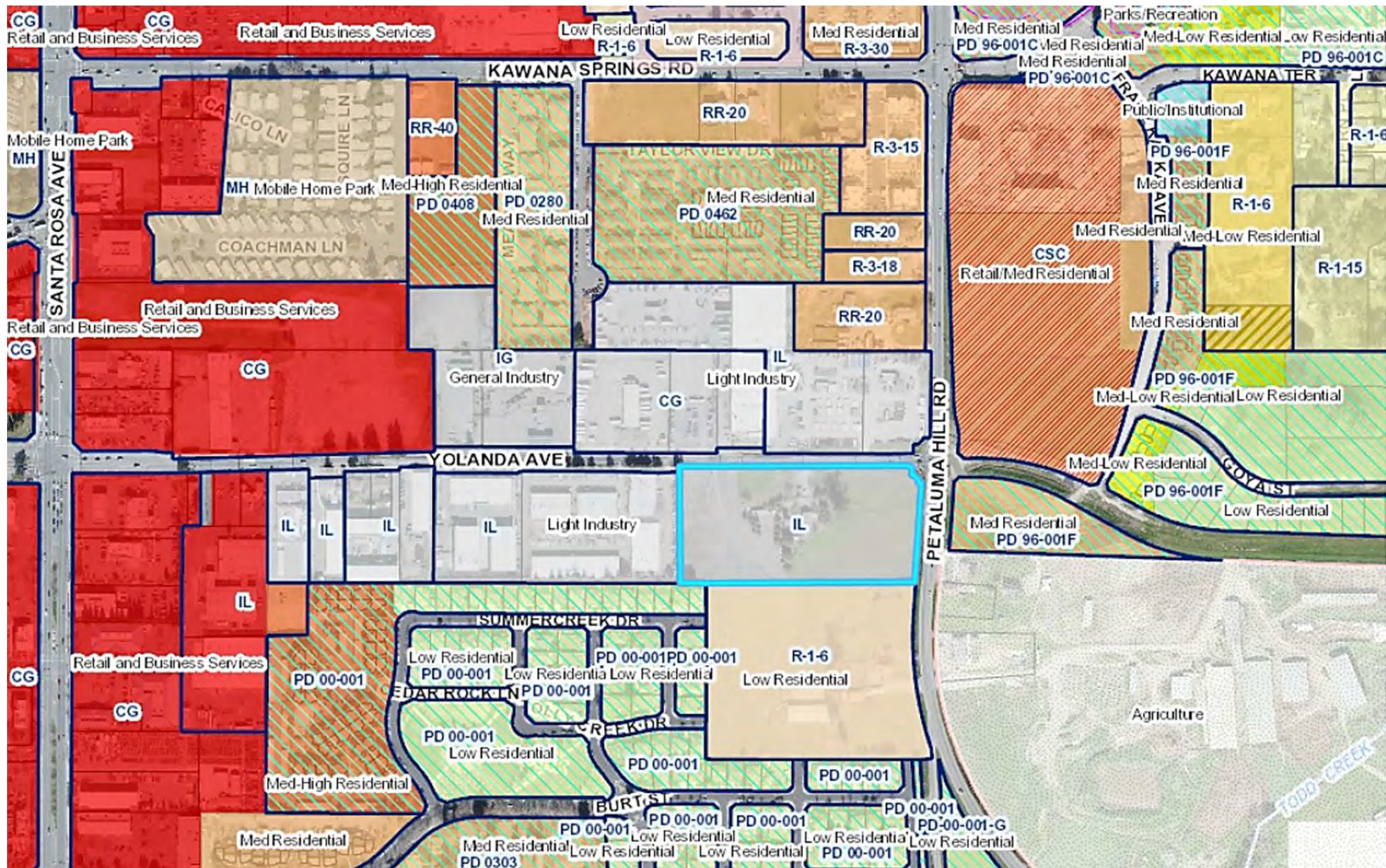
Cultivation > 5,0001 SF	86,050
Manufacturing Level 1 (non-volatile) and Manufacturing Level 2 (volatile)	21,505
Distribution (Type 11)	8,070
Testing laboratory*	1,085

