

**Attachment 21. Loe Firehouse Proposal
Statement, 1/18/2021**



Use Permit for Cannabis Dispensary – Proposal Statement

April 3, 2020 (rev. January 18, 2021)

SITE ADDRESS	15499 Arnold Drive, Glen Ellen, CA 95442
APN	054-130-024
ACREAGE	14,445 SF; approx. 0.33 acres
GENERAL PLAN	Limited Commercial
ZONING DISTRICT	LC Limited Commercial District SR Scenic Resources Combing District VOH Valley Oak Habitat Combing District
OPERATOR	Loe Firehouse, Inc. c/o John Lobro 708 Gravenstein Hwy N, #287 Sebastopol, CA 95472 (707) 237-4751 loefirehouse@gmail.com
PROPERTY OWNER	Goodharold, LLC c/o Samantha Smith 15499 Arnold Drive Glen Ellen, CA 95442 (707) 343-8831 goodharold2020@gmail.com
PROJECT REPRESENTATIVE	Hogan Land Services c/o Erik Lundquist, AICP 1702 4 th Street Santa Rosa CA 95404 elundquist@hoganls.com HLS Project #4064

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Cannabis Dispensary Operation – 15499 Arnold Drive, Glen Ellen CA

EXECUTIVE SUMMARY

The project's vision is to create a new type of dispensary experience. The project and its operation would bring safe, high-quality, and regulatory compliant cannabis to the Sonoma community in a unique way. The goal is to become an asset to the community, by providing a welcoming, comfortable place where all adult patron age groups, ethnicities, and backgrounds can obtain cannabis remedies recommended by their doctor as well as recreational use cannabis.

The operators would establish a presence in the community by building and fostering positive relationships with neighboring residents, public service officers, businesses, government and community leaders. The operation would embrace sustainable business practices and give back to the community by way of donating funds to the California Human Development Corporation in Santa Rosa.

Loe Firehouse would operate in full compliance with Sonoma County laws, as well as the State regulations.

Proposal Statement

Our Loe Firehouse leadership team and future employees will manage this corporation in a professional, respectful and dignified manner, placing a premium on exceptional customer service for patrons.

a. Description of the Existing Use and Property.

The operator has selected Glen Ellen's iconic Firehouse Station, built in 1972, located at 15499 Arnold Drive in Glen Ellen, as an ideal structure and location for Loe Firehouse.

GoodHarold, LLC has purchased the property, which will be leased by GoodHarold LLC as the landlord to Loe Firehouse as the tenant.

The commercial property is located in unincorporated Sonoma County, zoned LC Limited Commercial District, and is currently vacant.

The upper floor of the building includes one small office and one unoccupied residential unit. Upon entitlement, the upper unit will be converted to office space to support main floor dispensary operations. If needed, the small office upstairs will be converted to a temperature-controlled locked inventory storage room. Based on the proposed site plan and renderings, attached, no major renovations are anticipated with exception to a new doorway to the eastern stairway. The interior space has been designed to outfit semi-mobile consultation counters for patrons and furniture cabinets for products. If

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construction permits are needed, we will apply and obtain them before beginning any operation. There are no existing easements.

Location Requirements Compliance:

- The Loe Firehouse cannabis dispensary will not be established on any parcel containing a dwelling unit since the existing dwelling unit will be abandoned.
- The Loe Firehouse cannabis dispensary is located within one hundred feet of a residential zoning district, however with the wide, difficult to cross streets and multiple fences and parcels, actual physical separation exists between land uses or parcels such that no off-site impacts could occur. Please see separate document entitled Physical Separation Evaluation and Discussion which provides additional information on this subject.
- The Loe Firehouse cannabis dispensary will not be located within one thousand feet (1,000) of any public or private school, park, childcare center, drug or alcohol treatment facility.

b. Description of the Proposed Cannabis Use and Operational Plan.

The proposal includes the conversion of the office space on the main ground level and mezzanine to a cannabis dispensary. Current zoning is acceptable for the proposed retail use. There is currently no cannabis business on the site. The structure is ideally suited for a dispensary, with an open floor plan that is customizable as the practice grows and evolves.

There is a front entry room, called Reception, for patrons to check in and confirm credentials. Once approved, patrons will be buzzed in and able to proceed through a locked door to the dispensary floor. There is an existing office on the mezzanine with one wall primarily glass. It will overlook the retail floor where management will be able to supervise dispensary activity, attend to the safe, and view traffic on monitors that capture 24/7 activity from indoor and outdoor security cameras.

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The space has been designed to provide ample privacy for each patron, allowing for 6 stations, 5 on the main level and 1 on the mezzanine. The configuration reflects the forecast of an average of 150 patrons per day in the first year.

We will be installing a technologically-advanced security system with alarms, shatterproof LED lighting overhead, a locked safe for cash, locked product storage cabinets for inventory, but will not need to structurally alter the interior of the building.

The patron process has been designed as follows: a patron parks their vehicle or bicycle in the Loe Firehouse parking lot accessible only from Arnold Drive. They enter the building through the single patron entrance door on the north side of the building. Patrons are greeted by a receptionist, trained in security protocol, who will verify the patron's identification.

The reception area/waiting room will be welcoming, simple, comfortable and quiet, similar to a professional spa lobby. Once the patron is cleared for entry, the patron will proceed through the door that is remotely unlocked by the receptionist using our Maglocks Office Door Remote Release Buzz-in with a 25-4U Electric Strike Door release.

The patron then enters into the retail and consultation area where they may purchase, browse, learn, or seek consultation from a uniformed Dispensary Specialist. The Dispensary Specialist will interact with the patron to better understand the patron's need, if the patron does not have a specific product request. Once a patron has completed their request and received advice as the appropriate product solution, the Dispensary Specialist will bundle their products, ensuring legal quantities are adhered to, and total the retail price. The Dispensary Specialist will accept cash or electronic payments.

The Dispensary Specialist then places the products into an aroma-proof, Loe Firehouse-branded, bag. The Dispensary Specialist then hands the sealed bag to the patron and finalizes the visit. The patron then exits through the door to reception, and then through the building entrance/exit door.

Twenty minutes prior to the end of a shift, the Dispensary Specialist must count their cash drawer and deliver it to management in the management office on the mezzanine. Once the Point-of-Sale (POS) data is rectified with the cash amount, the manager signs off on the employee's balance, which concludes their shift. Any discrepancies must be rectified prior to the end of the shift.

Equipment that may be used includes:

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- POS iPads utilizing Green Bits or a comparable technology for transactions, tracking, reporting and compliance.
- Shatterproof LED track lighting to illuminate products.
- Lockable product storage display cabinets from Restoration Hardware or comparable product and locked during non-business hours.
- Locked refrigeration for additional storage of edibles inventory that are not in display cooler- eQuipped by KaTom professional 19-cubic foot economy solid door reach-in refrigerator or comparable system.
- Digital/TV monitor pricing boards to display prices of commodity products.
- Edibles display and serve cooler fixture - ROSA by Oscartek “Chocolate Showcase” or comparable.
- Security surveillance cameras and alarms - LOREX, 4K Ultra HD IP NVR System with 4
- Outdoor 4K 8MP IP Cameras, 250’ Night Vision or comparable. Interior surveillance cameras will be high-definition 1080p security cameras, also by LOREX or comparable.
- ProVault Safe by Liberty Safe and Security Products or comparable.

Loe Firehouse operators additional propose to operate a delivery service in consideration of patron needs.

c. Property and Operation Specifications and Documentation

- We will be operating this single facility to start but upon success, expect to rollout additional dispensaries within Sonoma County, in other counties, and states as regulation allows.
- The square footage used for the Loe Firehouse dispensary is designed at 1,891 square feet and is situated on the ground/main floor and mezzanine of the building. This includes the reception area, ADA-compliant patron and employee restrooms, an employee break room, management office, selling floor and consultation room on the mezzanine. The entire square footage of the building, including the upper floor that will not be used for public activity in the dispensary, is 3,847 square feet. The property parcel size is 0.33 acres.
- There is an existing fence on the north and east sides of the property that create a physical and visual barrier. On the other side of the east-side fence there is

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a small market called Rancho Market & Deli. Only Loe Firehouse employees and regular vendors with clearance will be allowed access and exit through the auto-locked back door. Patrons will not be able to access the building through the back door for security reasons. Please see the additional document entitled *Physical Separation Evaluation and Discussion*.

