



TRV Farm

6095 Bodega Ave.

Petaluma

Who we are:

Michael Wright was born in Petaluma and raised in Sonoma County. His father worked for over 30 years as a Deputy Sheriff for both Marin and Sonoma Counties. His mother is a retired Court Reporter. Michael briefly left the Bay Area to attend Northwestern University where he received a Master's degree, but he returned to his roots and now lives with his wife Rachael, son Austin, and newborn daughter, Sydney. Michael has had a career in finance for over 15 years and has worked with his family in Petaluma in support of local economic development.



From Michael:

I have extensive ties to the local community, both personal and professional, and I am excited to build a successful sustainable business in the county I love.

Letter to Neighbors

Q: Is it obvious that the facility is cultivating cannabis?

– A: The facility will be built on the back of the property, far from neighbor's homes (over 300 feet), to shield it from view and no permanent buildings will be removed. We'll always conduct operations quietly, discretely, and respectfully, during normal business hours, and with a commitment to protecting the environment.

– Q: How do you control odor?

– A: To eliminate unwanted odors, we have cutting edge ventilation and air purification systems, including aroma misters on vents and carbon air filtration.

– Q: What is the environmental impact?

– A: To protect water resources, we'll install water recycling and management systems to use the minimal amount of water we need for cultivation. Further, we will build greenhouses in order to harness the sunlight and minimize power consumption. In support of local, environmentally friendly power, we will purchase Sonoma Clean Power or PG&E renewable energy for the remainder.

– Q: Is it safe to have a cannabis cultivation facility at this location?

– A: Public safety is our top priority. Our comprehensive security plan will be submitted to the Sheriff's Department, and we will conduct ongoing safety and security training with staff. A licensed security company will provide 24-hour monitoring. The site will be further protected by an electronic entry gate. All medicine transfers take place during normal business hours and in a secure transfer area.

– Q: Does this facility sell cannabis or handle cash transactions?

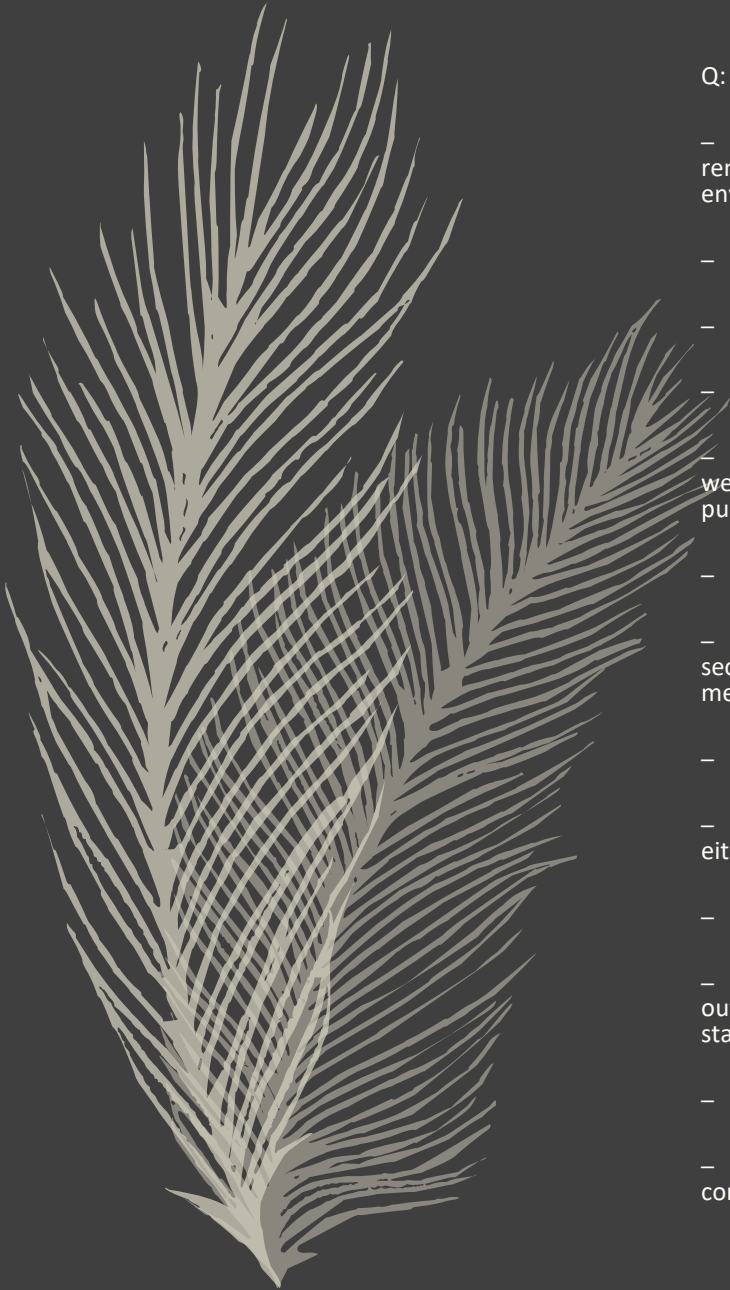
– A: No and No. We're not a distribution facility, so absolutely zero retail transactions will take place here. There will be no money kept at this location, either. This is an agriculture business, not a retail hub. Any vehicles entering or exiting the facility are there to help us maintain our regulatory compliance.