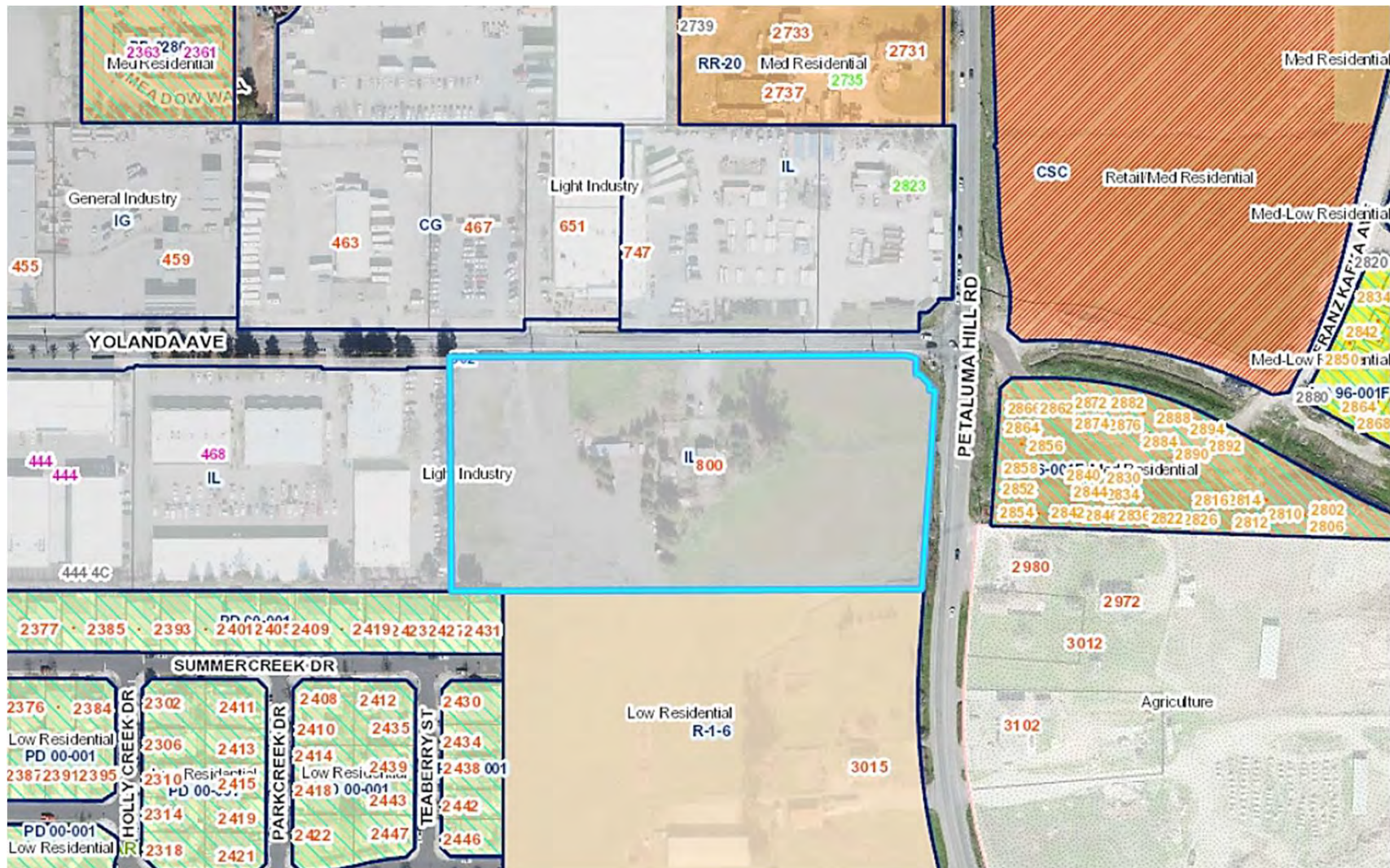
* Testing laboratory is a permitted use in IL zoning districts.

Project Location 800 Yolanda Ave.



General Plan and Zoning 800 Yolanda Ave.





Project History

May 3, 2017 Pre-application Neighborhood Meeting was held.

May 4, 2017 Concept Design Review conducted.

Nov 1, 2017 Project applications submitted.

