

Attachment 28. Public Comments

Comments received 2/27/2021 through 3/23/2021

From: Reus, Victor
To: Crystal Acker
Subject: Re: UPC17-0094
Date: March 04, 2021 1:56:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)

EXTERNAL

The Negative Declaration is highly flawed in its consideration of parking at this facility, given its own projected rates of trips and visits, and prejudicial in its failure to consider the astounding projected increase over current usage.

- 1.The weekday peak hourly rate of this facility increases from 6 trips per hour to 36, a 600% increase and the weekend hourly rate from 11 to 69, a 627% increase.
- 2.The total daily trips increase from 38 to 291, a 765% increase.
- 3.There are only 11-12 guest parking spaces, and 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", this means that on a weekday there will be at least 12 cars per hour trying to find spaces on Madrone or Marty Way, since no near parking on Arnold is available. This increases to 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."

Victor I. Reus
Kira D. Tiedgens
Submitted solely as personal opinion

From: Crystal Acker <Crystal.Acker@sonoma-county.org>
Sent: Wednesday, March 3, 2021 11:12 AM
To: Reus, Victor <Victor.Reus@ucsf.edu>
Subject: RE: UPC17-0094

Hi Victor,

The draft Initial Study/Negative Declaration is available for review here:

<https://share.sonoma-county.org/link/N6akMlfRjd0/>

Due to Public Health Orders, Permit Sonoma will be temporarily closing to the public effective Monday, July 20 until further notice. We continue to provide services remotely minimizing person-to-person contact which helps protect our community. We look forward to serving you and will reply to your message within the next three business days.

We encourage you to use our online services for permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at permitsonoma.com

Thank you for your patience and understanding as we work together to keep our communities safe.

Crystal Acker, M.S.

Planner III

www.PermiTSonoma.org

County of Sonoma

Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-8357 |

Office: 707-565-1900 | Fax: 707-565-1103



OFFICE HOURS: Permit Sonoma's public lobby is open Monday through Friday from 8:00 AM to 4:00 PM, except Wednesdays, open from 10:30 AM to 4:00 PM.

From: Reus, Victor <Victor.Reus@ucsf.edu>

Sent: March 03, 2021 10:50 AM

To: Crystal Acker <Crystal.Acker@sonoma-county.org>

Subject:

Please provide me with a copy the IS/ND that you intend to file re the retail cannabis dispensary at 15499 Arnold Drive, Glen Ellen.

Victor I. Reus, M.D.

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From: [Karla Noyes](#)
To: [Crystal Acker](#)
Cc: [Karla Noyes](#)
Subject: Cannibas Dispensary - UPC17-0094
Date: March 05, 2021 11:18:54 AM

Dear Crystal,

It is unfortunate that the applicant did not withdraw his application and find a more suitable location. Perhaps his option to purchase required that he stick with it until the project is fully denied or lose his deposit. I think it would have been better for him to cut his losses and move on but since that hasn't happened we get to go through this exercise.

The Notice of Intent to Approve postcard states that if we want to dispute the project later we have to have our objections submitted by the time of the public hearing, thus I am writing.

This is the wrong business in that location, 8th Street East would be a much better location, lots of parking, no neighbors to annoy, minimal impact on traffic.

I disapprove of this project at the corner of Madrone and Arnold because:

1. The parking needs have been vastly underestimated. You have only to visit Mercy Wellness in Cotati to get a sense of the number of cars that will show up. Customers will have to park on the street, taking the spaces of the Rancho Market, the apartment complex AND the street parking already utilized by the people who live here.
2. As a licensed real estate agent I can tell you that the value of our properties will decline with the presence of that business.
3. The impact on traffic has been vastly underestimated, again, you have only to visit Mercy Wellness to get a sense of the traffic. This recent article describes cars around the block, to the Gravenstein Highway, which is not a problem because there aren't any residents impacted: [Sonoma County cannabis dispensaries that deliver better positioned during pandemic \(pressdemocrat.com\)](#)
4. The high school drops kids off right in front of that building! <https://youtu.be/MnG7Ar6O9gc>
5. I believe this business in this location will make our neighborhood a magnet for drug users. I don't want them here.
6. Because of the cash nature of their business it will attract crime in our neighborhood.
7. This project has been rejected by the Sonoma Valley Citizens Advisory Commission.