- Vehicles allowed to park in the “Restricted Access” rear parking area include management, employees, security, vendor deliveries, government regulatory compliance agents, public safety officials, and cash transportation only. Personnel and vendors will only be able to enter the building through the back door to be screened and then admitted. Nonemployee visitors will be confined to the break room/receiving area and not allowed onto the selling floor except during pre-arranged vendor special events and education seminars.
- No cannabis will be smoked, ingested or otherwise consumed on the premises, inside the actual building, or anywhere within the property. Patrons, employees or vendors caught doing will be banned and not allowed to return to Loe Firehouse. Our security guard, assisted with the video surveillance security cameras.
- The Loe Firehouse dispensary will not hold or maintain a license from the State Department of Alcoholic Beverage Control to sell alcoholic beverages or operate a business that sells alcoholic beverages. No alcoholic beverages shall be allowed or consumed on the premises.
- Loe Firehouse may decide to sell live starter plants, clones and seeds from qualified and licensed nurseries. We will sell manufactured cannabis, including edible products and other legal and safe consumable products once we secure a permit issued by the Sonoma County Department of Health Services.
- We will adopt the current property’s Fire Prevention Plan, which adheres to Sonoma County’s requirement for life safety of workers, the public, first responders, and the protection of the environment. While an operational permit is not required for a dispensary, it is the intention to take this added precaution and request an inspection. The operator will keep and refresh the existing fire extinguishers, alarms throughout the building, and drop ladder located in the upper unit. The operator will maintain the landscaping in order to comply with outdoor fire prevention codes.
- Exterior Lighting Plan. See images of 4 current exterior lights: front door, back door, front corner nearest the street, and back corner nearest the street. We

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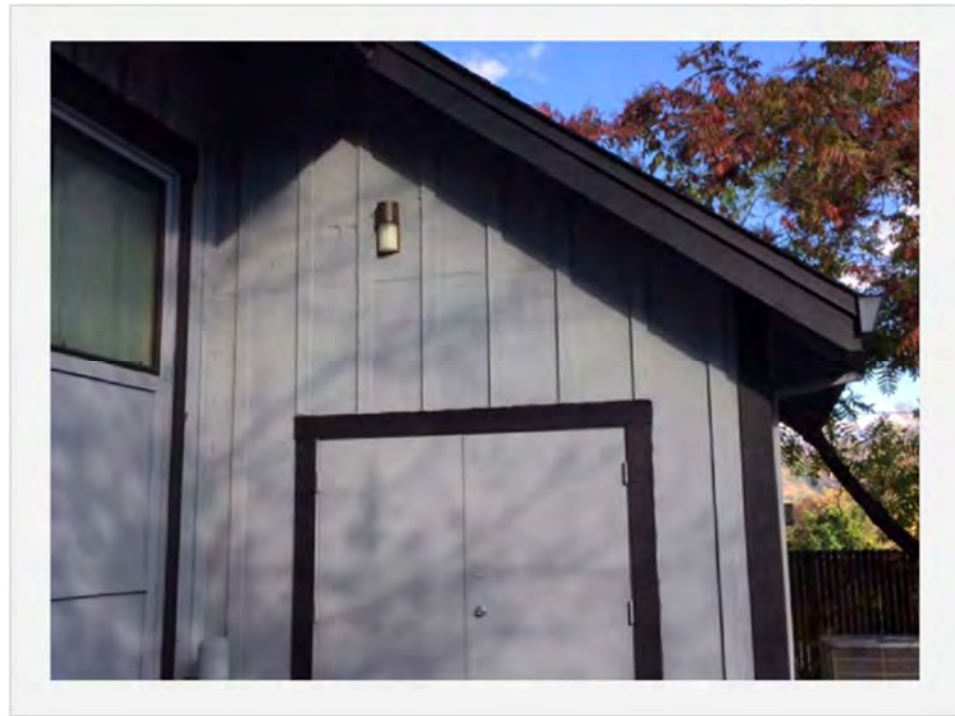
will also install upgraded exterior lighting in the back of the building. See four images below.

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- The plan includes three (3) Loe Firehouse signs and one (1) Restricted Access sign on the exterior of the building to help patrons locate their destination.
- First, the Loe Firehouse name and logo (not yet developed) will be displayed on the west side of the building, as can be seen in the rendering on an existing photo below.

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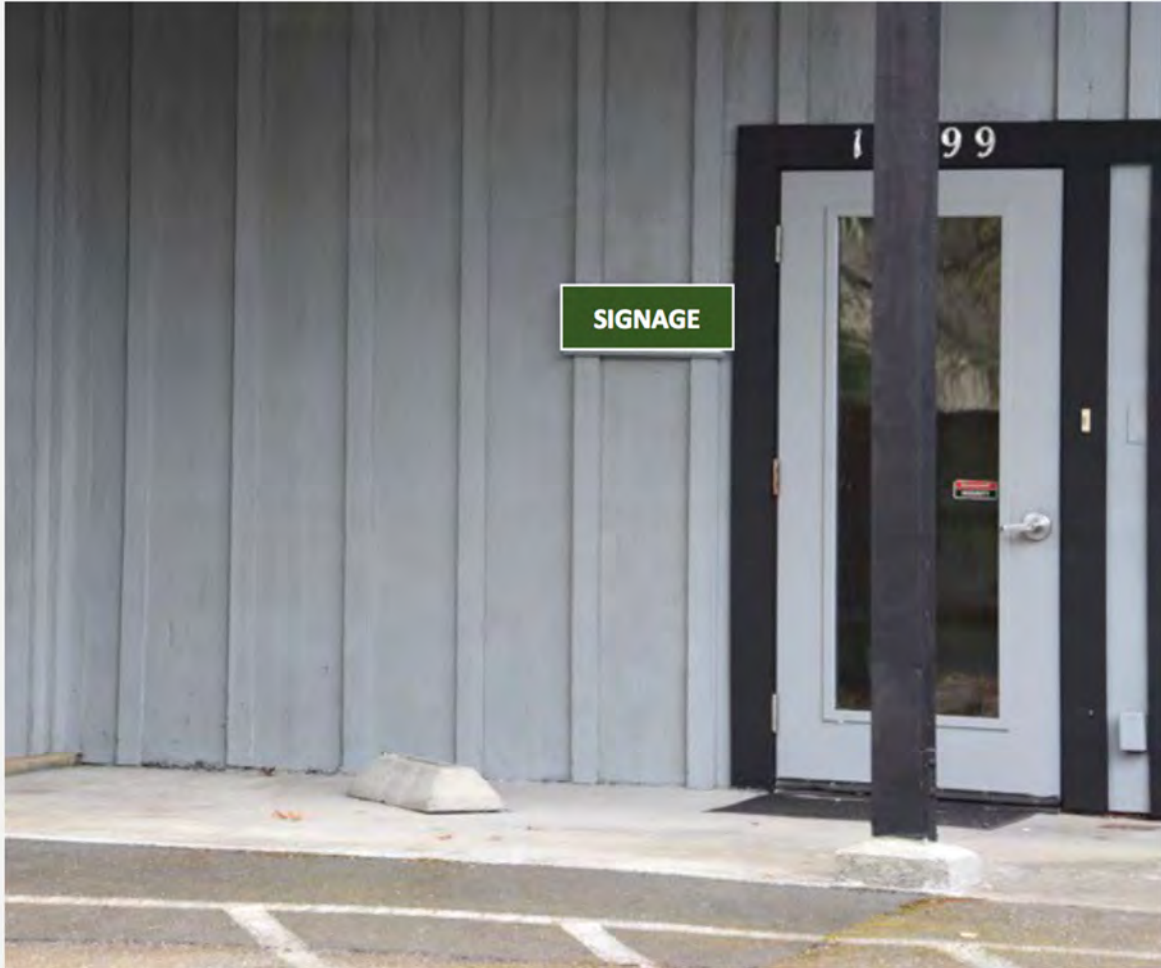
Second, we will have a small sign to the left of the front patron entrance door.

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Third, we will indicate Loe Firehouse on the existing corner business sign located on the lawn of the northeast corner of Arnold Drive and Madrone Road. Image is of existing sign seen below.

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Fourth, we will display a “Restricted Area” sign on the back of the building to ensure no unregistered entrants, loitering, or patron confusion.



- Landscaping Plan. We will utilize the existing landscaping which includes shrubs, grass and beautiful trees, as can be seen in the current (summertime) photos of the property below. We will provide regular maintenance to the landscaping.

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- Parking. The existing parking lot will be utilized allowing for 12 patron vehicles, including one van accessible handicap space. This adheres to Section 26-86-010, the County's requirement for a minimum of 2 spaces plus an additional 1 space for every 200 square feet of gross dispensary floor area.

$2 + (1891/200) = 11.4$ or 12 parking spaces.

The employee and vendor parking would occur in a reconfigured 5 parking space lot on the south side of the property accessed off of Madrone Road. Two of the 5 parking spaces would be in tandem. After parking, employees and registered vendors will enter the building through the back door only, using a digital security badge for verification. The target employee shift is anticipate to not exceed 5. The deliver drivers would be assigned a vehicle that would be driven home after hours and they would arrive to the site to pick up delivers in the am and pm when operations are not at its peak.

