

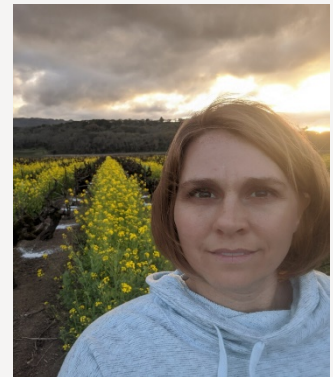


UPC17-0041



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

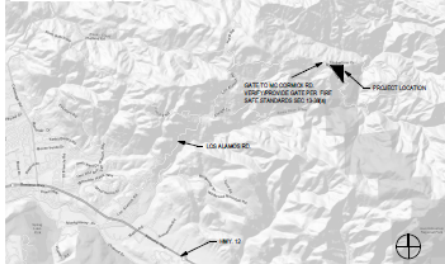
2000 LOS ALAMOS RD. EXHIBITS TO ACCOMPANY CONDITIONAL USE PERMIT APPLICATION

PROJECT SCOPE: PROPOSED REMODEL OF EXISTING AGRICULTURAL BARN TO PROVIDE CULTIVATION SPACES, PROCESSING, STORAGE, ACCESSIBLE TOILETS AND FEATURES, FIRE/SAFETY 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 DESCRIBED 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



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:

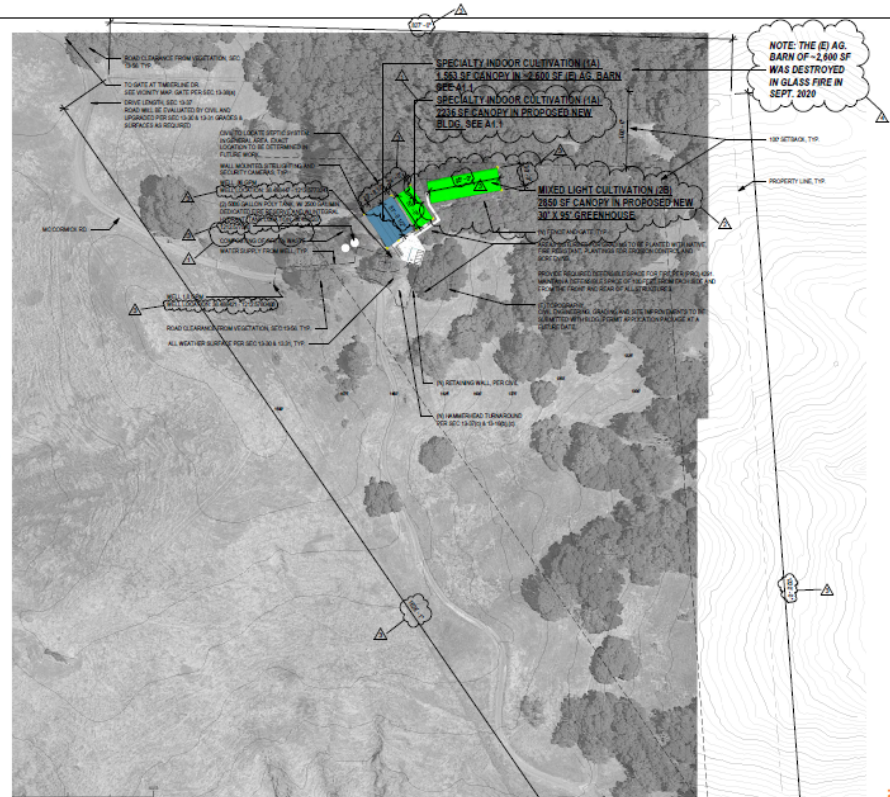
Joe Henderson
2000 Los Alamos Rd.
Santa Rosa (Sonoma County), CA 95448-9718



PARCEL MAP



TURNOUT AND TURNAROUND KEY PLAN



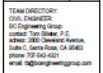
GENERAL NOTE: PLANNING IS SCHEMATIC AND, ALONG WITH OWNERS APPLICATION AND SUPPORT MATERIALS, IS INTENDED TO CONVEY THE DESCRIPTION, EXTENT, AND CONDITIONAL REQUIREMENTS OF THE PROJECT IN ENOUGH DETAIL TO FACILITATE THE COUNTY OF SONOMA'S CONDITIONAL USE PERMIT PROCESS.