If this project is approved by the Planning Commission the residents of our neighborhood are committed to appeal it before the County Board of Supervisors.

I look forward to continuing with this legally required process.

Sincerely,

Karla Noyes
15549 Brookview Dr.

Sonoma, CA 95476

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From: [Rhina Badia-Barrientos](#)
To: [Crystal Acker](#)
Subject: Marijuana dispensary at 15499 Arnold Dr., Glen Ellen
Date: March 05, 2021 2:04:29 PM

Contact project planner:

Crystal.Acker@sonoma-county.org

707-565-8257

Permit Sonoma

2550 Ventura Ave. Santa Rosa, CA

Ms. Acker:

We are writing to you to STRONGLY OPPOSE the above-mentioned marijuana dispensary.

Here are some of the reasons we don't want this business here: - we believe it will lower our property values - the increased traffic will make that intersection dangerous - there is not adequate parking and their customers will have to park on the street where residents currently park - because of the cash nature of the business it will attract crime - it will become a regional magnet for drug users - the high school drops kids off right in front of the business. This drug dispensary does not belong in our family neighborhood.

Please accept this request to decline approval of this dispensary.

We also would like to know the statistics as to how many people in Glen Ellen oppose this project.

We look forward to receiving this data.

Thank you,

Rick and Rhina Barrientos

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From: [Genevieve Haven](#)
To: [Crystal Acker](#)
Subject: Re: Marijuana Dispensary at Madrone & Arnold
Date: March 05, 2021 3:08:36 PM

Dear Crystal Acker,

I am writing to urge the county NOT to allow for this dispensary to be permitted at 15499 Arnold Dr. in Glen Ellen. It is not a proper location for this type of business and will only cause problems for the families and residents in this area.

Traffic will clog and be dangerous for the intersection there, it's not safe in that high school kids area dropped off from the bus right in front of this location and it will most likely cause drug users to congregate in the area which will be unsafe for

Young and elderly residents in the area.

Please reconsider allowing for this dispensary to open at this location.

Best regards,

Genevieve Haven

Glen Ellen, CA.

Sent from [Mail](#) for Windows 10

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From: [Marina Abbott](#)
To: [Crystal Acker](#)
Subject: Dispensary on Madrone
Date: March 06, 2021 7:51:38 AM

EXTERNAL

Yes! The retail space has been empty for many years and should be used to benefit the community. Selling this LEGAL product in the valley will reduce auto emissions as locals won't have to leave the valley to shop. It increases our value to tourists. The location meets all county standards. And for those up in arms about "children living nearby," please note we have many "alcohol dispensaries" in the neighborhood, and no one is complaining. As with alcohol, at a cannabis dispensary, only customers with proof of age are allowed to purchase the product. And let's not forget the tax dollars to be generated by this business.

Support this project.

Marina Abbott

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From: [Barbara Zoeller](#)
To: [Crystal Acker](#)
Subject: Madrone dispensary
Date: March 06, 2021 8:43:37 AM



We support!
Barbara Zoeller

[Sent from Yahoo Mail on Android](#)

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From: [SANDY STRASSBERG](#)
To: [Crystal Acker](#)
Subject: Dispensary at Madrone in GE
Date: March 06, 2021 10:03:44 AM

EXTERNAL

I wanted you to know that I live in GE and would love a marijuana dispensary there! I see no problem, having been in a few and seeing how they are run. I have lived here 40 years and am 68 years old. Sometimes we need medicine and it would be handy.