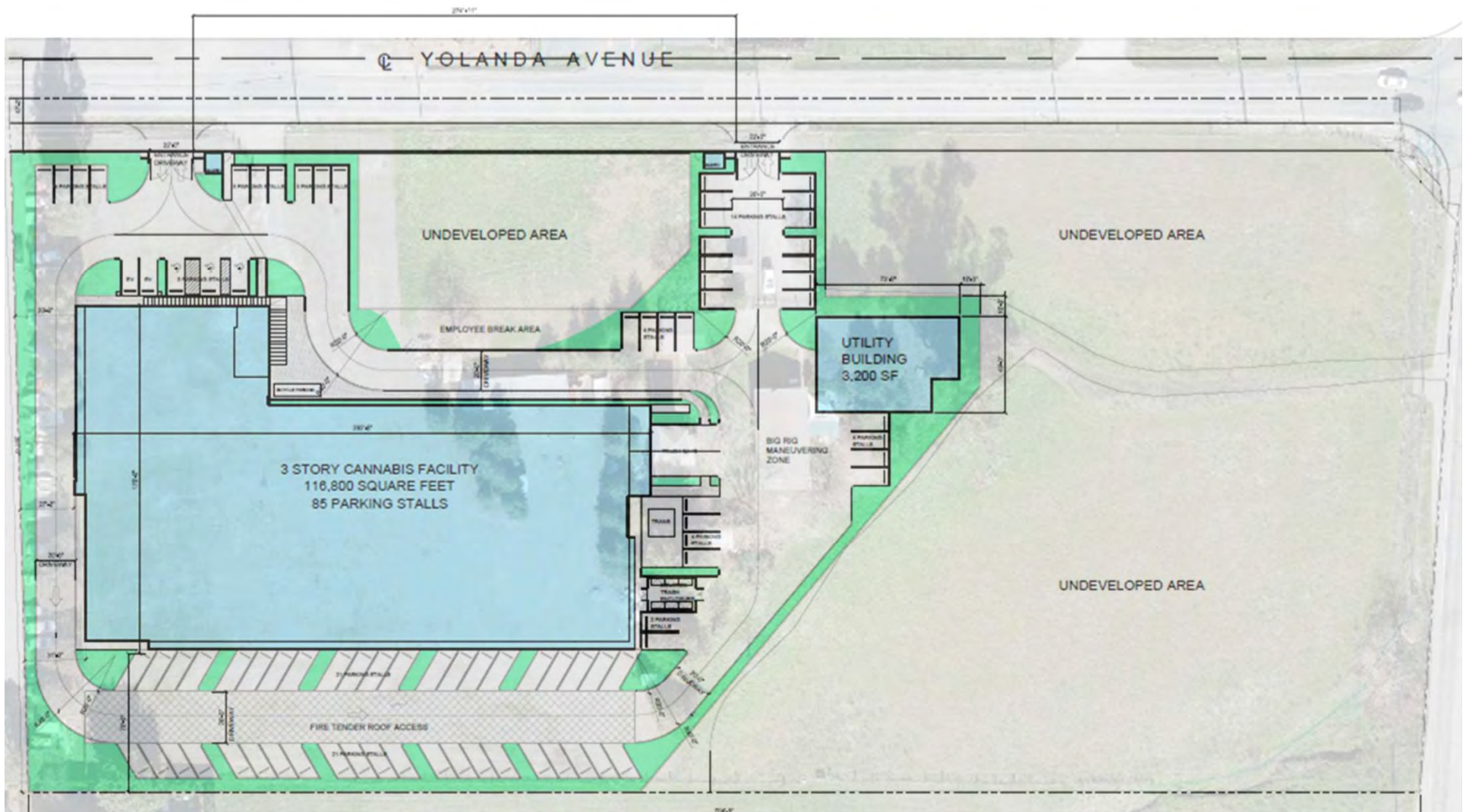
April 8, 2021 Planning Commission adopts Initial Study/Mitigated Negative Declaration and approves Major Conditional Use Permit

May 28, 2021 Design Review Board 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



