



UPC17-0041

Lisa Lai, Applicant

- Humboldt State Grad – Major in Biology and minor in Fisheries
- Previous career was as an Aquatic Eco-toxicologist / Environmental Scientist
- Community Advocate – active in grass roots cannabis industry at county and state levels
- Volunteer – Flowery Elementary School and Hessel Grange
- Wife and mother of two



2000 Los Alamos Rd. - Cannabis Proposal

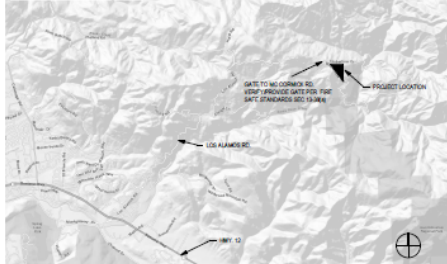
2000 LOS ALAMOS RD. EXHIBITS TO ACCOMPANY CONDITIONAL USE PERMIT APPLICATION

PROJECT SCOPE: PROPOSED REMODEL OF EXISTING AGRICULTURAL BARN TO PROVIDE CULTIVATION SPACES, PROCESSING, STORAGE, ACCESSIBLE TOILETS AND FEATURES, FIRE/LIFESAFETY UPGRADES AND OTHER CONDITIONAL REQUIREMENTS FOR INTENDED USE. SITE IMPROVEMENTS INCLUDE: SONOMA COUNTY FIRE SAFE STANDARDS SITE IMPROVEMENTS, ACCESSIBLE PARKING AND SITE CIRCULATION, GREENHOUSES, WATER STORAGE AND OTHER IMPROVEMENTS AS DISCUSSED HEREIN.

DRAWING INDEX

SHEET	DRAWING
A1.0	PROJECT DATA & SITE PLAN
A1.1	PROPOSED GROUND LVL PLANS
A1.2	PROPOSED SECOND LVL PLANS
A1.3	PROPOSED GREENHOUSE