Thank you, Sandy Strassberg

Sent from my iPhone

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From: [Brian Gilliland](#)
To: [Crystal Acker](#)
Subject: Madrone dispensary
Date: March 06, 2021 12:23:25 PM



I am in full support of this period

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From: [John Taylor](#)
To: [Susan Gorin](#); [Crystal Acker](#)
Subject: Cannabis dispensary on Madrone/alArnold
Date: March 06, 2021 2:02:10 PM

Seems reasonable to have a cannabis dispensary at Madrone and Arnold Dr. just south of Glen Ellen. The neighbors will watch to insure the establishment is a law abiding facility.

As a Glen Ellen resident for four years, it has become obvious to me that some residents can not stand for any change even when the changes are legal. Even getting agreement on safe sidewalks from one end of this village to the other have been considered too radical a change to achieve agreement. Too many times I have seen messes as it misses between fast cars are roadside walkers returning from our restaurants - days are numbered before an injury is reported.

Back to Madrone and Arnold... The notation that a business can't be held accountable to follow the law leads to too many 'Not in my back yard - NIMBY' opinions.

I hope you will agree that if this business proposal meets legal requirements, and they are held accountable to current law, approval of this business is comparable to approval of the many wineries we have throughout the valley.

Thank you for considering my thoughts in this matter.

Sincerely,

John Taylor
Arnold Dr., Glen Ellen resident

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From: [Ezequiel Vazquez](#)
To: [Crystal Acker](#)
Subject: Permit Sonoma file no. UPC17-0094
Date: March 06, 2021 3:52:14 PM

EXTERNAL

Hope all is well. I was recently notified about the permit request for a cannabis dispensary at the 15499 Arnold dr, Glen Ellen. I am not pleased to hear this proposal. I have a toddler and a newborn and our community is great with a lot of other young families. And have concerns this would greatly impact the area. Bringing a long very unwanted traffic that might loiter around the area and could very well make there way down to the near by park where a lot of younger kids and teenagers go and spend quality time which could in part strongly influence our youth so being so close to home.

Sent from my iPhone

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From: [Deborah Nitasaka](#)
To: [Crystal Acker](#)
Cc: [Susan Gorin](#); [David Rabbitt](#); [James Gore](#); [Lynda Hopkins](#); [Chris Coursey](#)
Subject: Marijuana Dispensary at Madrone & Arnold - Action Needed! 15499 Arnold Dr., Glen Ellen at the corner of Madrone and Arnold in the old fire station. Permit Sonoma File No. UPC17-0094.
Date: March 07, 2021 10:48:26 AM

Dear Ms. Acker,

Please count me in as one who opposes this project, the second such project proposed for this property since 2018. This morning I posted the following message to Nextdoor and would hope you will consider my points as I believe they clearly make the case for shelving a dope shop (once and for all!) in a Glen Ellen neighborhood:

[Marijuana Dispensary at Madrone & Arnold - Action Needed!](#) 15499 Arnold Dr., Glen Ellen at the corner of Madrone and Arnold in the old fire station. Permit Sonoma File No. UPC17-0094.

"So they're back! It was 2018 when we last went through this effort to set up a head shop next to a school bus stop in that very spot (the old Glen Ellen Fire Station I believe is now owned by a Hap Arnold relative). Legalizing weed (which I endorsed) was never intended by most voters to open the door to fake "dispensaries" where pushers in white lab coats conduct their business as if they were pharmacists, which they aren't. Nor could we have imagined finding ourselves living in a county so hungry for tax revenue that our elected officials would vote to turn neighborhoods into massive collections of party houses (vac rentals), weed factories, and dope shops. Can you tell? I am as adamantly opposed to these money-making, neighborhood destroying, life shortening operations as I am to selling cigs. to children and filling community business districts with booze operations (common in poverty-stricken communities & throughout Sonoma County). As a people, I would hope that not everything is for sale, that we might at some point remind ourselves that the pursuit of happiness does not alone belong to those selling "a good time." Where do you stand?"

In closing, I will look ahead for your email containing the project documents.