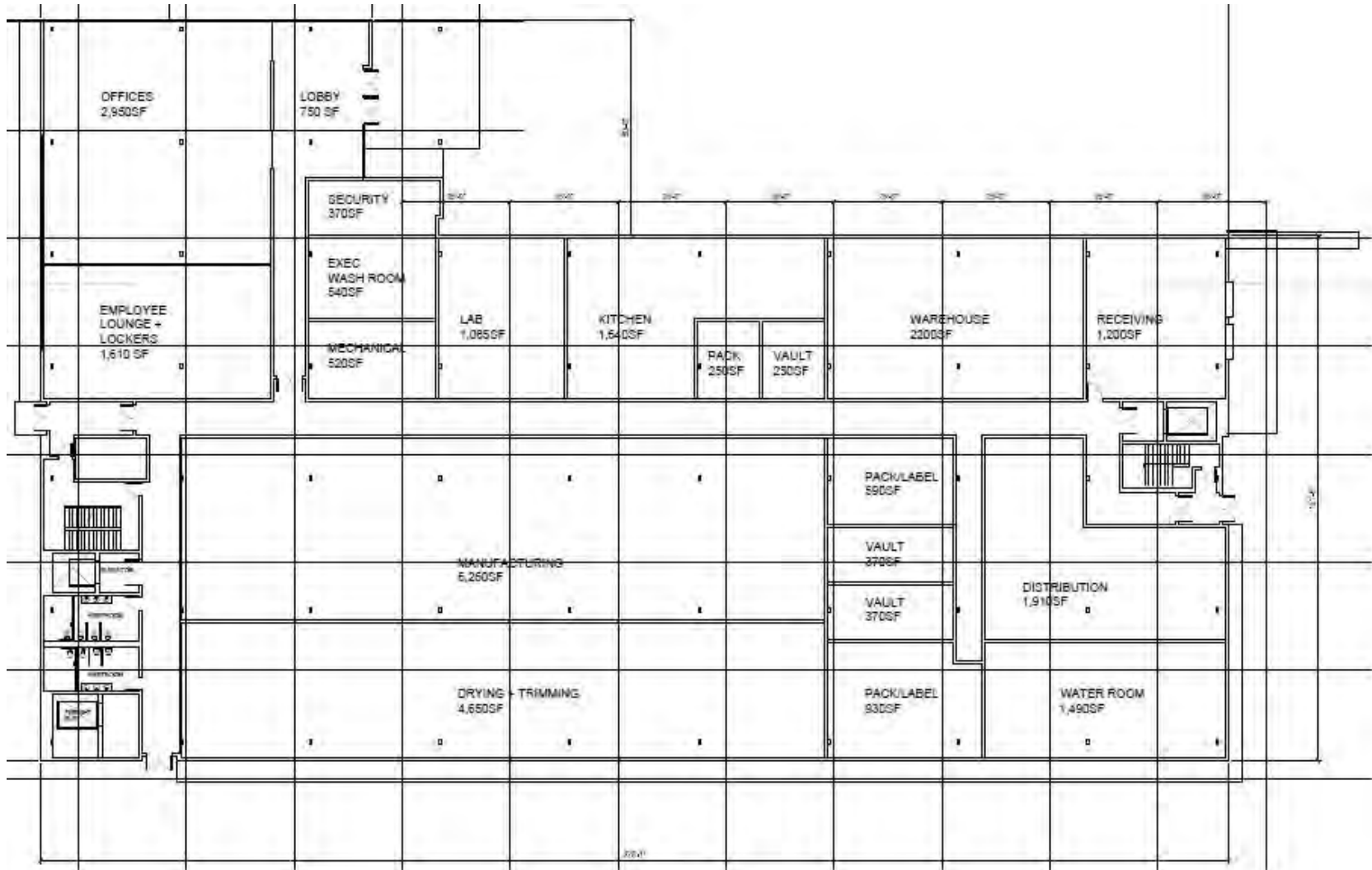
Building Height and Massing



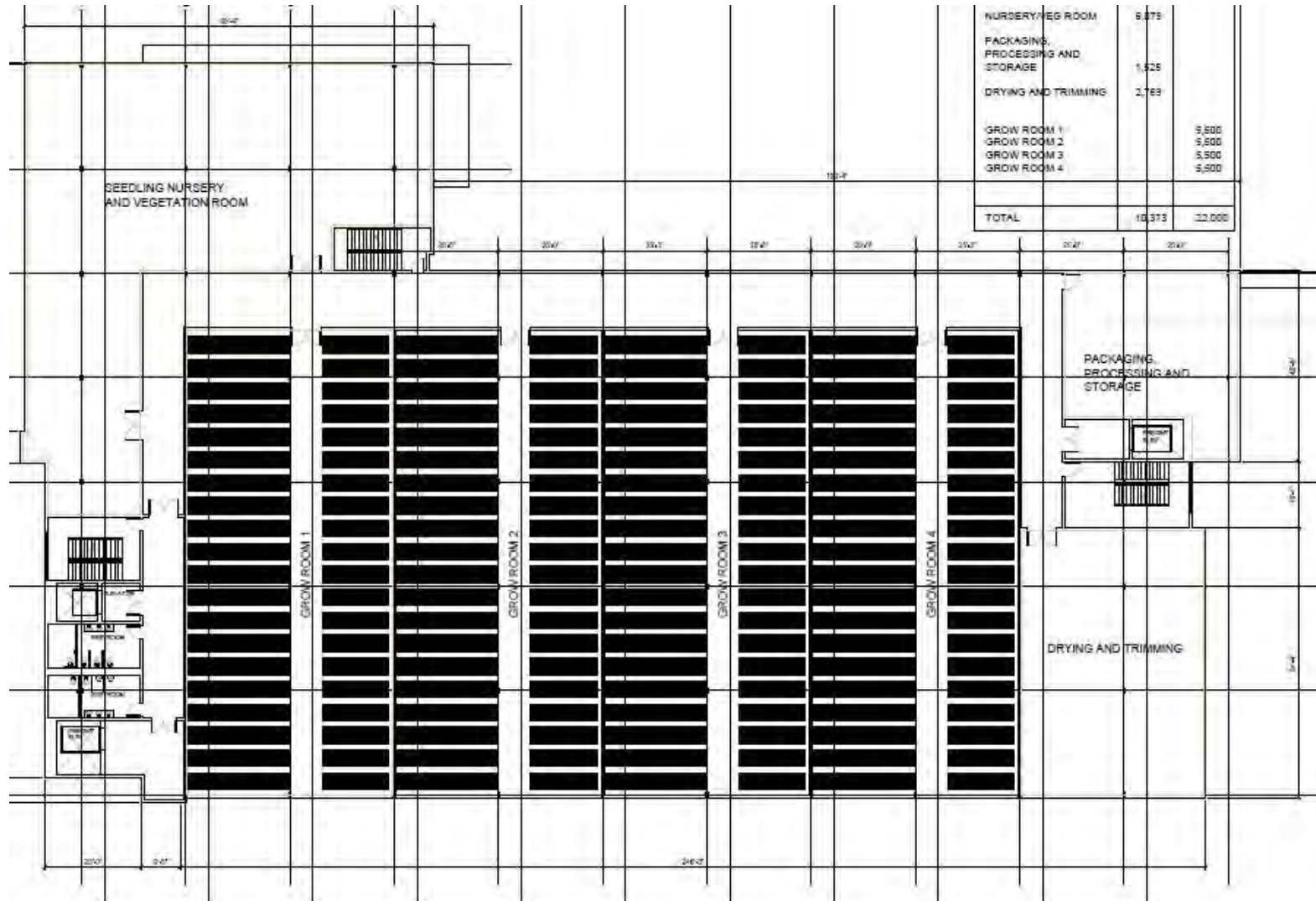
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VIEW FROM NORTHWEST