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"



THE BEST ENVIRONMENT
www.tbe.com
1700 WILKETS DR.
SONOMA, CA 94960
CONTACT NAME:
BOB WILLETTS, AIA, LEED AP
377.546.6222
bwillett@tbe.com



TEAM DIRECTOR:
ERIC CHAMBERS
SIC Engineering Group
10000 Wilkett Drive, Suite 100
1700 Wilkett Drive, Suite 100
Sonoma, CA 94960
Phone: 377.546.6222
www.sic-engineering.com

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	08/28/2017	ISSUED FOR PERMIT	ERIC CHAMBERS	BOB WILLETTS
2	08/28/2017	ISSUED FOR PERMIT	ERIC CHAMBERS	BOB WILLETTS
3	08/28/2017	ISSUED FOR PERMIT	ERIC CHAMBERS	BOB WILLETTS
4	08/28/2017	ISSUED FOR PERMIT	ERIC CHAMBERS	BOB WILLETTS
5	08/28/2017	ISSUED FOR PERMIT	ERIC CHAMBERS	BOB WILLETTS

CONDITIONAL USE PERMIT

LOS ALAMOS RD.

PROJECT DATA & SITE PLAN

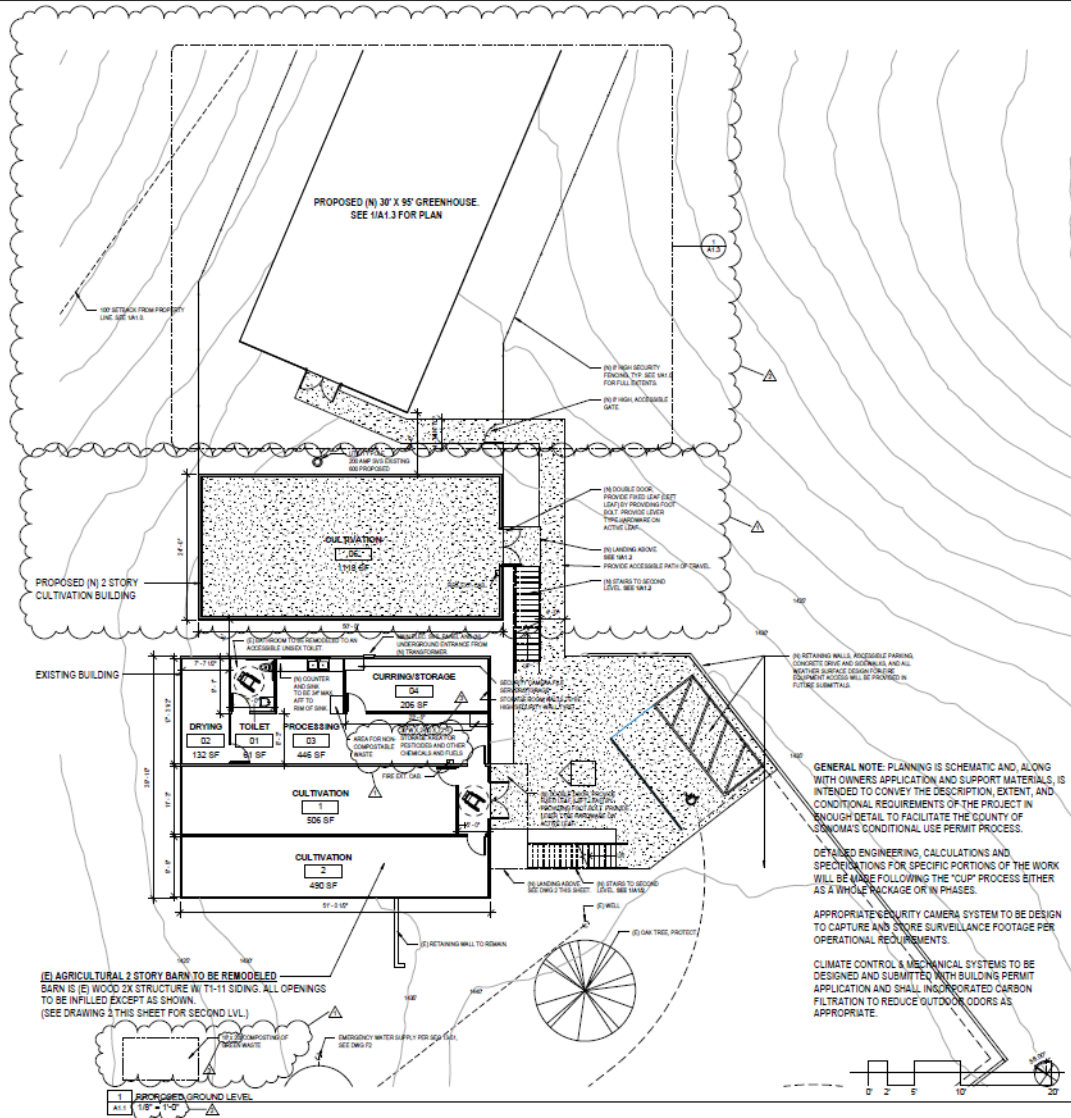
Project Number: _____
Date: August 28, 2017
County: TBE
Contractor: RW
Scale: A1.0
As indicated