Deborah Nitasaka
P.O. Box 1054
Glen Ellen, CA 95442

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Typed on a tiny screen . . . Via deep sea cable . . . Archived forever, somewhere . . .
Facebook: Sonoma County Housing Advocacy Group

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From: [les boschke](#)
To: [Crystal Acker](#)
Subject: Madrone Dispensary
Date: March 07, 2021 1:48:06 PM

EXTERNAL

Susan Gorin:

I support the proposal for a cannabis dispensary on Madrone / Arnold. I live in the area, drive by the vacant building daily. It is needed, would support the area, there are no children of concern, the mini-mart next door is a plus, with the new winery tasting room down the street.

Please be aware.

thanks,

Les Boschke
sonoma CA

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From: [Constance Bay](#)
To: [Crystal Acker](#)
Subject: Dispensary on the corner of Arnold and Madrone
Date: March 08, 2021 5:10:28 PM



Hi Crystal,

Please add my name to the list of people who are not in favor of the dispensary at this location. Sounds like you have heard multiple reasons for a different location from the neighborhood. Seem like very Legitimate concerns to me so I hope a more appropriate location will be found and this one will be denied. Thanks.

Constance Bay

Homeowner and resident in Glen Ellen

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From: [Steve Monterosso](#)
To: [Crystal Acker](#)
Subject: AGAINST Marijuana Dispensary at Madrone & Arnold
Date: March 08, 2021 5:52:06 PM



Hi Crystal, I have lived near this corner for over 26 years. I am not against dispensaries but I am against a dispensary at that location for many reasons. The intersection of Madrone and Arnold is plagued with traffic issues. Cars running the stop on Arnold, traffic attempting to access the mini-mart, delivery trucks parked on Madrone not to mention the bus stop traffic that is on both sides of Arnold. The thought of the increased traffic attempting to access the proposed location is mind boggling for those of us that will have to deal with it every day! There are many children that live in the apartments and homes nearby. On most days and evenings these children walk or ride their bikes up to the mini-mart or are playing in the nearby apartment complex. I understand the proximity to the family apartments may not technically disqualify the dispensary location, but it should be a huge consideration due the the amount of children that are always in the specific area. I believe there are many more suitable locations in the valley, especially now that this pandemic has made more properties available that were not considered earlier. Thank you for your consideration, Steve Monterosso

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From: [joy.spragens](#)
To: [Crystal Acker](#)
Subject: Oppose dispensary at Madrone and Arnold
Date: March 08, 2021 9:29:56 PM

EXTERNAL

We are totally opposed for me reasons than I have time to list.

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From: [Scott Callow](#)
To: [Crystal Acker](#)
Subject: Cannabis dispensary on Arnold Dr. Eldridge
Date: March 10, 2021 10:49:01 AM

EXTERNAL

Hi Crystal,

I oppose the dispensary at this location due solely to inadequate parking and traffic with existing conditions. In addition, the County needs to consider the increased traffic that is inevitable after the SDC is developed. Traffic thru downtown Glen Ellen is not advisable; in fact, the state or county already directs people going to the SDC to Madrone Ave to access. When developed, the main access south will be Arnold and the main access north to SR will be Madrone to Hwy 12. This corner will be a mess with or without the dispensary. There will be traffic jams regularly between the section from Arnold to the SDC. Couple that with parking on the street and people crossing the road to get to the store and you've got a safety problem.

I support the idea of the business but not at this location.

As an aside, Arnold should be widened on both sides of the street WHERE NEEDED from the SDC to Boyes Blvd. to allow for safe bicycle travel in anticipation of the SDC development. (Bikes can then pick up Railroad Ave.)

Thanks,

Scott Callow
875 Martin St.
Glen Ellen, CA

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From: [Katie Christ](#)
To: [Crystal Acker](#); [Susan Gorin](#)
Subject: Madrone Dispensary-In Favor
Date: March 12, 2021 9:20:02 AM



Hello-

I'd like to add my voice to those of us in favor of adding a cannabis dispensary in Glen Ellen.