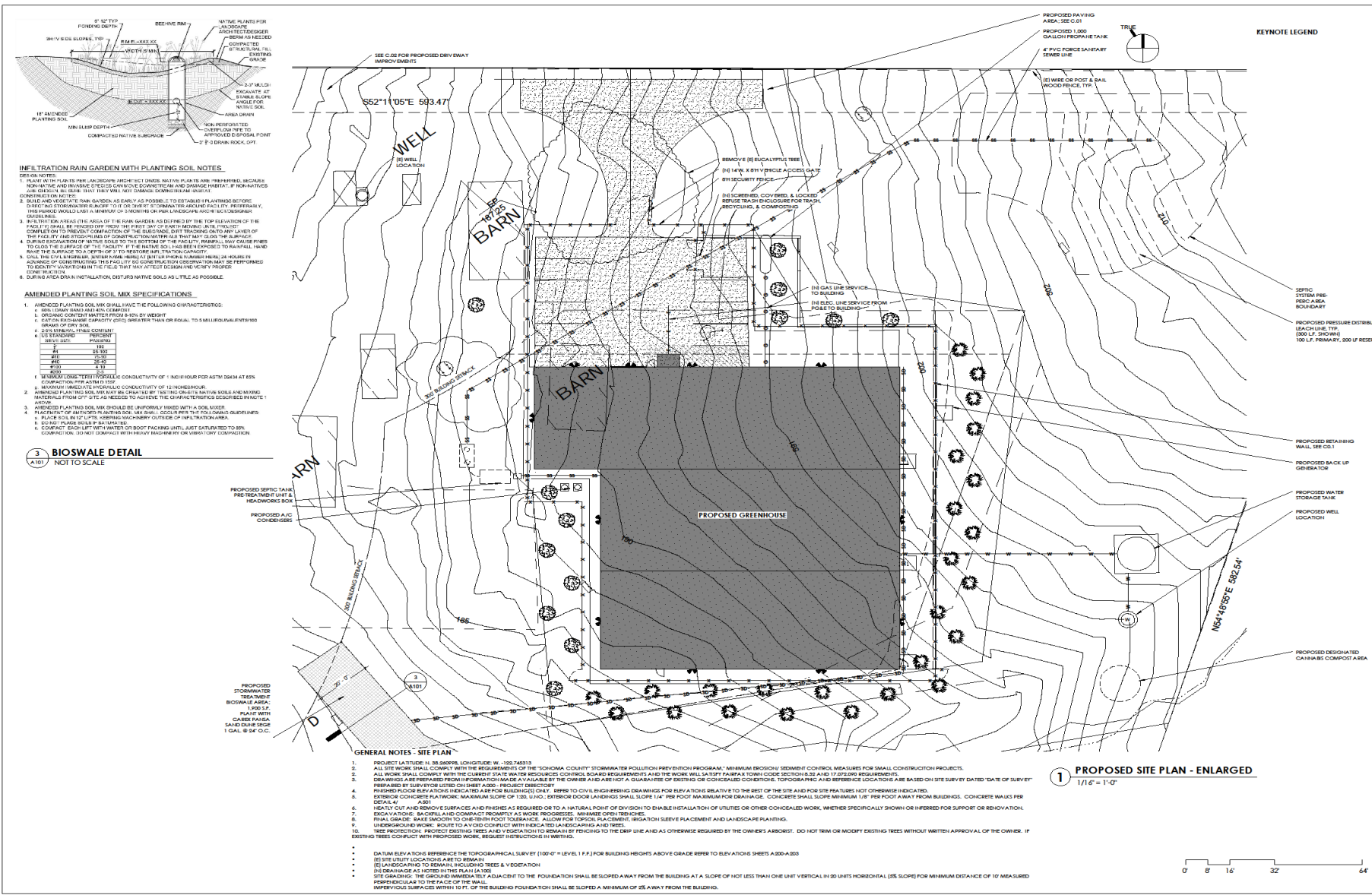
– Q: Will you be doing anything to give back to our local community?