VICINITY MAP - NTS



PARCEL MAP

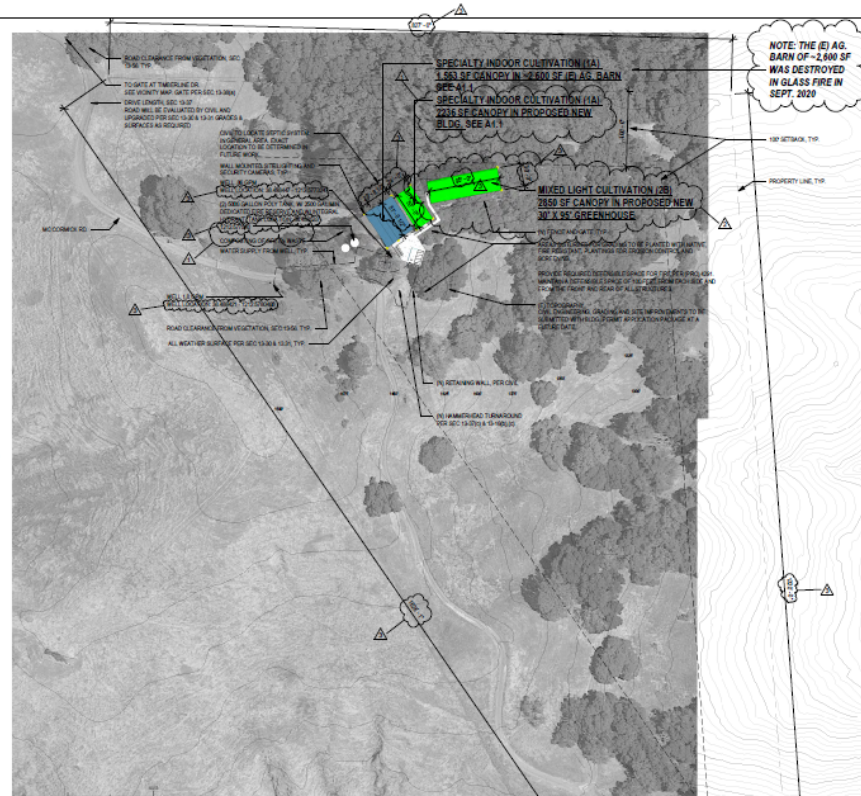


TURNOUT AND TURNAROUND KEY PLAN

PROJECT INFORMATION
 APN: 030-050-009
 Parcel Size: ~15 acres
 Planning Area: 5 - Santa Rosa
 District 1 - Susan Gonn
 Water Quality Control Board: North Coast Region
 City Sphere of Influence: N/A
 Area and Specific plan: Frenz Valley Area Plan
 Air Quality Control Board: Bay Area Air Quality Management District
 Wet Weather Zone C - Santa Rosa
 Land Use Policies: N/A
 Land Use: RRD 200
 Fire Protection: State
 Planning Area Policies: N/A
 Urban Service Area: N/A
 Williamson Act: N/A
 Zoning: RRD, S6 200, NONE
 Ground Water Area: Zone 4 - Areas with low or highly variable water yield

CLIENT INFORMATION:
 Joe Henderson
 2000 Los Alamos Rd.
 Santa Rosa (Sonoma County), CA
 95448-9718

PROPERTY OWNER INFORMATION:
 Joe Henderson
 2000 Los Alamos Rd.
 Santa Rosa (Sonoma County), CA
 95448-9718



GENERAL NOTE: PLANNING IS SCHEMATIC AND, ALONG WITH OWNERS APPLICATION AND SUPPORT MATERIALS, IS INTENDED TO CONVEY THE DESCRIPTION, EXTENT, AND CONDITIONAL REQUIREMENTS OF THE PROJECT IN ENOUGH DETAIL TO FACILITATE THE COUNTY OF SONOMA'S CONDITIONAL USE PERMIT PROCESS.

DETAILED ENGINEERING, CALCULATIONS AND SPECIFICATIONS FOR SPECIFIC PORTIONS OF THE WORK WILL BE MADE FOLLOWING THE "CUP" PROCESS EITHER AS A WHOLE PACKAGE OR IN PHASES.

1 CONCEPTUAL SITE PLAN
 A1.0 1/8" = 1'-0"

NOTE: THE (E) AG. BARN OF ~2,000 SF WAS DESTROYED IN GLASS FIRE IN SEPT. 2020

TBE

THE BUILT ENVIRONMENT
 www.tbemgmt.com
 1000 WILSON BLVD.
 SONOMA, CA 94960

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 TBE WILLIAMS, JILL, LEED AP
 707.445.4522
 jwilliams@tbemgmt.com



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 SONOMA, CA 94960
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NO.	DESCRIPTION	DATE	STATUS
1	CONCEPTUAL SITE PLAN	8/18/2017	ISSUED FOR PERMIT
2	CONCEPTUAL SITE PLAN	8/18/2017	ISSUED FOR PERMIT
3	CONCEPTUAL SITE PLAN	8/18/2017	ISSUED FOR PERMIT
4	CONCEPTUAL SITE PLAN	8/18/2017	ISSUED FOR PERMIT

CONDITIONAL
 USE PERMIT

LOS ALAMOS
 RD.

PROJECT DATA
 & SITE PLAN

Project Number: 1000
 Date: August 18, 2017
 Drawn by: TBE
 Checked by: R10
 Scale: As indicated

FOR PLANNING ONLY - NOT FOR CONSTRUCTION

UPC17-0041

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P. VICTOR/CLC, Manual Drawing/PTC/10-0793, Los Angeles, CA