There seems to be tremendous misconception and fear among Glen Ellen residents about cannabis dispensaries. Before moving to Glen Ellen 7 years ago, I lived 1/2 block away from a dispensary. Neighbors were up in arms about the prospect of a dispensary yet soon learned that it was a clean, stylish and well-managed space that attracted a very respectable clientele. Contrary to everyone's fears about adding a 'drug element' to the neighborhood where many children lived, patrons were neighbors and community members and it livened up an otherwise empty building on the block.

Another concern I have read is that it is a cash business. I think people don't understand that this means most clients use ATM debit cards.

Additionally, it is my understanding that most, if not all, dispensaries typically have security protocols that ensure the safety of their staff and clientele.

I do understand the limited parking concerns but believe with good planning, the parking lot can be used effectively and concerns mitigated.

As a resident, I am much less concerned about adding a few dispensaries than I am about adding more events at wineries that flood our highways with drunk drivers.

Respectfully,
Katie Christ

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I live in the Area of Glen Ellen -
Nat Eldridge 55 yrs

**CANNABIS DISPENSARY AT OLD FIRE HOUSE
CORNER OF MADRONE ROAD AND ARNOLD DRIVE**

A cannabis dispensary with 1,891 square feet of retail floor area and delivery service operating 7 a.m. to 7 p.m. Monday through Saturday (closed Sunday) is seeking a use permit for the property at 15499 Arnold Drive, Glen Ellen.

If you have comments to share with the County on this matter, please be advised that the public review period ends March 29 at 5 p.m.

Send comments to: Crystal Acker, Project Planner at Crystal.Acker@sonoma-county.org
Or

Crystal Acker, Project Planner
Sonoma County Permit and Resource Management
2550 Ventura Avenue, Santa Rosa, CA 95403-2829

Reference: Permit Sonoma File No. UPC17-0094

Be sure to state your reasons WHY for your comments. Thank you!

*People that live on
Madrone Rd. Can't even park in their front space now -
darkness - graffiti now - apt yellow. Kids on bus -
playing nearby -*

Susan Gorman - Shame on you!!!

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR A CANNABIS
DISPENSARY USE PERMIT**

This Notice of intent was issued during the Sonoma County Shelter in Place order.
Additional accommodations and digital file review are available.

John Lobro, Loe Firehouse, Inc., Permit Sonoma File No. UPC17-0094

Cannabis dispensary with 1,891 square feet of retail floor area and delivery service operating 7:00 am to 7:00 pm Monday through Saturday (closed Sunday) in an existing commercial building on a 0.33-acre parcel located at 15499 Arnold Drive, Glen Ellen, **APN 054-130-024**, Supervisorial District 1.

Parcel Zoning: Limited Commercial, with combining zones for Scenic Resources - Arnold Drive Scenic Corridor and Valley Oak Habitat

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a draft Initial Study and Negative Declaration (IS/ND) for the project. The IS/ND did not find significant potential environmental impacts. The IS/ND is available through the project planner at this time.

After the close of the IS/ND public review period, the Sonoma County Board of Zoning Adjustments is *tentatively* scheduled to hold a public hearing on **April 8, 2021** to consider adoption of the IS/ND. A final hearing notice will be issued ten (10) days prior to the confirmed hearing date.

Project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are now available through the Project Planner, Crystal Acker, at Crystal.Acker@sonoma-county.org or (707) 565-8357. Alternative record accommodations are available upon request.

If you have questions or concerns regarding the proposed project, please contact the project planner listed above. The required 30-day public review period on the IS/ND is February 26, 2021 to March 29, 2021. Comments on the IS/ND must be received by **March 29, 2021, at 5:00 PM**. All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing scheduled as above.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.