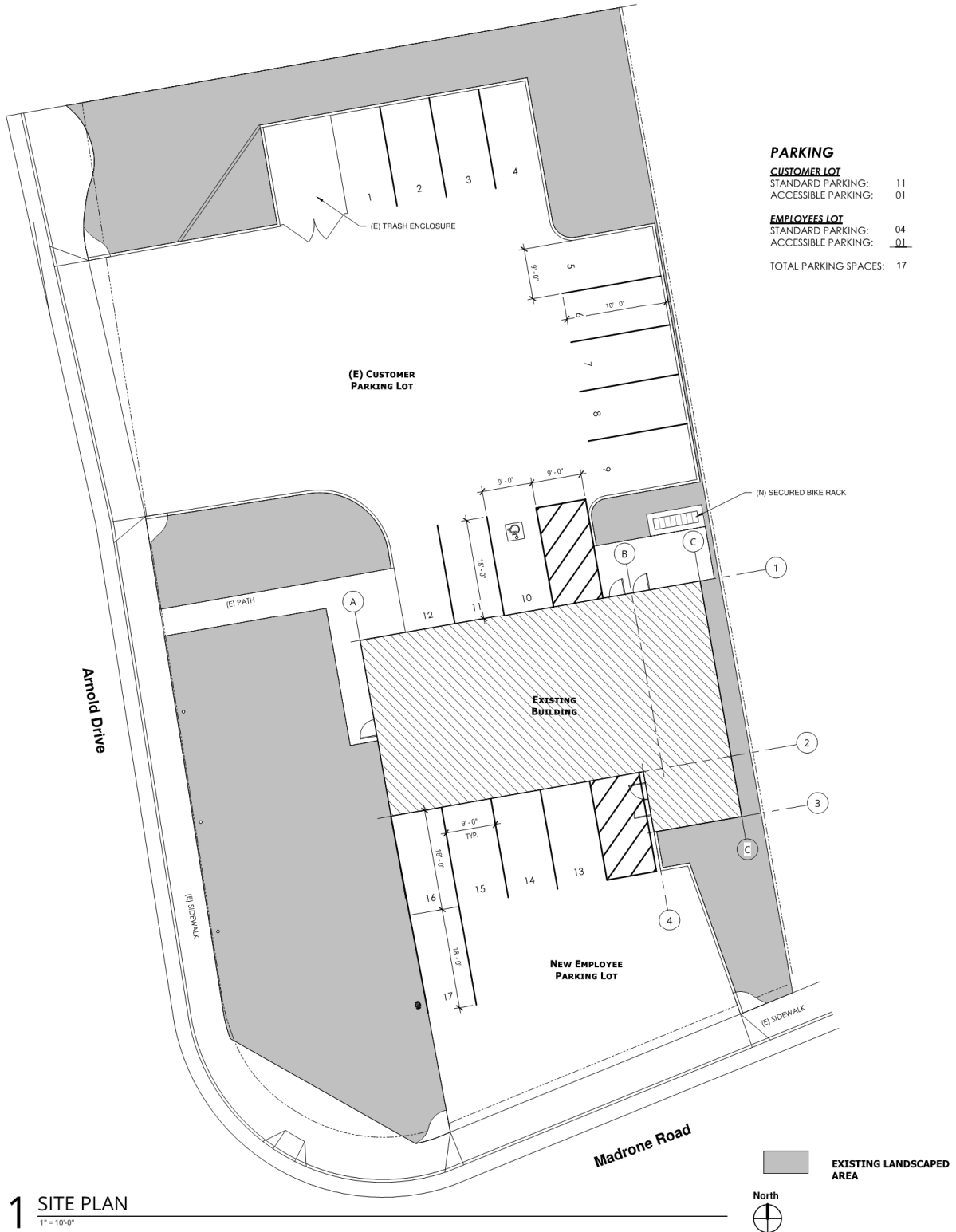
Bicycle parking will be in the front for patrons and employees.

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- Stormwater Management Plan. Currently there is no specific Stormwater Management Plan for the property. Exterior renovations are not planned, unless required by the County. There are gutters and streamlined drainage of rain and lawn irrigation water around the building.

Security Plan

The strict mandatory standard operating procedures for security will be achieved. Experts will guide the operators in the design and sourcing of these systems and procedures. Our priorities include:

Protecting patrons from unauthorized entrants and minors. All doors will be locked with security systems at all times. The front entrance will be open during business hours 7:00 am to 7:00 pm Monday through Saturday. A patron will enter the front door, which leads into the reception area. A receptionist will be equipped with our Cannabis Verify or comparable online verification system that can validate the patron's identity.

The dispensary shall require what is in compliance with state law, in addition to photo identification for any person entering the site. In strict accordance with California Health and Safety Code Section 11362.5 et seq. no person under the age of eighteen (18) shall be allowed on the dispensary site.

Protecting our community. Full-time and part-time trained security employees will be employed for inside and outside the building during hours of operation, as warranted. A security guard will be physically present when product is moved between the vehicles and the building. Vehicles and the product will be unmarked.

Protecting against theft. The operators have invested in the latest security technology for 24/7 coverage including security cameras with monitors, alarms both inside and surrounding the property, and anti-theft procedures designed to deter both employees and patrons.

- Odor Control Plan. There will be limited product exposure in the dispensary. However, to ensure no odor escapes the building, the operators will be installing Can Fan carbon filters in the existing ventilation system throughout the building.
- Hours of Operation comply with Sonoma County's Dispensary Ordinance No. 6189. The business will be open from 7:00 am to 7:00 pm, Monday through

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Saturday. The dispensary will be closed on the Christmas and Thanksgiving holidays only.

- Water Supply Details. Water is currently supplied by Valley of the Moon Water District. We will continue to use this water supply. A Will Serve Letter has been issued by Valley of the Moon Water District.
- Wastewater Management. We will continue to use the Sonoma Valley County Sanitation District sewer system.
- Product Disposal Plan. **Loe Firehouse** management will be safely transporting and dropping off any expired edibles or product waste to Central Disposal Site, the Household Toxics Facility located at 500 Mecham Road, Petaluma, CA 94952.

We will be applying for a business account upon acceptance of our use permit.

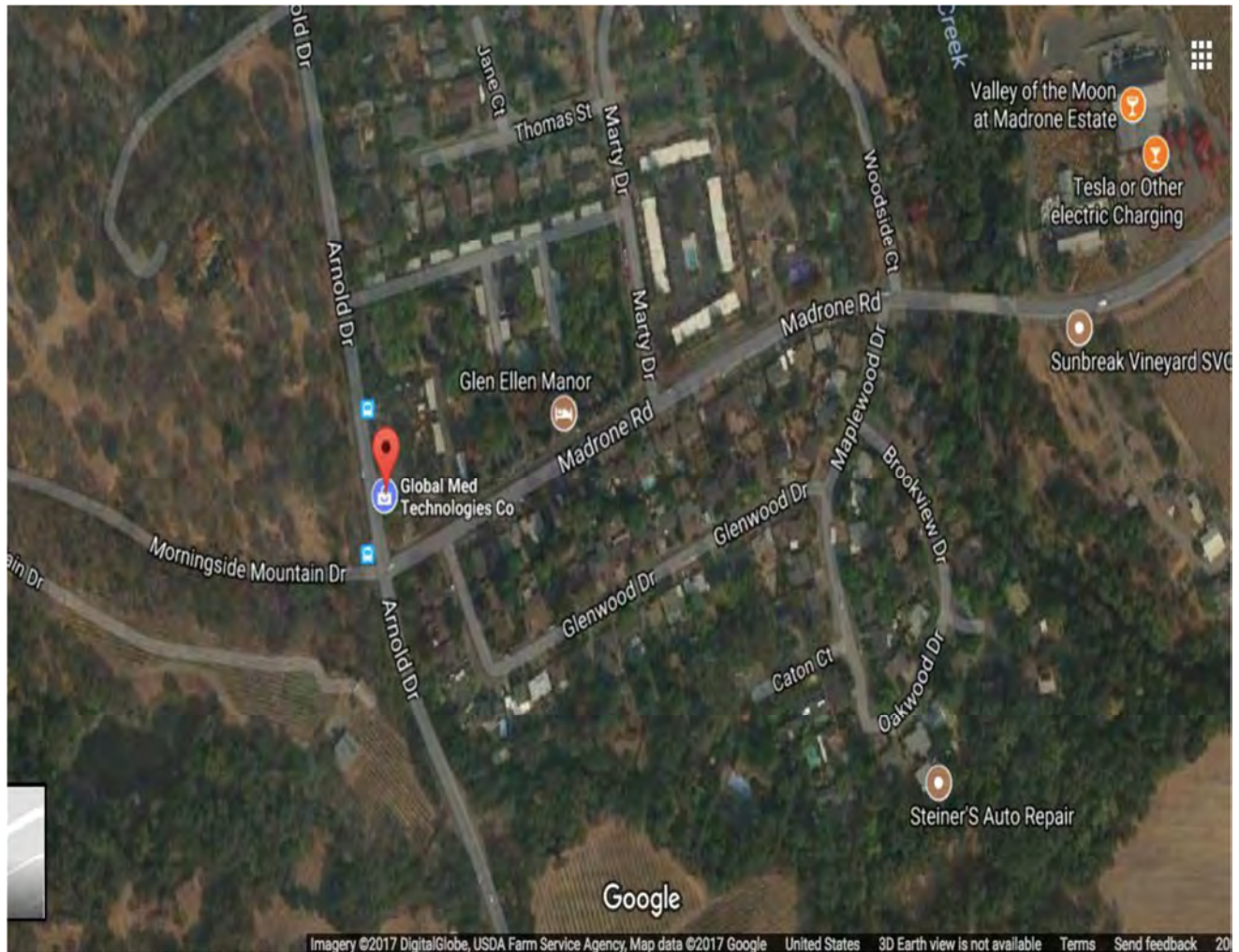
6. Location Vicinity Map showing the project location in relation to nearby lots, streets, highways, and/or major natural features