– A: Definitely. Let's start with how we treat our employees. Far from relying on low paying jobs, we offer a career path and a living wage. These outstanding Sonoma County citizens can afford to reside – and pay taxes – locally. We intend to donate to local groups and community organizations as well and stand as an example for the industry.

– Q: Is this facility compatible with the long-term plan for the area?

– A: Yes. We are a true agriculture business and our environmentally friendly greenhouses will look similar to nearby structures. Cattle and chickens will continue to thrive on the property as well.





- INFILTRATION RAIN GARDEN WITH PLANTING SPECIFICATIONS**
- GENERAL NOTES:**
1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT'S DESIGN. NATIVE PLANTS ARE PREFERRED, REGARDING WILDLIFE AND POLLINATOR FRIENDLINES. PLANTS SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 2. SOIL AND VEGETATION REMOVAL SHOULD BE LIMITED TO 12" TO 18" DEPTH. TO BE REPLACED WITH TOPSOIL BEFORE CONSTRUCTION.
 3. SOIL AND VEGETATION REMOVAL SHOULD BE LIMITED TO 12" TO 18" DEPTH. TO BE REPLACED WITH TOPSOIL BEFORE CONSTRUCTION.
 4. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, IMPROPER HANDLING MAY CAUSE PESTS TO ESCAPE TO THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO INSECTS, HANDLING SHOULD BE LIMITED TO 12" TO 18" DEPTH. TO BE REPLACED WITH TOPSOIL BEFORE CONSTRUCTION.
 5. CALL THE CIVIL ENGINEER, WITHIN 14 HOURS (14 HOURS BEFORE CONSTRUCTION COMMENCEMENT) TO IDENTIFY VEGETATION IN THE FIELD THAT MAY AT RISK FROM IMPROPER CONSTRUCTION.
 6. DURING AREA DRAIN INSTALLATION, DISTURB NATIVE SOILS AS LITTLE AS POSSIBLE.

- AMENDED PLANTING SOIL MIX SPECIFICATIONS**
1. AMENDED PLANTING SOIL MIX SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - a. 80% TOPSOIL AND 20% COMPOST
 - b. ORGANIC CONTENT MATTER FROM 8% BY WEIGHT
 - c. CATION EXCHANGE CAPACITY GREATER THAN OR EQUAL TO 5 MBAR/CMV IN VENTHO
 - d. ORGANIC OF DRY SOIL
 - e. 20% HUMUS (10% COMPOST)
 - f. 20% HUMUS (10% COMPOST)
 - g. 20% HUMUS (10% COMPOST)
 2. HUMUS SHALL BE TESTED FOR SOLUBLE CONDUCTIVITY OF 1 MGHOUR FOR ASTM D5404 AT 85% COMPACTION PER ASTM D1557.
 3. MAXIMUM HUMUS (10% COMPOST) CONDUCTIVITY OF 12 HOURS HOUR.
 4. AMENDED PLANTING SOIL MIX SHALL BE DELIVERED BY 1800 HOURS TO THE NATIVE SOILS AND MIXING AND HANDLING FROM OFF SITE AS NECESSARY TO ACHIEVE THE CHARACTERISTICS DESCRIBED IN THIS SECTION.
 5. AMENDED PLANTING SOIL MIX SHOULD BE UNIFORMLY MIXED WITH A SOIL MIXER.
 6. PACKAGING OF AN AMENDED PLANTING SOIL MIX SHALL OCCUR WITH THE FOLLOWING GUIDELINES:
 - a. PLACE SOIL IN LITTLE BAGS OR BAGS OF 50 LB.
 - b. DO NOT PLACE SOIL IN BAGS WITH WATER OR MOISTURE UNLESS SATURATED TO 80%.
 - c. COMPACT SOIL WITH WATER OR MOISTURE UNLESS SATURATED TO 80%.
 - d. COMPACT SOIL WITH WATER OR MOISTURE UNLESS SATURATED TO 80%.