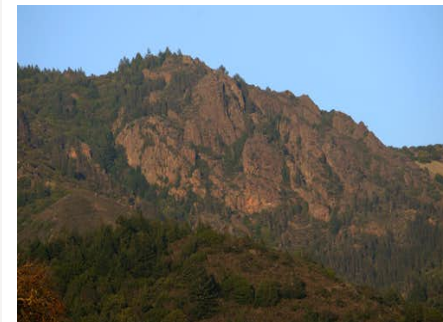
2	3D View 1
A1.2	

310 - 19

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Ordinance Compliance

- 15 acres in RRD
- Setbacks – 100 feet from property line, 300 feet from neighbors, 1600 feet from the park's parking lot
- Water – net zero use, water catchment and hydro report reflecting sufficient water
- Park Use Permit – We are near the park driveway, not any use areas. The farm is not visible from the park. There is no access.



Biological property Enhancements

(Pre Glass Fire)

- Bees – Create useable habitat for other species by pollinating and increasing seeds.
- Bats – Several bat houses were put around the property to increase habitat.
- Birdhouses – Many birdhouses specific to native birds and habitat were put up.
- Much of property is unused by the farm and available for wildlife.
- Fire safety – Bush clearing for fire break.



Neighborhood Concerns

- We care about our neighbors.
- We want a relationship in good standing with them.
- We have befriended and build relationships with many of our neighbors.
- We have listened to common “neighborhood group” concerns and addressed them in the following slides.



Neighborhood Concerns - Compatibility

- Remote Property – no neighborhoods or (RR) near by.
- Steep topography provides security and line of site protection
- Away from schools and businesses.
- Fifteen acres is larger than 10 acre min
- The park is aware of our property and has approved our setback reduction.



Neighborhood Concerns - Smell

- We have met setback requirements for property lines and neighbor's homes
- Indoor and greenhouse flowering rooms will have carbon filters
- Processing will have carbon filters
- Biweekly smell checks to make sure there is no offsite smells



Neighborhood Concerns - Access

- In April of 2019, Steve Mosiurchak (Sonoma Fire Code Official) did a site specific inspection and determined that the road access was sufficient for the small farm and limited employees.
- Pullouts will be maintained to allow concurrent ingress and egress.
- A secondary exit for the whole Los Alamos Road area is being worked out by the landowner and a neighbor.



Inspection Report

The public road, private road, and private driveway have been providing access to the legal parcels prior to 1991 as specified in the Fire Safe Standards

Result Comments

Showing 1-1 of 1

Steve Mosiurchak (4/15/2019 10:52 PM)

The property was inspected from start of the public right of way intersection of HWY 12 and Los Alamos Road. Los Alamos is a public road to the intersection of the private access road of the applicant and Sonoma County Parks. The private road is an asphalt surface road with an estimated 18 to 14 feet in width. It has one gate controlled by a electric key switch bypass installed by the Sonoma County Parks Department and the secondary private road has one gate on the property and shall have a minimum of a fire department key switch bypass known as a Knox Key Switch or pad lock. The secondary private road of the applicant is a maintained gravel surface with an estimated width of 10 to 12 feet, and continues to provide year round unobstructed access to conventional vehicles and Fire Apparatus prior to 1991. The private driveway is gravel surface. During the site review it was noted a electric/hybrid sedan was able to safely access the private road to the existing permitted structure. The public road, private road and private driveway have been providing access to the legal parcels prior to 1991 as specified in the Fire Safe Standards. The Fire Code Official recommends to continue to maintain the private access roads and driveway in their current condition with out needed improvements. Steve Mosiurchak 4-12-2019 [collapse](#)

Related Inspections

Showing 0-0 of 0

Neighborhood Concerns – Park Setback Reduction

- Topography – There is significant slopes between the property and the park access road. There are no park uses close to the grow site. It also blocks the view.
- Vegetation – Even though there was a fire recently, much of the vegetation remains and blocks the view.
- Visibility – You can't see the project from the park.
- Access – There are multiple fences and locked gates between the park and the farm.
- Smell – No offsite smells will be detected due to carbon filtration on indoor and greenhouse grows.