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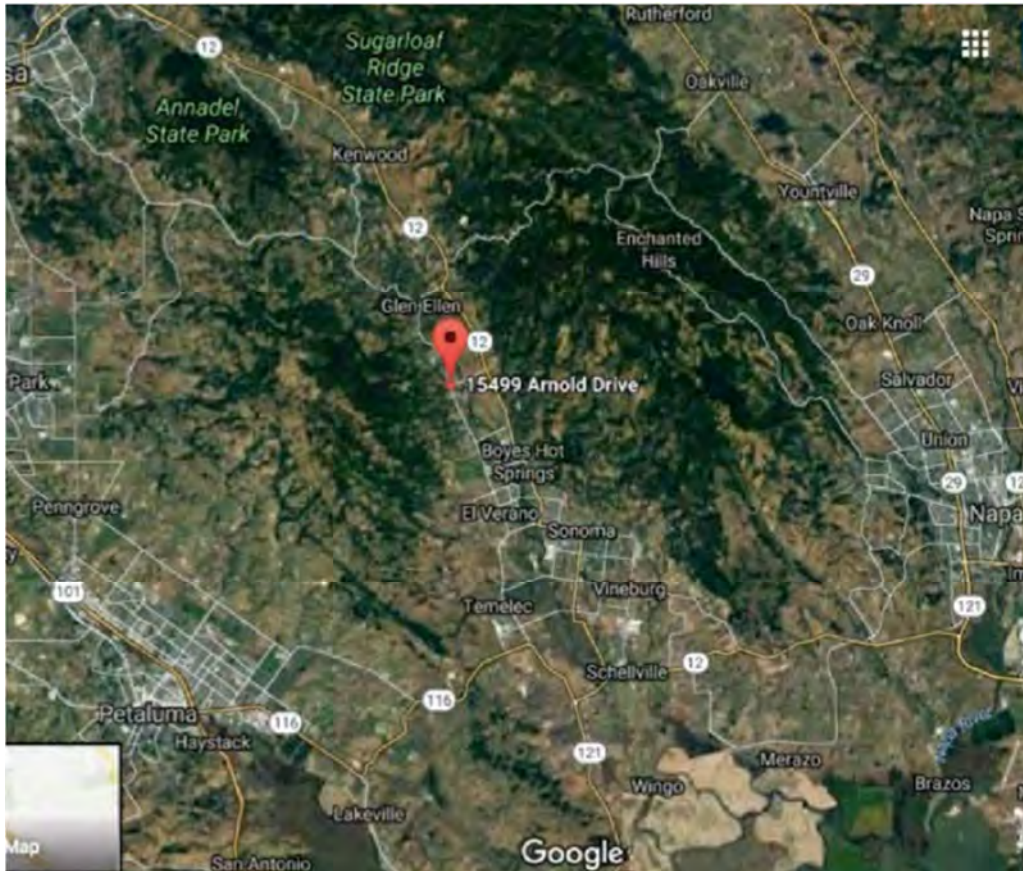


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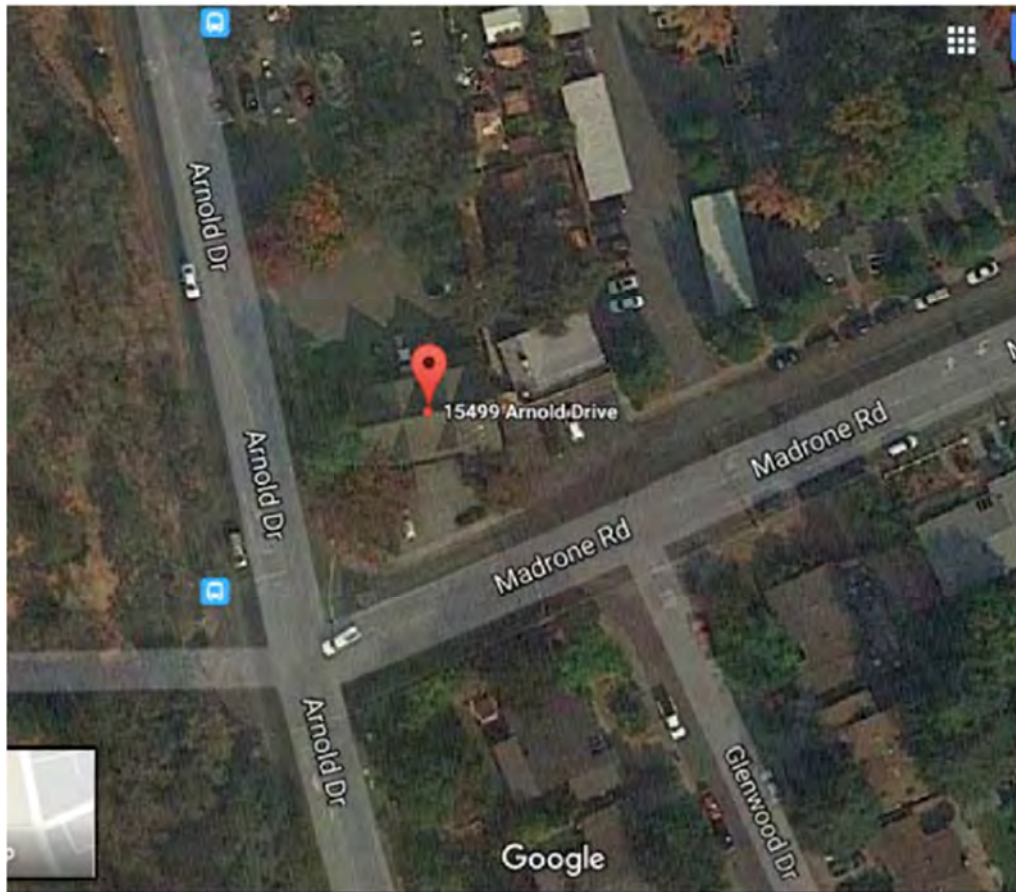


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Renderings of Proposed Dispensary



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21 December 2019

Ms. Crystal Acker
Sonoma County
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Subject: PHYSICAL SEPARATION EVALUATION AND DISCUSSION
UPC17-0094, 15499 Arnold Drive, Glen Ellen, California

Dear Ms. Acker:

Environmental Pollution Solutions, LLC (EPS) has been retained by LOE FIREHOUSE to evaluate the physical separation for the location requirements for the Conditional Use Permit Application UPC17-0094 for the property located at 15499 Arnold Drive, Glen Ellen, California (Subject Property).

BACKGROUND

On December 20, 2016, Sonoma County adopted Ordinance 6189 establishing a comprehensive local cannabis program and to permit and regulate medical cannabis.

On December 5, 2017, the Applicant submitted Use Permit application for a cannabis dispensary for a 1,891 ft² in an existing 3,000 ft² building on a 0.33 acre parcel located at 15499 Arnold Drive, Glen Ellen, California.

On December 7, 2017, Permit & Resource Management Department (PRMD) provided a Welcome Letter to the Applicant and assigned planner Crystal Acker to the project.

On October 16, 2018, Sonoma adopted Ordinance 6245 to allow Adult Use cannabis for the full cannabis supply chain and amending Ordinance 6189.

This evaluation of the location requirements references Ordinance 6189, Section 26-88-256 (Cannabis Dispensary Uses – Sonoma County Code – SCC 26-88-256).

SCC 26-88-256 (f) states: *Property setbacks for cannabis dispensaries shall be measured in a straight line from the property line of the protected site to the closet property line of the parcel with the cannabis dispensary.*

SCC 26-88-256 (f) (1) states: *A cannabis dispensary shall not be established on any parcel containing a dwelling unit used as a residence, nor within 100 feet of a residential zoning district.*

SCC 26-88-256 (f) (2) states: *A cannabis dispensary shall not be established within 1,000 feet on other cannabis dispensary or a public park, nor within 500 feet from a smoke or similar facility.*



SCC 26-88-256 (f) (3) states: *A cannabis dispensary shall not be established within 1,000 feet from a school providing education to K-12 grades, childcare center or drug or alcohol treatment facility.*

SCC 26-88-256 (f) (4) states: *Notwithstanding, the subsections (f) (1) and (2) may be waived by the review authority when the applicant can show that an actual physical separation exists between land uses or parcels such that no off-site impact could occur.*

This evaluation address SCC 26-88-256 (f) (1) regarding the setback of 100 feet of a residential zoning district and that SCC 26-88-256 (f) (4) allows for the review authority to waive the requirement if actual physical separation exists between land uses or parcels such that no off-site impact could occur.

DISCUSSION

The Subject Property is comprised of one parcel, APN 054-130-024 of 0.33 acres.

The Subject Parcel is located on the northeast corner of the intersection of Arnold Drive and Madrone Road. The Subject Property is bordered by two Limited Commercial (LC) parcels: APN 054-130-082-000 on the north perimeter, which is occupied by an art gallery and APN 054-130-081-000 on the east perimeter, which is the Rancho Market & Deli. Arnold Drive borders the Subject Property on the west and Madrone Road on the south.

Residential zones are located east the Rancho Market & Deli property and across Madrone Road. Measured distances in a straight line from property to property line are presented in the table below. In addition, physical barriers or separation are presented.

Property	Zoning	Current Use	Direction from Subject Property	Distance from Subject Property	Physical Separation (barriers)
054-130-024	LC	Subject Property	N/A	N/A	Fences on north and west perimeters. Madrone Road on the south and Arnold Drive on the west perimeters.
054-130-082	LC	Art gallery	North	Adjacent	Fence
054-130-081	LC	Rancho Market & Deli	East	Adjacent	Fence
054-130-047	R3	The Grove apartments	East	~ 56 feet	Rancho Market & Deli and two fences
054-370-021	R1	Single residence	South	~ 78 feet	Madrone Road
054-370-001	R1	Single residence	Southeast	~ 102 feet	Madrone Road

A Permit Sonoma GIS Cannabis Site Evaluation Map is provided as Attachment 1 to depict distances Property Line to Property Line for properties of interest. APN maps and Zoning



Information for the Subject Property and properties of interest are included as Attachment 2 and 3 respectively.

Western and Southern Direction

Madrone Road and Arnold Drive provide significant physical barriers. At the intersection of Madrone Road and Arnold Drive is a four-way stop. Arnold Drive is a major thoroughfare through the community of Glen Ellen.

Madrone Road is 65 feet across from sidewalk to sidewalk as measured from the south of the Subject Property. Madrone road is a two-lane road separated by a double-yellow line. A two-direction bicycle lane is located on the south side within the roadway. At the intersection of Madrone Road and Arnold Drive a separation of almost 100 feet exists sidewalk; however, there is no crosswalk connecting the north to south sides of Madrone Road. Additionally, Madrone has two dedicated turn lanes at the intersection; one to turn left and the other to turn right onto Arnold Drive.

There exists no direct pathway from the residential properties to south and southeast to the Subject Property.