BIOWALL DETAIL
NOT TO SCALE

- GENERAL NOTES - SITE PLAN**
1. PROJECT LATITUDE: N 38.560978, LONGITUDE: W -122.743113
 2. ALL SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE "SONOMA COUNTY" STORMWATER POLLUTION PREVENTION PROGRAM - MINIMUM EROSION/SEDIMENT CONTROL MEASURES FOR SMALL CONSTRUCTION PROJECTS.
 3. ALL WORK SHALL COMPLY WITH THE COUNTY OF SONOMA RESOURCE CONTROL BOARD REQUIREMENTS AND THE WORK SHALL MEET PASPA/TOMI CODE SECTIONS 83.418.17 THROUGH 83.418.17.2000 REQUIREMENTS.
 4. FINISHED FLOOR ELEVATIONS INDICATED ARE FOR BUILDINGS ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ELEVATIONS RELATIVE TO THE REST OF THE SITE AND FOR SITE FEATURES NOT OTHERWISE INDICATED.
 5. EXISTING CONCRETE SLAB SHALL BE REMOVED AND RECONSTRUCTED TO MEET MINIMUM 1/4" PER FOOT MAXIMUM FOR DRAINAGE. CONCRETE SHALL SLOPE MINIMUM 1/4" PER FOOT AWAY FROM BUILDINGS.
 6. FINISHED FLOOR SURFACES AND FINISHES AS REQUIRED OR TO A NATURAL POINT OF DIVISION TO ENABLE INSTALLATION OF UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR IMPLIED FOR SUPPORT OR RENOVATION.
 7. EXCAVATIONS: BACKFILL AND COMPACT PROMPTLY AS WORK PROGRESSES. MINIMIZE OPEN TRENCHES.
 8. FINAL GRADE: MAKE SMOOTH TO ONE FOOT TOLERANCE. ALLOW FOR TOPSOIL PLACEMENT AND LANDSCAPE PLANTING.
 9. UNDERGROUND WORK: ROUTE TO AVOID CONFLICT WITH EXISTING UTILITIES AND OTHER WORK.
 10. TREE PROTECTION: PROTECT EXISTING TREES AND VEGETATION TO REMAIN BY FENCING TO THE CURB LINE AND AS OTHERWISE REQUIRED BY THE OWNER'S ARBORIST. DO NOT TRIM OR MODIFY EXISTING TREES WITHOUT WRITTEN APPROVAL OF THE OWNER. IF EXISTING TREES CONFLICT WITH PROPOSED WORK, REQUEST INSTRUCTIONS IN WRITING.
 11. DATUM ELEVATION SHALL REFER TO THE TOPOGRAPHICAL SURVEY (100'-0" LEVEL 1 F.F.) FOR BUILDING HEIGHTS ABOVE GRADE REFER TO ELEVATIONS SHEET A-200-203.
 12. (B) UTILITY LOCATIONS ARE AS SHOWN.
 13. (E) INDICATING TO REMAIN, INCLUDING TREES & VEGETATION.
 14. (E) INDICATING TO BE REMOVED.
 15. SITE GRADING: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR MINIMUM DISTANCE OF 10' MEASURED PROPER TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

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Revision/ Issue Schedule

No.	Description	Date

TRV CORP

GREENHOUSE PROJECT

6095 BODEGA AVENUE
PETALUMA, CA 94952

Revision:

Start Date	05.01.18
Drawn by	MTB
Checked by	Checker
Scale	As indicated
Print Date	10/14/2019 8:59:21 PM

Site Plan - Enlarged

A101

Project Area- Design Concept



Water Conservation Plan

- This project will incorporate all reasonably feasible measures to reduce water demand and enhance water resource recovery, including;
- Ultra-low-flow water fixtures: employee toilet and lavatory faucets
- High efficiency irrigation system
- Rainwater and stormwater collection system with storage tanks
- Water recovery and reuse from trays collectors under plants