DATE:

February 26, 2021

From: [Sharon Church](#)
To: [Crystal Acker](#)
Cc: [Susan Gorin](#)
Subject: Permit Sonoma File No. UPC17-0094 - OPPOSED
Date: March 12, 2021 11:11:09 AM

Re: Permit Sonoma File No. UPC17-0094
Oppose Dispensary in My Neighborhood

I purchased my home at 15241 Marty Drive in Glen Ellen 37 years ago in 1984. When the fire station was built at the corner of Madrone and Arnold, I was delighted to have the safety of fire protection so close to my home. The corner location with a driveway right at the intersection made sense for a fire department because fire engines could easily go several directions and of course, would have lights and sirens for safe ingress/egress. I was disappointed when it closed. Subsequent office uses and a residential unit had no negative impact on our neighborhood.

Fast forward to the prospect of a marijuana dispensary on that same corner. Instead of adding to our safety, it adds to our crime risk. To pretend otherwise is disingenuous—a cash business with drugs and extraordinary mandated security requirements does NOT belong in a somewhat remote residential neighborhood. The primary use of the property to the North is that of a single-family residence, followed by a large apartment complex. To the East, a small market followed by the same large apartment complex. To the South and West is residential. The homes along Madrone are burdened by overflow parking from the market and apartment complex. They cannot absorb the overflow parking that would be generated by a dispensary.

NO to the dispensary. Thank you.

Vicki Baseheart
15241 Marty Drive
Glen Ellen, CA 95442

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From: [Vicki Baseheart](#)
To: [Crystal Acker](#)
Cc: [Susan Gorin](#)
Subject: Fwd: Dispensary - Permit Sonoma File No. UPC17-0094
Date: March 12, 2021 11:22:04 AM

Subject: Dispensary - Permit Sonoma File No. UPC17-0094

Reference: Permit Sonoma File No. UPC17-0094

I am opposed to the proposed cannabis dispensary for the following reasons:

• Safety of our residential neighborhood. The required security and lighting indicate this use is not appropriate for our neighborhood.

• The property is immediately adjacent to an occupied single-family home and with the exception of the Rancho Market & Deli immediately to the East, is surrounded by apartments and homes.

• New dispensaries are opening in more appropriate areas. For those who live here and don't want to drive, delivery services are available. Sonoma will soon have a dispensary, possibly two. This detail was not included in the January 4, 2021 Addendum to the Traffic Impact Study which stated "As there are currently no dispensaries in or near the City of Sonoma, customers from the lower Sonoma Valley, including the City of Sonoma, would need to drive a substantially shorter distance to reach a dispensary with the proposed project than is currently the case." Overlooking the upcoming Sonoma dispensaries was a self-serving omission.

• The parking is inadequate and there is no overflow available.

• The dispensary will have a negative impact on our property values.

<!--[if !supportLists]-->• <!--[endif]-->Consider where dispensaries are already open in Sonoma County—NONE are in a primarily residential area.

The applicant should be instructed to find a more appropriate location. We should not pay the price for the applicants' poor site selection.

Sharon Church
15241 Marty Drive
Glen Ellen, CA 95442

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From: [Cathy Dougherty](#)
To: [Crystal Acker](#)
Subject: Cannabis Dispensary Use Permit - File No UPC17-0094
Date: March 13, 2021 8:58:31 AM

Good Day Crystal,

My name is Cathy Dougherty. My home address is 924 Caton Ct, Sonoma CA 95476-3261. I've lived in my home since Oct of 1997.

I'm writing to strongly object to the approval of the subject request. While the notice I received states, "*The IS/ND did not find significant potential environmental impacts...*", the location of the proposed "dispensary" is of major concern to me. Its' location is too close to the dense surrounding residential properties. Many of the homes are occupied by families with young and adolescent aged children. These type of commercial facilities are best approved only in predominately industrial locations.

Sincerely,
Cathy Dougherty

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From: [Sara Nicholls](#)
To: [Crystal Acker](#)
Subject: Dispensary
Date: March 13, 2021 6:38:12 PM

EXTERNAL

I totally support dispensaries (definitely plural) in Sonoma, however, there needs to be a place to smoke! No legal place to smoke in this town! It's ridiculous! Wish we had a proper Amsterdam style cafe! Barring that, a circle in the sand would do!