Eastern Direction

The Rancho Market & Deli is located between the Subject Property and R3 residential property The Grove to east. Property line to property is approximately 56 feet of physical separation, but two fences, one between the market the Subject Property and another between the market and The Grove apartments. Additionally, the sidewalk ends at the eastern perimeter of the market, and then across the market's parking lot, the sidewalk begins again.

An entrance/driveway is located in the southeastern corner of The Grove apartment and the first pedestrian entrance from the Subject Property is located approximately 121 feet away.

Northern Direction

An art gallery is located on the LC property to north and presents a significant physical separation to properties located north and northwest of the Subject Property.

Photographic evidence is provided to show the physical separation from the Subject Property to properties of interest as Attachment 4.

EVALUATION OF ACTUAL PHYSICAL SEPARATION

The focus of this evaluation is the two R1 and R3 properties. R1 properties will be distinguished by their direction from the Subject Property.

South R1 property. This property is physically separated from the Subject Property by Madrone Road.



Southeast R1 property. This property is physically separated from the Subject Property by Madrone Road.

R3 property. This property is physically separated from the Subject Property by two fences, gapped sidewalk and approximately 121 feet from the nearest pedestrian access onto the property.

SUMMARY

There are numerous physical separations for accessibility and to preclude off-site impact.

1. The Subject Property's entrance is on the north side of the property with no public access from the west, south or east.
2. Both the south and southeast R1 properties face inward to Glenwood Drive.
3. Madrone Road is a wide, multi-use roadway with no direct crosswalk access from north to south near the Subject Property.
4. Multiple properties and fences physically separate the Subject Property from the north and east.

SCC 26-88-256 (f) (4) states that subsection (f) (1) may be waived by the review authority when the applicant show actual physical separation exists between land uses or parcels such that no off-site impact could occur.

No off-site impact will occur due to the north-facing public access of the Subject Property and physical separations of roadways, parcels and fences which preclude easy and convenient access.

LIMITATIONS

No private property was entered or accessed to make this evaluation. All measurements are based upon Google Earth Pro and parcel maps.

The opportunity to prepare this proposal is greatly appreciated. Please do not hesitate to contact me (707-322-2015 or aedeicke@epsh2o.com)

Sincerely,

Arthur Deicke
Environmental Pollution Solutions, LLC
Rohnert Park, California

Attachments

1. Permit Sonoma GIS Cannabis Site Evaluation Map
2. Zoning Information for Parcels of Interest
3. APN Maps
4. Photographic Documentation

ATTACHMENT 1

Permit Sonoma GIS Cannabis Site Evaluation Map

ATTACHMENT 2
Zoning Information
For
Parcels of Interest

Zoning & Parcel Report

Zoning and Land Use information for unincorporated Sonoma County. Find out important information about your parcel. Some examples of parcel information:

Jurisdiction (unincorporated Sonoma County or incorporated city).

Zoning and Land Use codes, Groundwater Availability, Supervisorial District, Williamson Act Land Contract, etc. (unincorporated areas only).

[Explanation of the Zoning Codes¹ »](#)

Find out what the different zoning letter and number codes mean (e.g. RR, R1, C3, CC).

[Find My Assessor Parcel Number² »](#)

Results

Parcel Number:	054-130-024
Jurisdiction:	Unincorporated Sonoma County
Zoning:	LC, SR VOH What the Zoning Codes Mean³
Land Use:	LC
Air Quality Control Board:	Bay Area Air Quality Management District
ALUC Referral Area:	Not Applicable
Area & Specific Plan:	Not Applicable
Assessor Notes:	From 054-130-24 0 04/10/93
Assessor Tax Rate Area (TRA):	158019
Assessor Use Code:	0171 [Two Story Office Building]
Bodega Bay PUD:	Not Applicable
California Tiger Salamander:	Not Applicable
Fire District:	Glen Ellen FPD
Fire Protection Response Area:	LRA = Local
Flood Prone Urban Area:	Not Applicable
Groundwater Availability:	Zone 1 - Major groundwater basin
Inspector - Building:	Aris Knoles
Inspector - Code Enforcement:	Scott Lapinski
Inspector - Well & Septic:	Southeast District
Inspector - Well & Septic, Plan Review:	Southeast District
Land Size - Acres:	0
Land Size - SqFt:	14445
Landslide:	Few Landslides
Lat/Long (Parcel Center):	38.339009, -122.512639

Liquefaction:	Moderate Susceptibility
Local Area Development Guideline:	Not Applicable
NRCS Soils (Expansive Soils*):	HtC
Parcel Specific Policy:	Not Applicable
Planning Area:	9 - Sonoma Valley
Redevelopment Plan:	Not Applicable
Sanitation District:	Sonoma Valley County Sanitation District
School District - Elementary:	Sonoma Valley
School District - High:	Sonoma Valley
Seismic Design Category (SDC):	SDC D
Sphere of Influence:	Not Applicable
Supervisory District:	District 1 - Susan Gorin
Urban Growth:	Not Applicable
Urban Service Area:	Sonoma Valley USA
Waiver Prohibition Area:	Not Applicable
Water Quality Control Board:	San Francisco Bay Region
Wet Weather Zone:	B - Sonoma
Williamson Act Land Contract:	Not Applicable



Contact Information

Planning Division⁴

Permit & Resource Management
Department⁵
County of Sonoma

Contact Planning Division⁶

Email: Planner@sonoma-county.org

Contact Planning by Phone

Monday – Friday

10:00 AM – 12:00 PM

1:00 PM – 3:00 PM

Phone: (707) 565-1900, option 5

CA Relay Service: 711

Address

2550 Ventura Avenue
Santa Rosa, CA 95403

Links



COUNTY OF SONOMA

Zoning & Parcel Report

Zoning and Land Use information for unincorporated Sonoma County. Find out important information about your parcel. Some examples of parcel information:

Jurisdiction (unincorporated Sonoma County or incorporated city).

Zoning and Land Use codes, Groundwater Availability, Supervisorial District, Williamson Act Land Contract, etc. (unincorporated areas only).

Explanation of the Zoning Codes¹ »

Find out what the different zoning letter and number codes mean (e.g. RR, R1, C3, CC).

Find My Assessor Parcel Number² »

Results

Parcel Number:	054-130-081
Jurisdiction:	Unincorporated Sonoma County
Zoning:	LC, SR VOH What the Zoning Codes Mean³
Land Use:	LC
Air Quality Control Board:	Bay Area Air Quality Management District
ALUC Referral Area:	Not Applicable
Area & Specific Plan:	Not Applicable
Assessor Notes:	From 054-130-81 0 04/10/93
Assessor Tax Rate Area (TRA):	158019
Assessor Use Code:	0210 [Restaurant]
Bodega Bay PUD:	Not Applicable
California Tiger Salamander:	Not Applicable
Fire District:	Glen Ellen FPD
Fire Protection Response Area:	LRA = Local
Flood Prone Urban Area:	Not Applicable
Groundwater Availability:	Zone 1 - Major groundwater basin
Inspector - Building:	Aris Knoles
Inspector - Code Enforcement:	Scott Lapinski
Inspector - Well & Septic:	Southeast District
Inspector - Well & Septic, Plan Review:	Southeast District
Land Size - Acres:	0.17
Land Size - SqFt:	7600
Landslide:	Few Landslides
Lat/Long (Parcel Center):	38.339068, -122.512398

Liquefaction:	Moderate Susceptibility
Local Area Development Guideline:	Not Applicable
NRCS Soils (Expansive Soils*):	HtC
Parcel Specific Policy:	Not Applicable
Planning Area:	9 - Sonoma Valley
Redevelopment Plan:	Not Applicable
Sanitation District:	Sonoma Valley County Sanitation District
School District - Elementary:	Sonoma Valley
School District - High:	Sonoma Valley
Seismic Design Category (SDC):	SDC D
Sphere of Influence:	Not Applicable
Supervisory District:	District 1 - Susan Gorin
Urban Growth:	Not Applicable
Urban Service Area:	Sonoma Valley USA
Waiver Prohibition Area:	Not Applicable
Water Quality Control Board:	San Francisco Bay Region
Wet Weather Zone:	B - Sonoma
Williamson Act Land Contract:	Not Applicable



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Zoning & Parcel Report

Zoning and Land Use information for unincorporated Sonoma County. Find out important information about your parcel. Some examples of parcel information:

Jurisdiction (unincorporated Sonoma County or incorporated city).

Zoning and Land Use codes, Groundwater Availability, Supervisorial District, Williamson Act Land Contract, etc. (unincorporated areas only).

Explanation of the Zoning Codes¹ »

Find out what the different zoning letter and number codes mean (e.g. RR, R1, C3, CC).