Greenhouse Gas Reduction Plan

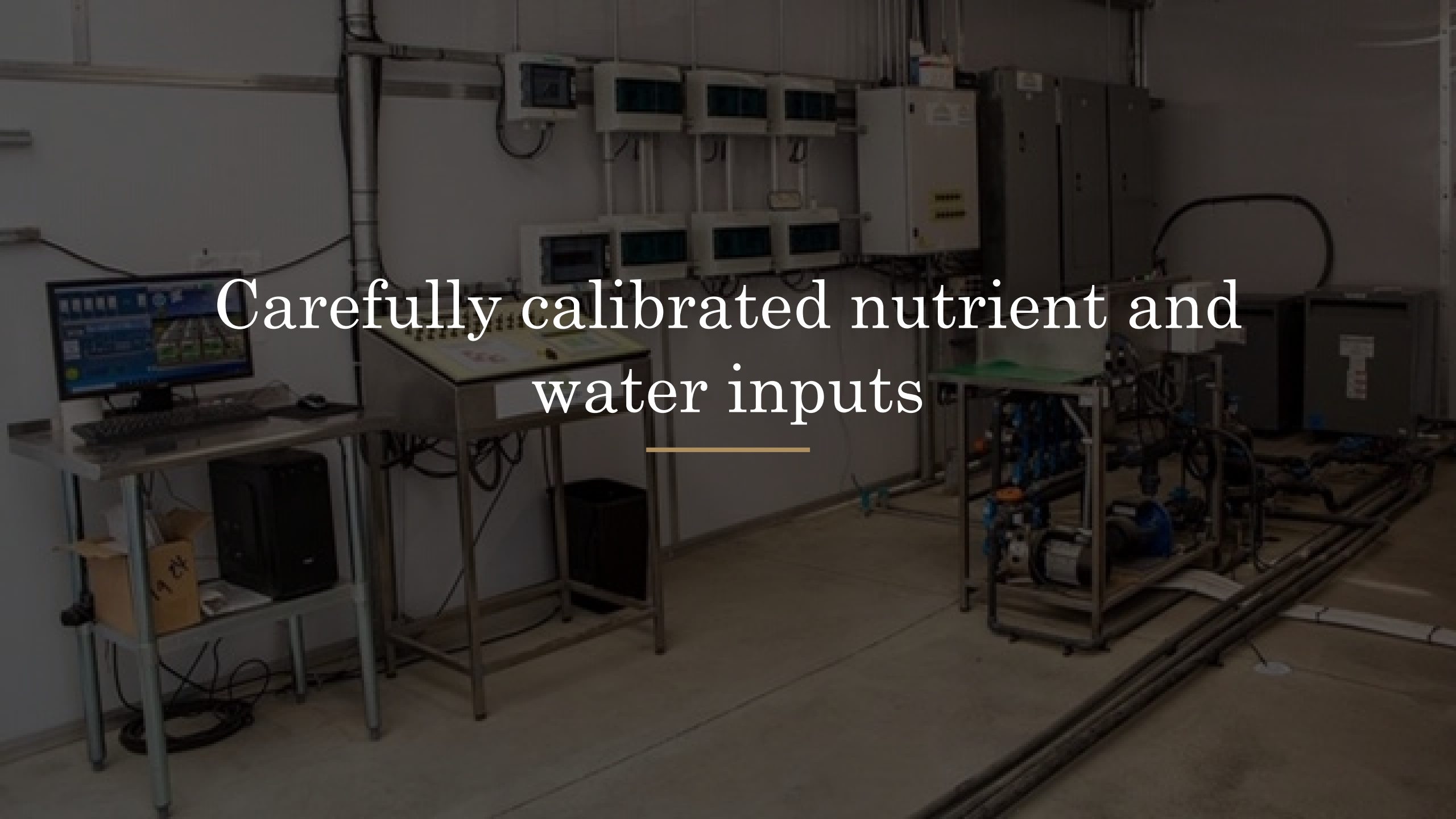
- The project will include all reasonably feasible measures to reduce greenhouse gas emissions, including:
 - Secure bicycle parking
 - Lockers for employee changing
 - Hiring from local employee workforce
 - Reduced use of fertilizers
 - Use of LED bulbs in a portion of the facility
 - Installing new high efficiency equipment