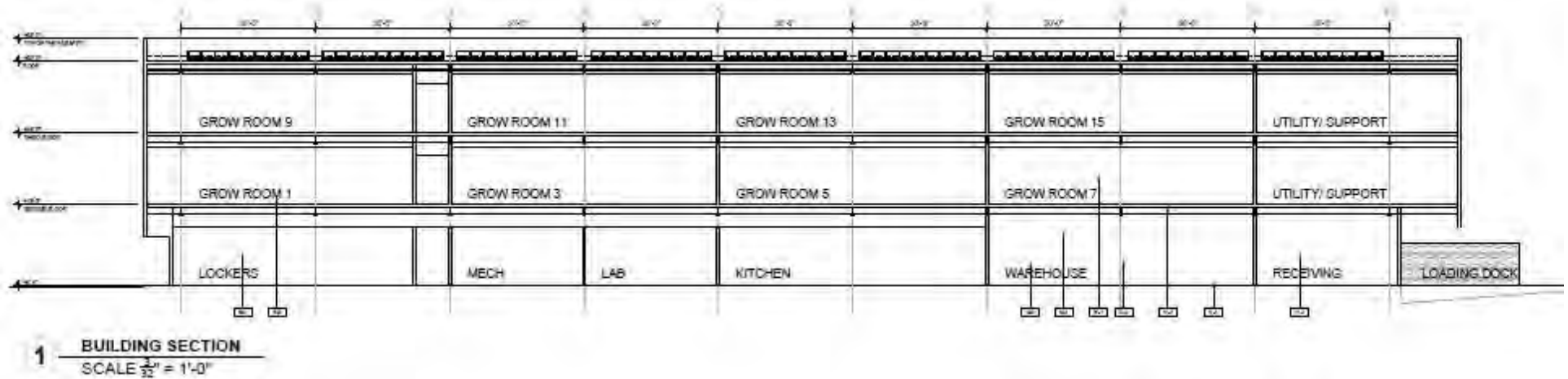
Ground Floor Plan



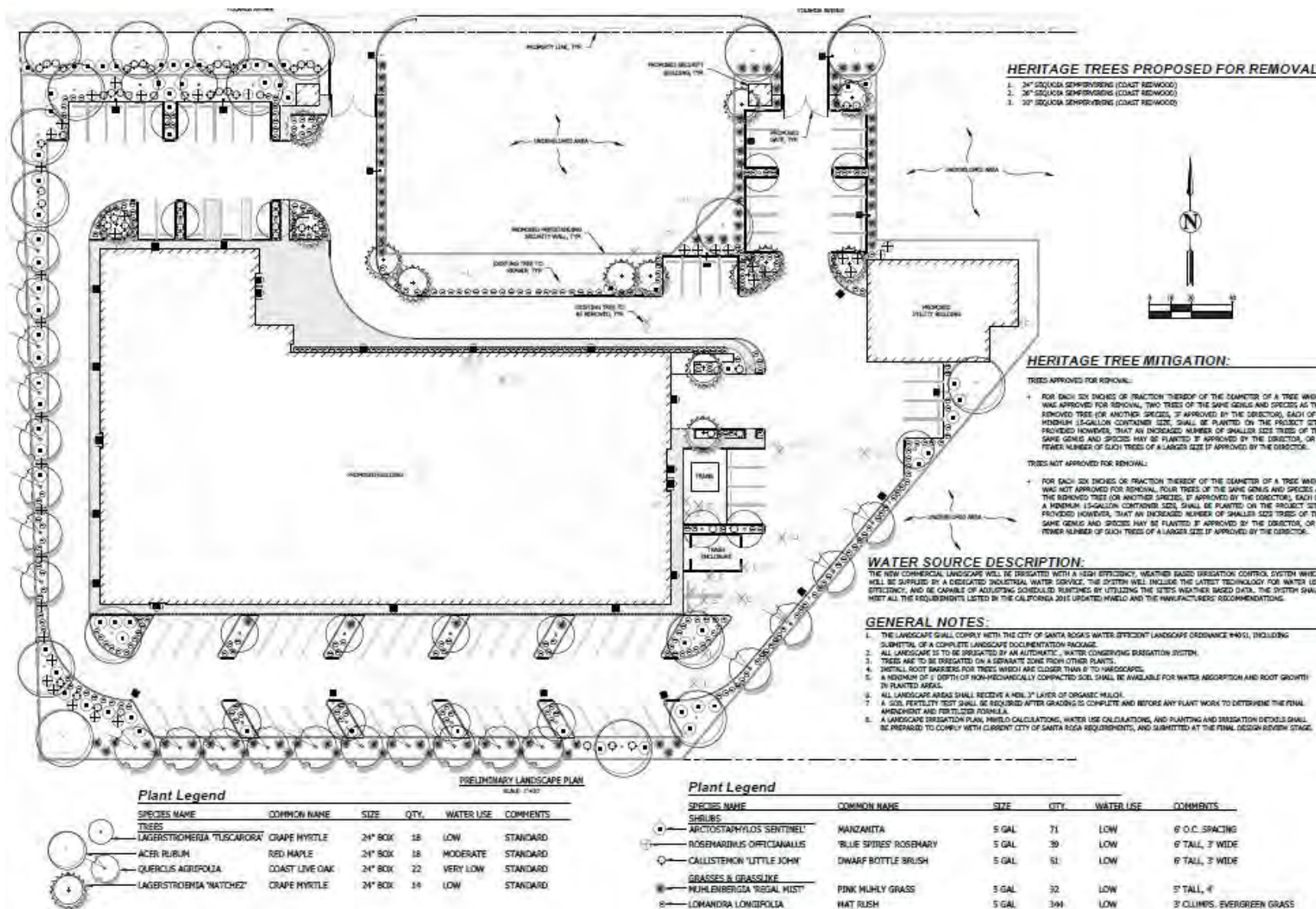
Floors 2 and 3



Building Section



Landscape Plan



Environmental Review

California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration
- Adopted by Planning Commission on April 8, 2021
- 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

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- All project issues have been resolved.

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 Design Review Board:

- Approve Preliminary Design Review for The Santa Rosa Farm Group Cannabis Facility new construction.

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