Find My Assessor Parcel Number² »

Results

Parcel Number:	054-130-047
Jurisdiction:	Unincorporated Sonoma County
Zoning:	R3 B6 20 DU, SR VOH What the Zoning Codes Mean³
Land Use:	UR 20
Air Quality Control Board:	Bay Area Air Quality Management District
ALUC Referral Area:	Not Applicable
Area & Specific Plan:	Not Applicable
Assessor Notes:	From 054-130-47 1 04/10/93
Assessor Tax Rate Area (TRA):	158019
Assessor Use Code:	0047 [Over 100 Units]
Bodega Bay PUD:	Not Applicable
California Tiger Salamander:	Not Applicable
Fire District:	Glen Ellen FPD
Fire Protection Response Area:	LRA = Local
Flood Prone Urban Area:	Not Applicable
Groundwater Availability:	Zone 1 - Major groundwater basin
Inspector - Building:	Aris Knoles
Inspector - Code Enforcement:	Scott Lapinski
Inspector - Well & Septic:	Southeast District
Inspector - Well & Septic, Plan Review:	Southeast District
Land Size - Acres:	5.87
Land Size - SqFt:	0
Landslide:	Few Landslides, Surficial Deposits
Lat/Long (Parcel Center):	38.339754, -122.511742

Liquefaction:	Moderate Susceptibility
Local Area Development Guideline:	Not Applicable
NRCS Soils (Expansive Soils*):	HtC, SkE2
Parcel Specific Policy:	Not Applicable
Planning Area:	9 - Sonoma Valley
Redevelopment Plan:	Not Applicable
Sanitation District:	Sonoma Valley County Sanitation District
School District - Elementary:	Sonoma Valley
School District - High:	Sonoma Valley
Seismic Design Category (SDC):	SDC D
Sphere of Influence:	Not Applicable
Supervisory District:	District 1 - Susan Gorin
Urban Growth:	Not Applicable
Urban Service Area:	Sonoma Valley USA
Waiver Prohibition Area:	Not Applicable
Water Quality Control Board:	San Francisco Bay Region
Wet Weather Zone:	B - Sonoma
Williamson Act Land Contract:	Not Applicable



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Zoning & Parcel Report

Zoning and Land Use information for unincorporated Sonoma County. Find out important information about your parcel. Some examples of parcel information:

Jurisdiction (unincorporated Sonoma County or incorporated city).

Zoning and Land Use codes, Groundwater Availability, Supervisorial District, Williamson Act Land Contract, etc. (unincorporated areas only).

[Explanation of the Zoning Codes¹ »](#)

Find out what the different zoning letter and number codes mean (e.g. RR, R1, C3, CC).

[Find My Assessor Parcel Number² »](#)

Results

Parcel Number:	054-130-082
Jurisdiction:	Unincorporated Sonoma County
Zoning:	LC, SR VOH What the Zoning Codes Mean³
Land Use:	LC
Air Quality Control Board:	Bay Area Air Quality Management District
ALUC Referral Area:	Not Applicable
Area & Specific Plan:	Not Applicable
Assessor Notes:	From 054-130-82 8 04/10/93
Assessor Tax Rate Area (TRA):	158019
Assessor Use Code:	0010 [Single Family Dwelling]
Bodega Bay PUD:	Not Applicable
California Tiger Salamander:	Not Applicable
Fire District:	Glen Ellen FPD
Fire Protection Response Area:	LRA = Local
Flood Prone Urban Area:	Not Applicable
Groundwater Availability:	Zone 1 - Major groundwater basin
Inspector - Building:	Aris Knoles
Inspector - Code Enforcement:	Scott Lapinski
Inspector - Well & Septic:	Southeast District
Inspector - Well & Septic, Plan Review:	Southeast District
Land Size - Acres:	0.25
Land Size - SqFt:	11000
Landslide:	Few Landslides
Lat/Long (Parcel Center):	38.339375, -122.512646

Liquefaction:	Moderate Susceptibility
Local Area Development Guideline:	Not Applicable
NRCS Soils (Expansive Soils*):	HtC
Parcel Specific Policy:	Not Applicable
Planning Area:	9 - Sonoma Valley
Redevelopment Plan:	Not Applicable
Sanitation District:	Sonoma Valley County Sanitation District
School District - Elementary:	Sonoma Valley
School District - High:	Sonoma Valley
Seismic Design Category (SDC):	SDC D
Sphere of Influence:	Not Applicable
Supervisory District:	District 1 - Susan Gorin
Urban Growth:	Not Applicable
Urban Service Area:	Sonoma Valley USA
Waiver Prohibition Area:	Not Applicable
Water Quality Control Board:	San Francisco Bay Region
Wet Weather Zone:	B - Sonoma
Williamson Act Land Contract:	Not Applicable



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COUNTY OF SONOMA

Zoning & Parcel Report

Zoning and Land Use information for unincorporated Sonoma County. Find out important information about your parcel. Some examples of parcel information:

Jurisdiction (unincorporated Sonoma County or incorporated city).

Zoning and Land Use codes, Groundwater Availability, Supervisorial District, Williamson Act Land Contract, etc. (unincorporated areas only).

Explanation of the Zoning Codes¹ »

Find out what the different zoning letter and number codes mean (e.g. RR, R1, C3, CC).

Find My Assessor Parcel Number² »

Results

Parcel Number:	054-372-021
Jurisdiction:	Unincorporated Sonoma County
Zoning:	R1 B6 4 DU, SR VOH X What the Zoning Codes Mean³
Land Use:	UR 4

Air Quality Control Board:	Bay Area Air Quality Management District
ALUC Referral Area:	Not Applicable
Area & Specific Plan:	Not Applicable
Assessor Notes:	From 054-372-21 4 04/10/93
Assessor Tax Rate Area (TRA):	158018
Assessor Use Code:	0010 [Single Family Dwelling]
Bodega Bay PUD:	Not Applicable
California Tiger Salamander:	Not Applicable
Fire District:	Sonoma Valley Fire Rescue Authority
Fire Protection Response Area:	LRA = Local
Flood Prone Urban Area:	Not Applicable
Groundwater Availability:	Zone 1 - Major groundwater basin
Inspector - Building:	Aris Knoles
Inspector - Code Enforcement:	Scott Lapinski
Inspector - Well & Septic:	Southeast District
Inspector - Well & Septic, Plan Review:	Southeast District
Land Size - Acres:	0.21
Land Size - SqFt:	9200
Landslide:	Few Landslides
Lat/Long (Parcel Center):	38.338509, -122.512414

Liquefaction:	Moderate Susceptibility
Local Area Development Guideline:	Not Applicable
NRCS Soils (Expansive Soils*):	HtC
Parcel Specific Policy:	Not Applicable
Planning Area:	9 - Sonoma Valley
Redevelopment Plan:	Not Applicable
Sanitation District:	Sonoma Valley County Sanitation District
School District - Elementary:	Sonoma Valley
School District - High:	Sonoma Valley
Seismic Design Category (SDC):	SDC D
Sphere of Influence:	Not Applicable
Supervisory District:	District 1 - Susan Gorin
Urban Growth:	Not Applicable
Urban Service Area:	Sonoma Valley USA
Waiver Prohibition Area:	Not Applicable
Water Quality Control Board:	San Francisco Bay Region
Wet Weather Zone:	B - Sonoma
Williamson Act Land Contract:	Not Applicable



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Links



COUNTY OF SONOMA

Zoning & Parcel Report

Zoning and Land Use information for unincorporated Sonoma County. Find out important information about your parcel. Some examples of parcel information:

Jurisdiction (unincorporated Sonoma County or incorporated city).

Zoning and Land Use codes, Groundwater Availability, Supervisorial District, Williamson Act Land Contract, etc. (unincorporated areas only).

Explanation of the Zoning Codes¹ »

Find out what the different zoning letter and number codes mean (e.g. RR, R1, C3, CC).

Find My Assessor Parcel Number² »

Results

Parcel Number:	054-371-001
Jurisdiction:	Unincorporated Sonoma County
Zoning:	R1 B6 4 DU, SR VOH X What the Zoning Codes Mean³
Land Use:	UR 4
Air Quality Control Board:	Bay Area Air Quality Management District
ALUC Referral Area:	Not Applicable
Area & Specific Plan:	Not Applicable
Assessor Notes:	From 054-371-01 8 04/10/93
Assessor Tax Rate Area (TRA):	158018
Assessor Use Code:	0010 [Single Family Dwelling]
Bodega Bay PUD:	Not Applicable
California Tiger Salamander:	Not Applicable
Fire District:	Sonoma Valley Fire Rescue Authority
Fire Protection Response Area:	LRA = Local
Flood Prone Urban Area:	Not Applicable
Groundwater Availability:	Zone 1 - Major groundwater basin
Inspector - Building:	Aris Knoles
Inspector - Code Enforcement:	Scott Lapinski
Inspector - Well & Septic:	Southeast District
Inspector - Well & Septic, Plan Review:	Southeast District
Land Size - Acres:	0.17
Land Size - SqFt:	7600
Landslide:	Few Landslides, Surficial Deposits
Lat/Long (Parcel Center):	38.338682, -122.511930

Liquefaction:	Moderate Susceptibility
Local Area Development Guideline:	Not Applicable
NRCS Soils (Expansive Soils*):	HtC
Parcel Specific Policy:	Not Applicable
Planning Area:	9 - Sonoma Valley
Redevelopment Plan:	Not Applicable
Sanitation District:	Sonoma Valley County Sanitation District
School District - Elementary:	Sonoma Valley
School District - High:	Sonoma Valley
Seismic Design Category (SDC):	SDC D
Sphere of Influence:	Not Applicable
Supervisory District:	District 1 - Susan Gorin
Urban Growth:	Not Applicable
Urban Service Area:	Sonoma Valley USA
Waiver Prohibition Area:	Not Applicable
Water Quality Control Board:	San Francisco Bay Region
Wet Weather Zone:	B - Sonoma
Williamson Act Land Contract:	Not Applicable



