

From: [Arielle Kubu-Jones](#)
To: ["Denise Lacampagne"](#)
Cc: [Crystal Acker](#)
Subject: RE: Cannabis Dispensary at corner of Madrone and Arnold Drive
Date: April 30, 2021 11:23:14 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Denise,

On behalf of Supervisor Gorin, thank you for reaching out. As you may know, this project passed at the Planning Commission, and has been appealed. I have checked in with the Planner, Crystal Acker, and this will be brought before the Board of Supervisors in the Fall at the earliest. I am looping in Crystal so that your comments can be included in the record.

[Arielle Kubu-Jones](#)

District Director
Supervisor Susan Gorin
First Supervisorial District
County of Sonoma
575 Administration Drive, Room 100A
Santa Rosa, CA 95403
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-----Original Message-----

From: Denise Lacampagne <lacampagne3@yahoo.com>

Sent: Thursday, April 29, 2021 3:09 PM

To: Susan Gorin <Susan.Gorin@sonoma-county.org>

Subject: Cannabis Dispensary at corner of Madrone and Arnold Drive

EXTERNAL

Hello Supervisor Gorin,

I am writing to express my objection to the cannabis dispensary being proposed for Glen Ellen at the Arnold Drive and Madrone Road intersection in the old fire station.

My objection is based on the corner location. Arnold and Madrone is a very busy vehicle intersection. There are school and county bus stops and a busy small neighborhood market where vehicles back up into Madrone Road. Many pedestrians use this area to walk and there are no crosswalks. It is also in the center of two older residential neighborhoods. One in GlenEllen (95442) and one considered to be Sonoma (95476).

The proposed dispensary location is considered to be in GlenEllen. This section of Glen Ellen is an established residential neighborhood. It consists of separate single family houses that are homes to families of two to four people. The neighborhood is again being populated with some young families. The long standing apartment complexes along this side of Madrone also are homes to many elementary, middle and high school children. They are well managed. This is a true diverse neighborhood.

If there were not dispensaries easily available along Highway 12, in Santa Rosa and Napa, it would be reasonable to look for a midway point. At this time, a stable, predominately residential neighborhood does not seem to be in the public or this specific neighborhood's best interest.

Thank you for your consideration and many thanks for all of the work that you do. I have especially appreciated your involvement and advocacy for the closure and future development of the grounds of Sonoma Developmental Center.

Sincerely,
Denise Lacampagne
834 Marty Drive
Glen Ellen, CA

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BRENDA BUCKERFIELD & THOMAS MENSING

1000 Morningside Mountain Road

Glen Ellen CA 95442

415-819-4740 / 612-860-4888

May 5, 2021

Susan Gorin
Board of Supervisors
575 Administration Drive
Room 100 A
Santa Rosa, CA 95403

Re: Loe Firehouse 3,847 square foot Cannabis Dispensary, 15499 Arnold Drive, Glen Ellen
Sonoma File No. UPC17-0094

Dear Ms. Gorin,

As parents and grandparents, my husband & I are very concerned about the serious effect to our children and grandchildren of having a Cannabis dispensary right across the street (on Arnold Drive) from our property on Morningside Mountain Drive) in Glen Ellen. Our grandchildren climb trees and play on our property all the time! They also walk across the 4 way stop to get doughnuts from the Mexican market next to the proposed site. Our grandchildren (13) of them range in age from 10-16. All vulnerable ages and curious. Especially if a distributing Cannabis store were to be located in this family neighborhood. We are not the only ones on Morningside Mountain Road who have visiting children & grand children who all love to hike & bike over to Madrone Road where the proposed Cannabis site is to be located.

In addition there are hundreds of families living in the low income apartments next door and across Madrone. Every time I drive by there it is a delight to see all the children of these families running and playing in their yards. Also a must for consideration is the presence of a school bus stop next to the building It is just totally unacceptable that anyone would consider a cannabis dispensary in our wonderful diversified family neighborhoods.

Therefore, we would appreciate a negative decision to allow this "out of place" and "inappropriate business" to be located in our little family Community.

We would also like to state the following:

First, the Negative Declaration is highly flawed in its consideration of traffic and parking at this facility, given the applicants projected rates of trips and visits (see page 2 of the January 4, 2021 W-Trans Traffic Study) and prejudicial in its failure to consider the astounding projected increase over current usage.