Street view of greenhouses |



Interior growing space- design |



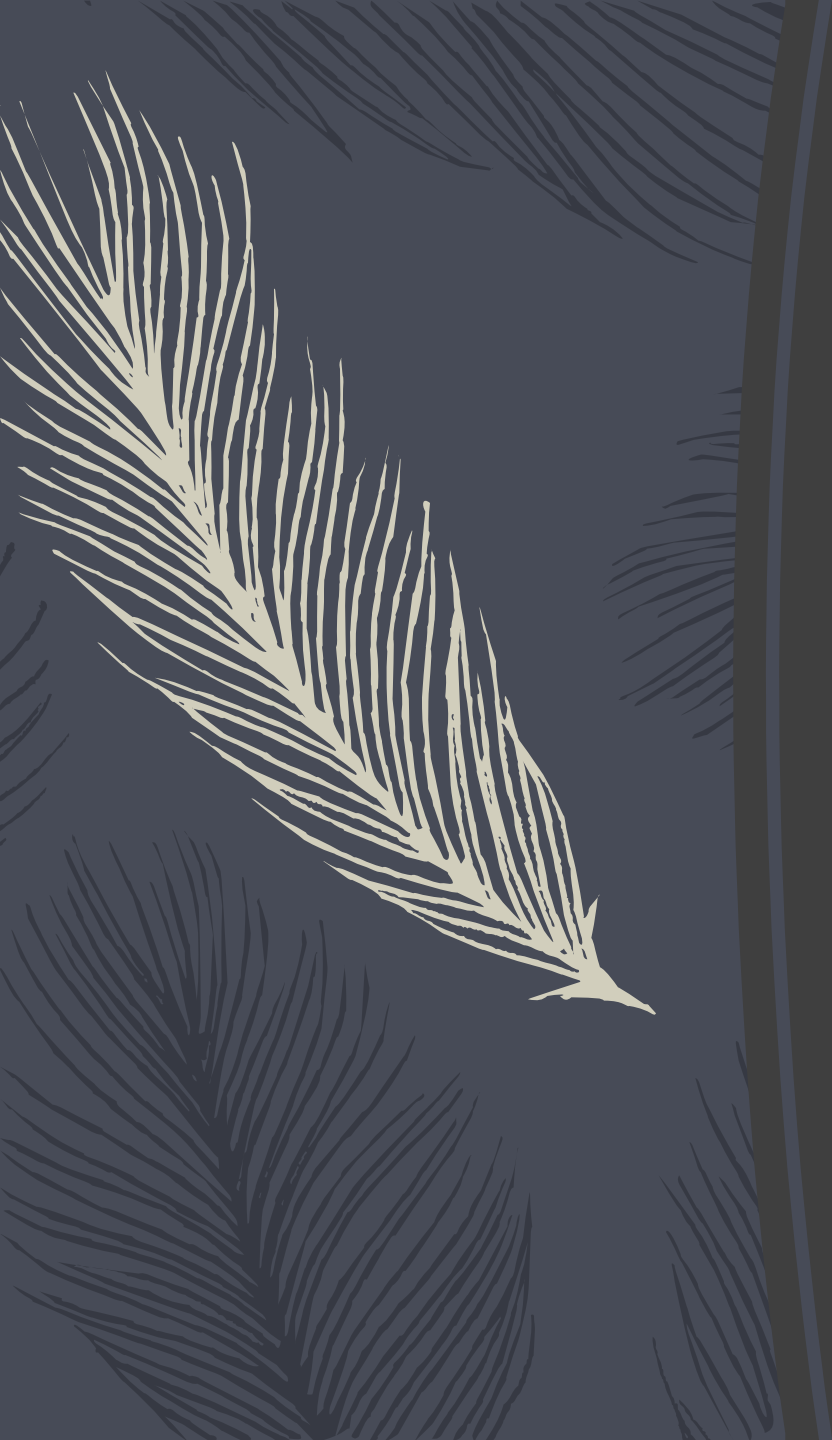
Carefully calibrated nutrient and
water inputs

Exterior with odor mitigation





Odor Mitigation Rings |



“The applicant has... prove[n] that the proposed project satisfies all of the requirements of the cannabis land use ordinance and should be approved. The proposed project is located in Zone 2 water area, is on a large agriculture parcel, and is a good distance from surrounding homes. Additionally, the property is surrounded by other commercial and family operated agriculture activities, fits in with the designated zoning of the area, and will not impact traffic in the area.”

-One of 44 letters submitted by neighbors and supporters

Thank you.

Questions or Comments:

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