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Santa Rosa, CA 95403

Links

ATTACHMENT 3

APN Maps

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
158-019

054-13



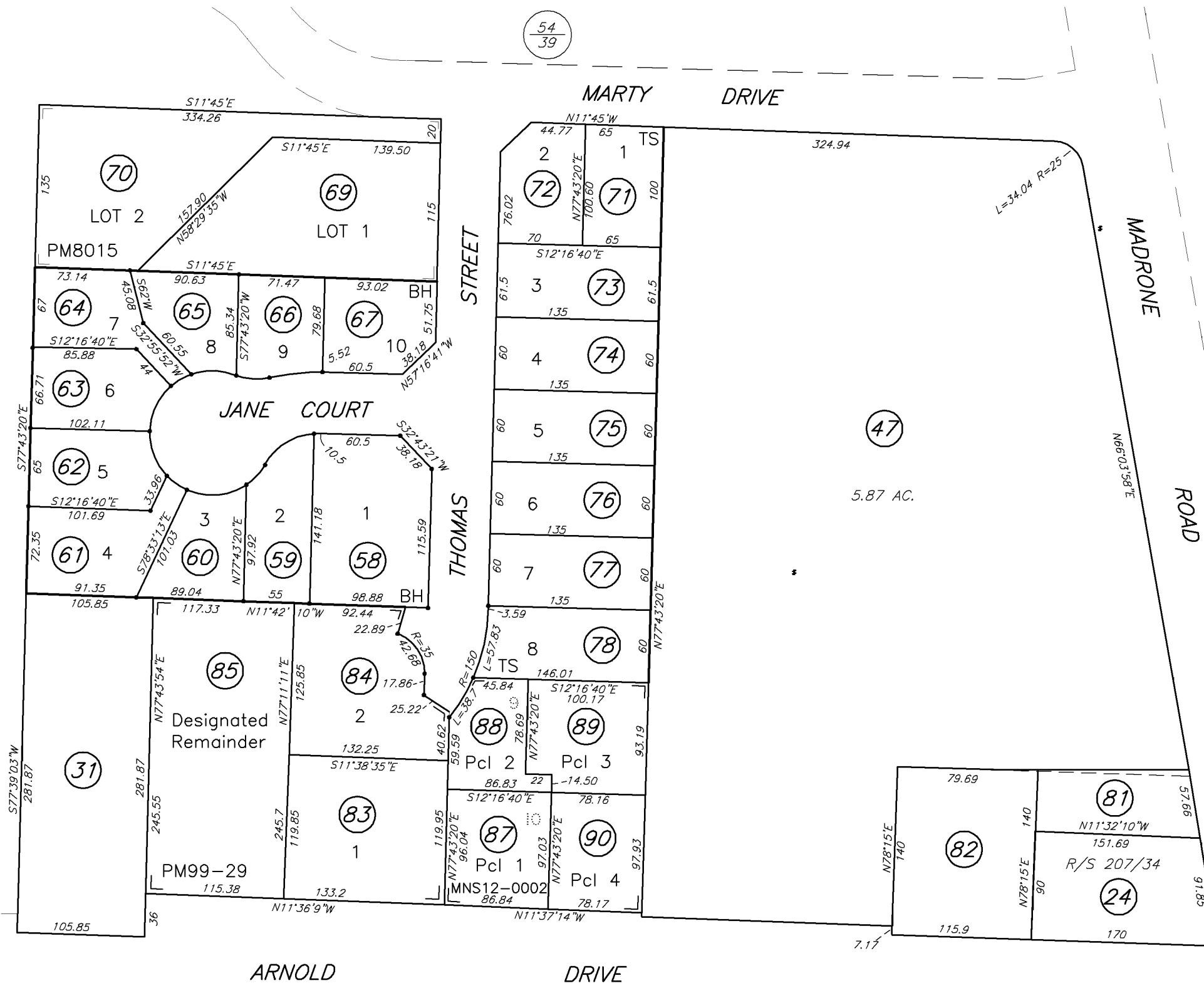
SCALE: 1"=100'

THOMAS STREET SUBDIVISION
REC. 06-05-1991 IN BK.476 , MAPS, PGS. 27-29
BRIDGES/HOFMANN SUBDIVISION
REC. 12-20-1989 IN BK.449 , MAPS, PGS. 32-34
PARCEL MAP NO. 8015
REC. 11-09-1983 IN BK.350 , MAPS, PGS. 41
PARCEL MAP NO. MNS 99-0029
REC. 02-22-2001 IN BK.618 , MAPS, PGS. 1-3
PARCEL MAP NO. MNS 12-0002
REC. 09-19-2017 IN BK.789 , MAPS, PGS. 7-11

GLENWOOD DRIVE

REVISED

08-16-91=80-CN
10-30-91=Cor.-CN
05-12-92=82-CN
09-17-01=85-LSL
03-05-13=86-KB
11-03-17=90-DS



NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

Assessor's Map Bk.054, Pg. 13
Sonoma County, Calif. (ACAD)

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
158-018

054-37

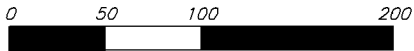
Ptn of RANCHO MADRONE SUBDIVISION
REC. 09-01-1954 IN BK. 70 , MAPS, PGS. 36-37



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

REVISED
04-12-90=22(372)-KT
08-10-16=R/S-KB



Assessor's Map Bk. 054, Pg. 37
Sonoma County, Calif. (ACAD)

KEY 11-30-09 KB

ATTACHMENT 4

Photographic Documentation

ATTACHMENT X PHYSICAL SEPARATION EVALUATION



View of rear of Project Location from south across Madrone Road. The rear of Project building is proposed for shipping & receiving only. No customer parking or access to be provided on west, south and east sides of 054-130-081) building.

Note the Rancho Market & Deli (APN located east of the Project location.

The sidewalk ends at the property boundary with the Rancho Market & Deli.

The Glen Ellen Manor apartments are located east of the market with two fences and a parking lot in between.

Madrone Road is a two-lane double-yellow line road with bike lanes and dedicated turning lanes.

ATTACHMENT X PHYSICAL SEPARATION EVALUATION



View from Arnold Drive eastward of Madrone Road. Note bike lanes, dedicated turn lanes, double-yellow line, lack of sidewalk in front of the Rancho Market & Deli.

The R-1 residential properties are located on the right side of the image. Both R-1 properties on corner intersection face onto Glenwood Drive not Madrone Road.

The R-3 multi-residential property is located in the distant upper left of the image.



View from Madrone Road westward toward Arnold Drive. Note two-way bike lanes on southside of Madrone Road, double-yellow lines, dedicated turning lanes, lack of crosswalk and undeveloped areas of properties on westside of Arnold Drive.

ATTACHMENT X PHYSICAL SEPARATION EVALUATION



View of R-1 property located on southeast intersection of Madrone Road and Glenwood Drive. Note the entrance and driveway of the residence are located in the southern portion of the property and face Glenwood Drive.



View of R-1 property located on southwest intersection of Madrone Road and Glenwood Drive. Note the entrance and driveway of the residence are located in the southern portion of the property and face Glenwood Drive. The northern area of the property appears to be used for RV parking.

ATTACHMENT X PHYSICAL SEPARATION EVALUATION



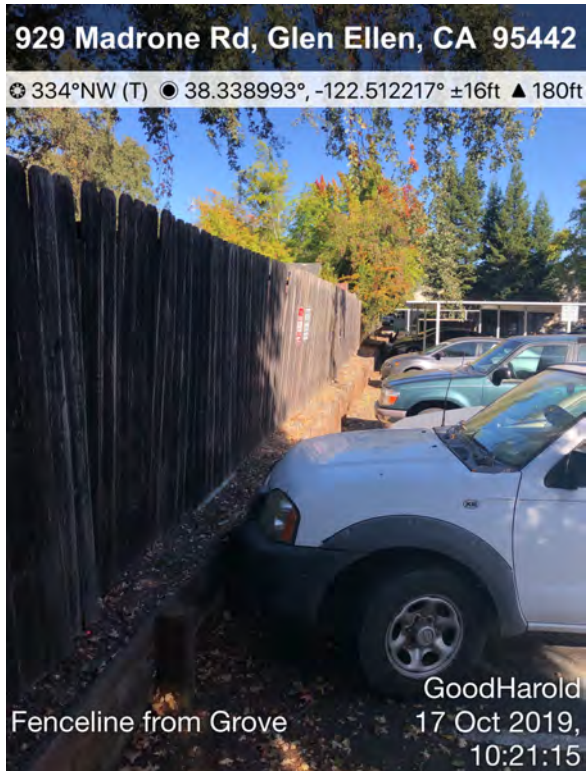
Text



ATTACHMENT X PHYSICAL SEPARATION EVALUATION

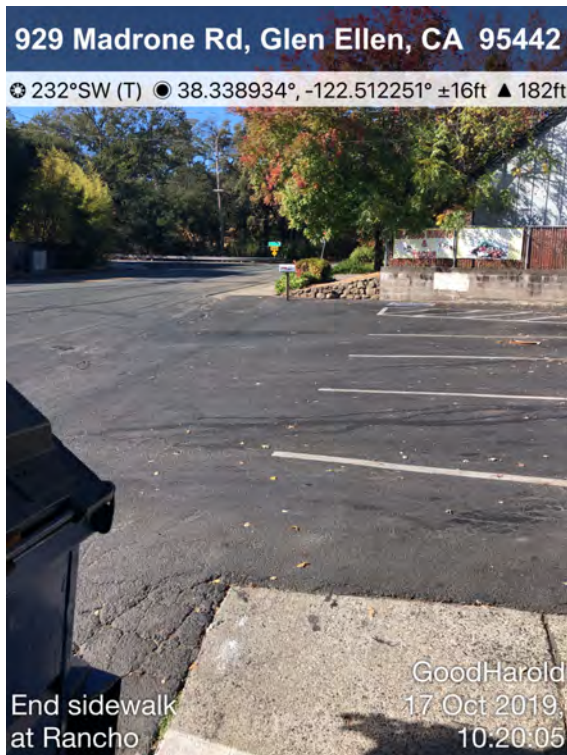


View of the southeastern portion of the R-3 property Glen Ellen Manor. Note the vehicle entrance and fencing on the southeastern perimeter and pedestrian access locate further to the east north of the parked gray car in the image.