FOR PLANNING ONLY - NOT FOR CONSTRUCTION

2000 Los Alamos Rd. - Cannabis Proposal

P:\2017\2000 Los Alamos Rd\2000 Los Alamos Rd.dwg

SCHEMATIC



TBE

THE BUILT ENVIRONMENT
 1750 CALIFORNIA STREET
 SUITE 100
 SAN FRANCISCO, CA 94109
 CONTACT NAME: BOB WILLETTS, AIA, LEED AP
 BOB@TBEARCH.COM
 415.774.1000



BOB WILLETTS
 CIVIL ENGINEER
 3000 Highway 101
 Suite 100, Santa Rosa, CA 95405
 Phone: 707.544.4511
 Email: bob@tbebuilt.com

DATE	DESCRIPTION	BY	CHKD BY

CONDITIONAL USE PERMIT

LOS ALAMOS RD.

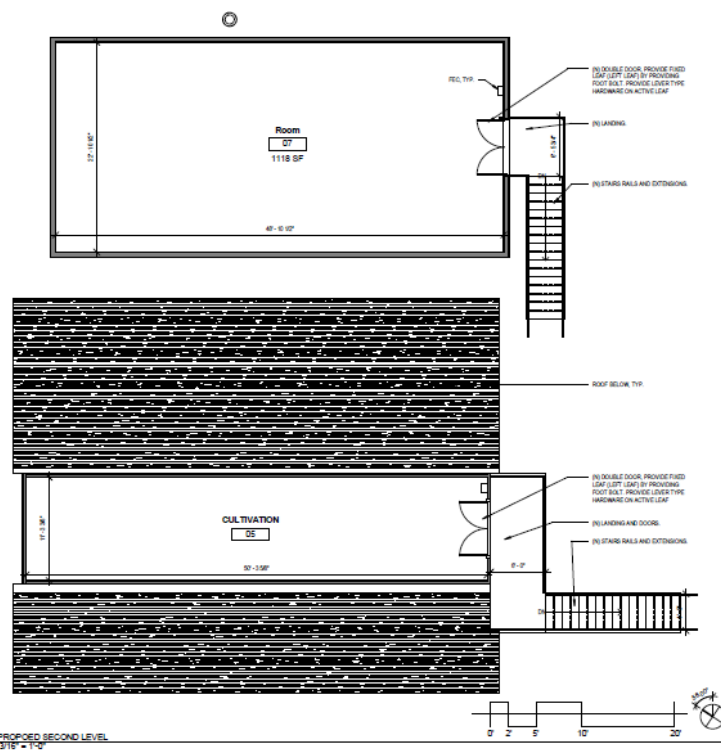
PROPOSED GROUND LVL. PLANS

Project Number: _____ Date: August 08, 2017
 Drawn by: TBE
 Checked by: RW
 Title Block: A11
 Scale: 1/8" = 1'-0"

FOR PLANNING ONLY - NOT FOR CONSTRUCTION

2000 Los Alamos Rd. - Cannabis Proposal

P:\2017\2017 Los Alamos Cannabis\20170816_21713101.dwg
 11/20/16 10:28 AM



1 PROPOSED SECOND LEVEL
A1.2 3/16" = 1'-0"



2 3D View 1
A1.2

TBE

THE BUILT ENVIRONMENT
 ARCHITECTURE
 2700 VALLEY DR.
 SHERMAN, CA 94605
 CONTACT NAME:
 BOB WILLETTS, AIA, LEED AP
 530 WASHINGTON
 BOB@TBEARCH.COM

BOB WILLETTS
ARCHITECT
REGISTERED ARCHITECT
STATE OF CALIFORNIA

TITLE: ARCHITECT
 CIVIL ENGINEER
 2700 VALLEY DR.
 CONTACT: TOM SHAW, P.E.
 530 WASHINGTON
 SHERMAN, CALIFORNIA, CA 94605
 PHONE: 707.646.4021
 EMAIL: TSHAW@TBEARCH.COM

DATE	
REVISION	
NO.	
BY	
CHECKED BY	
DATE	

CONDITIONAL
 USE PERMIT
 LOS ALAMOS
 RD.
 PROPOSED
 SECOND LVL
 PLANS
 Project number: _____
 Date: August 28, 2017
 Client: TBE
 Character: RUI

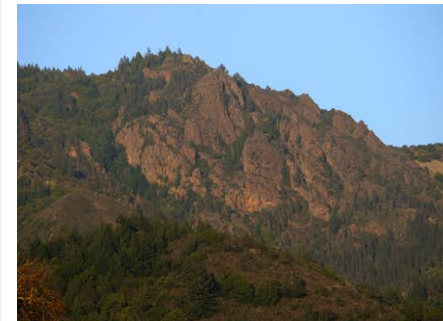
A1.2

 Scale: 3/16" = 1'-0"

FOR PLANNING ONLY - NOT FOR CONSTRUCTION

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.