- Daily Trips for this proposed facility increase from 38 trips to 301, a **792% increase**.
- Peak Hour Weekday AM Trips increase from 4 to 21, a **525% increase**.
- Peak Hour Weekday PM Trips increase from 6 to 42, a **700% increase**.
- Peak Hour Weekend PM Trips increase from 2 to 70, an **unheard of 3500% increase**.

The traffic impacts from only 12 guest parking spaces will also be astounding and permanently detrimental to this residential neighborhood. There is no calculation made of the average time spent in the store by a customer evaluating possible purchases and completing necessary requirements for a transaction. Assuming an average of 30 minutes, this means that on a weekday there will be at least 12 cars per hour trying to find

spaces on Madrone Road or Marty Way, since no near parking on Arnold Drive is available. This increases to at least 44 cars per hour at peak times on weekend trying to park in a very small residential area, where street parking is already occupied by local residents. It is incomprehensible that this impact has not been considered, or that it is considered to meet the May 2016 Traffic Operation Standard that "parking demand is accommodated." Further, see below – the proposed Project does not provide the required parking per the Sonoma County Municipal Code.

Second, the Application is in direct violation of the Sonoma County Municipal Code on two counts:

- 1. 100 FOOT RESIDENTIAL SETBACK.** A cannabis dispensary must be at least 100 feet from a residentially zoned property unless a "physical separation" exists between land uses or parcels such that no offsite impacts could occur. **Five residential properties are within 100 feet of the proposed dispensary.** No physical separation of any kind exists between these five residential parcels and the proposed cannabis dispensary. PRMD initially stated to the community that "a public street" represents physical separation. A "public street" is actually the direct opposite of "physical separation" – it is "public access". When it was pointed out to PRMD that the 121-unit apartment project is 57 feet from the dispensary location – **and not separated by a "public street"** - PRMD then opined in June 2018 that the market/burrito store in between the two properties represented "physical separation" even though you can walk directly on Madrone Road from one property to the other. These arguments make no sense and clearly do not meet the intent of the Sonoma County Code of Ordinances. Fortunately, in the 2018 approved Cannabis Cultivation Ordinance Resolution 18-003, the County has now defined physical separation as follows in Sections 26-88-254 f (6) and f (8): *"Physical equivalent separation exists due to topography, vegetation or slope."* That is now the County standard for the term "physical separation". There is no topography, vegetation or slope between the proposed cannabis dispensary and the five residential properties. **The "Environmental Pollution Solutions December 21, 2019" memorandum is highly flawed and under their assumptions, every property in Sonoma County would qualify as allowable for a cannabis dispensary within 100 feet of a residential property.**
- 2. INSUFFICIENT PARKING.** The Applicant has proposed 17 spaces on their site plan but one space does not meet County Code. PRMD has confirmed that that the cannabis dispensary is legally only providing 16 parking spaces. **The applicant has calculated the parking code incorrectly and is attempting to only calculate parking on the front retail portion of the facility.** The applicant has arbitrarily not allocated any parking requirements to the remaining 1,956 square feet of their space – which is not how the code calculates parking. This dispensary application is for 3,847 square feet. The parking calculation is 100% clear per Sonoma County Code 26-88-010 which states: *"Required Parking. All uses permitted in Chapter 26 of the Sonoma County Code shall provide parking according to the following formulas:..."* For a Medical Cannabis Dispensary, the required parking is *"2 spaces, including at least 1 van-accessible space; plus 1 additional space for every 200 square feet of gross floor area, plus 1 additional space for each employee on maximum shift; but in no case less than 5 off-street parking spaces"*. **It clearly says parking must be calculated on the "gross floor area"**. There is no carveout for any non-retail space within a medical cannabis dispensary business. **Therefore, this use requires 2 + 20 + 5 = 27 spaces.** That is equivalent to a 7.02 space per 1000 square foot ratio. The property can only accommodate 16 spaces – **therefore it is 69% under parked.** The application also does not meet the minimum employee parking requirement of 5 spaces (they are only providing 4 spaces).

There are other troubling issues such as adjacency to a bus stop across the street used by numerous families and children, and an inevitable increase in crime issues.

These major environmental and code violation issues should have PRMD terminating this application immediately. This letter is not written in opposition to cannabis dispensaries which are allowed by the Sonoma County Municipal Code. This letter is IN OPPOSITION to allowing a cannabis dispensary in a 99.9% zoned residential neighborhood with many families and hundreds of children and which is in violation of the Sonoma County Municipal Code.

Sincerely,



Brenda Buckerfield & Thomas Mensing
1000 Morningside Mountain Road
Glen Ellen CA 95442