View of the southeastern corner of the R-3 property The Grove. Note 6-foot wooden fence constructed a 1-foot concrete ledge. There is no direct access or gate along this fence line.

ATTACHMENT X PHYSICAL SEPARATION EVALUATION



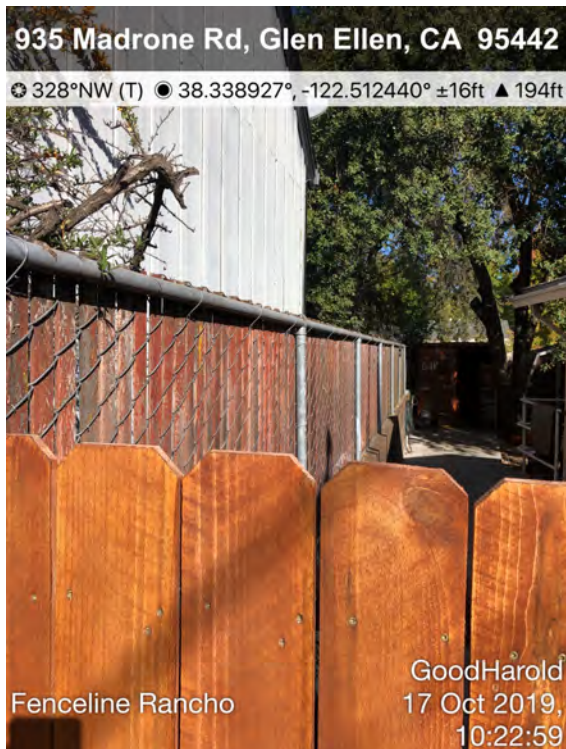
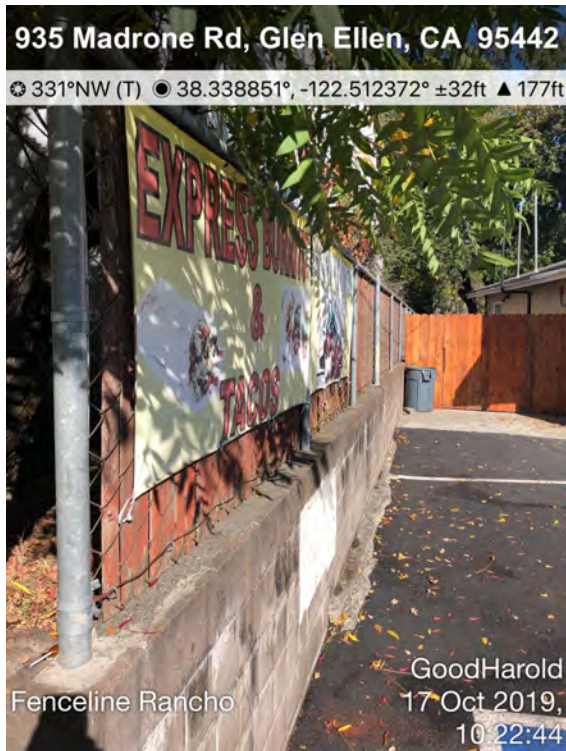
View from the southeastern corner of the Rancho Market & Deli of its parking lot. Note the Project building southeast corner in the upper right of the image with the fence line in between. Note the image is on the edge of the sidewalk where it ends and does not connect to the sidewalk located on the rear of the Project property.



View from the southeastern corner of the Rancho Market & Deli northward of the fence line separating the market from the R-3 property located to the east. Note the fence progressively increasing in height to the north.

ATTACHMENT X

PHYSICAL SEPARATION EVALUATION



Each of these images from the southwest corner of the Rancho Market & Deli to the north. The Project property is on the left in each image.

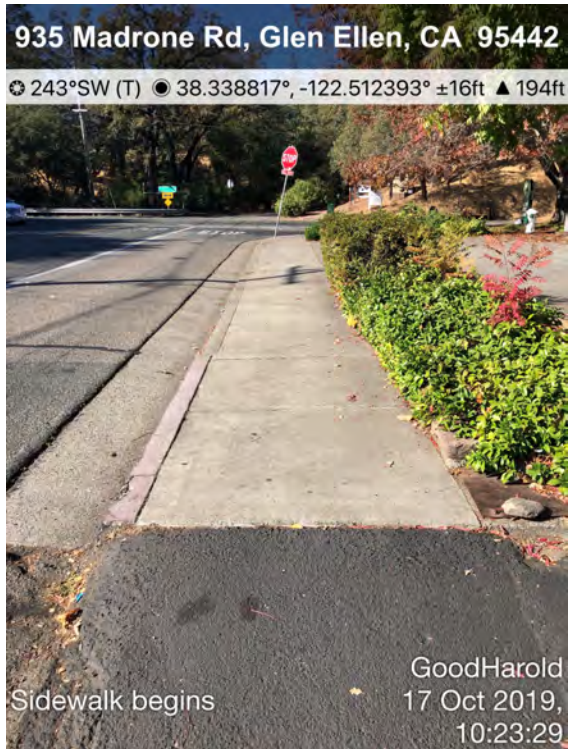
Image upper left: Note the multi-stack cinder block wall with chain-link fence with privacy slats extended the western perimeter of the property.

Image upper right: Only a small gap exists between the perimeter fence on the east side of the Project property and the Project building.

Image left: Shows the fence line extending north along the perimeter.

ATTACHMENT X

PHYSICAL SEPARATION EVALUATION



View from southwest corner of Rancho Market & Deli with Madrone Road on the left and Arnold Drive in the distant background.

Note the beginning of the sidewalk where the market parking lot ends.

The southern portion of the Project Property is located on the right.



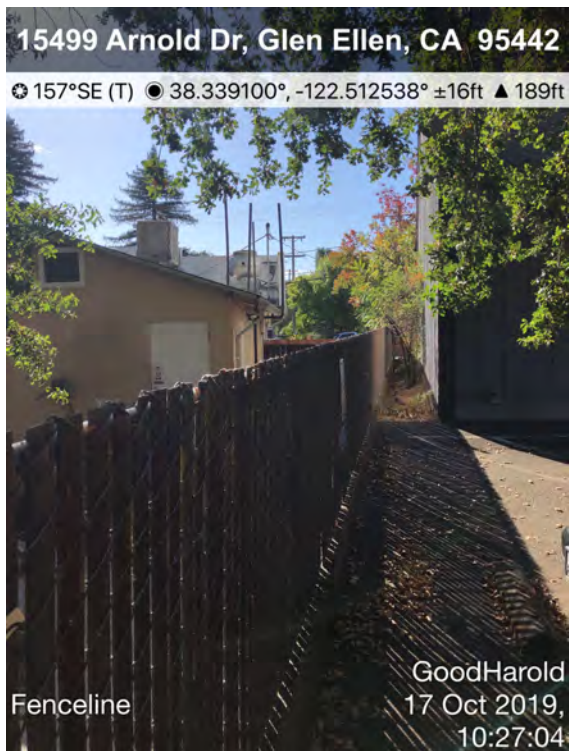
View from northeast corner of the intersection of Madrone Road and Arnold Drive facing south.

Note the lack of a crosswalk.

ATTACHMENT X PHYSICAL SEPARATION EVALUATION



View from south of fence line along the northern perimeter of the Project Property shared with LC-zoned commercial property. The property is currently used for an art gallery.



View of fence line along the eastern perimeter of the Project Property and Rancho Market & Deli. The image above left faces south. The image above right faces north.

ATTACHMENT X

PHYSICAL SEPARATION EVALUATION



View from west of property on Arnold Drive of the front of the Project Property. The north side of the building is the entrance located just beyond the parked white SUV.

Note the former firehouse garage doors on the right, which are now secured with no access. The exterior former doors maintain a visual of the historical, but past use of the building.

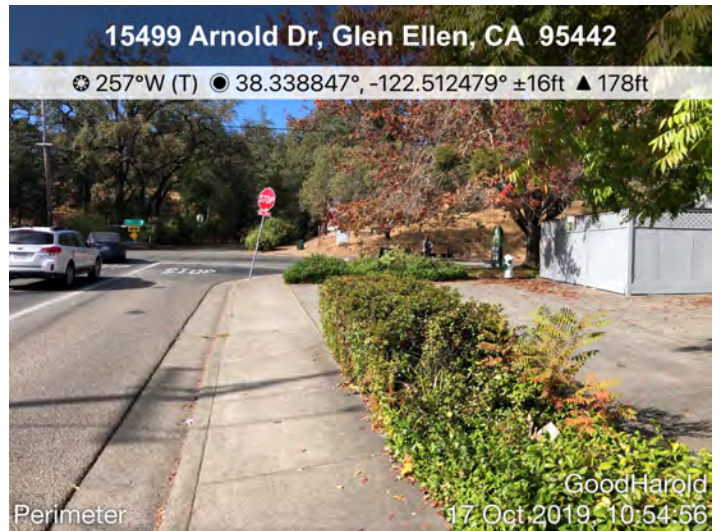


View from west of property on Arnold Drive to the south of the west side of the Project Property. The door seen on the west side of the building is not for public access and will be used for emergency egress only.



View from west of property on Arnold Drive to the north of the west side of the Project Property.

ATTACHMENT X PHYSICAL SEPARATION EVALUATION



View of the south side of the Project Property.

Image upper right. View from west facing east. Note concrete area to be used for shipping/receiving.

Image upper left. View from southwest facing east. Note fire hydrant located on property.

Image lower right. View from east facing west.

Image lower left. View from southwest facing east.