Sara Nicholls

Outlaw til I die probably!

Sent from my iPhone

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From: [Don Van Staaveren](#)
To: [Crystal Acker](#)
Subject: Permit Sonoma File No.UPC17-0094
Date: March 14, 2021 1:51:16 PM

Dear Ms Acker,

I'm writing to express my opinion that a cannabis dispensary at 15499 Arnold Drive is a horrible location including but not limited to the following reasons.

- 1 – the location is adjacent two large apartment complexes containing numerous families with young children.
- 2 – the location is adjacent a large housing tract containing numerous families with young children.
- 3 – the location is on one of the two major roads, Arnold Drive, traversing Sonoma Valley (the other, Highway 12, runs parallel). Both heavily travelled.
- 4 – the location borders one of the major connecting roads (Madrone Road) between Highway 12 and Arnold Drive. Heavily travelled.
- 5 – there is no on street parking.
- 6 – the attached parking lot is too small.
- 7 – making a left turn from the parking lot goes immediately into a 4 way stop.
- 8 – I believe the hours of operation are way to long and an imposition on the neighborhoods.
- 9 – driving on Highway 12 passing an existing cannabis grow on the Gordenker property the frequent odor of cannabis is pervasive and obnoxious even from inside one's own vehicle. I fear our neighborhood will be subjected to the same stench.

Although I support the legal right to permit cannabis dispensaries this is definitely not the appropriate place for one.

Respectfully,
Don Van Staaveren

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From: [Rick Philips](#)
To: [Crystal Acker](#)
Subject: Permit Sonoma File No. UPC17-0094. NO WAY!
Date: March 14, 2021 2:18:23 PM

EXTERNAL

Crystal Acker,

Of the many reasons to oppose a dispensary on the corner of Madrone and Arnold:

- 1) TRAFFIC: the increased traffic will make that intersection even more dangerous
- 2) PARKING: inadequate parking; customers will have to park on the street where residents currently park
- 3) CRIME: already a problem around the multifamily housing there; the cash nature of the business will increase crime; it will become a regional magnet for drug users;
- 4) SCHOOL DROP-OFF: the high school drops kids off right in front of the business

So many better locations throughout the area!

Richard Philips
15540 Brookview Drive

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March 15, 2021

Crystal Acker, M.S.
Planner III
County of Sonoma
PRMD - Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403

Letter sent via email – Crystal.Acker@sonoma-county.org

Re: Loe Firehouse 3,847 square foot Cannabis Dispensary, 15499 Arnold Drive, Glen Ellen

Dear Ms. Acker,

The scheduled Board of Zoning Adjustment hearing on April 8, 2021 should DISAPPROVE a Negative Declaration for CEQA approval of the above project for two major reasons:

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,



Ricardo & Lisa Capretta
1200 Morningside Mountain Drive, Glen, CA 95442

From: [McCune, Mike](#)
To: [Crystal Acker](#)
Subject: Re: Loe Firehouse 3,847 square foot Cannabis Dispensary, 15499 Arnold Drive, Glen Ellen
Date: March 15, 2021 9:21:14 AM

Dear Ms. Acker,

As a homeowner across the street from the proposed cannabis dispensary at 15499 Arnold Drive in Glen Ellen, I am writing to lodge my strong belief that the scheduled Board of Zoning Adjustment hearing on April 8, 2021 should DISAPPROVE a Negative Declaration for CEQA approval of the above project for two major reasons:

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.**
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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 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,

Joseph M McCune
1400 Morningside Mountain Drive
Glen Ellen, Ca.

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March 15, 2021

Crystal Acker, M.S.
Planner III
County of Sonoma
PRMD - Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403

Letter sent via email – Crystal.Acker@sonoma-county.org

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

Dear Ms. Acker,

The scheduled Board of Zoning Adjustment hearing on April 8, 2021 should DISAPPROVE a Negative Declaration for CEQA approval of the above project for two major reasons:

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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.**

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Sincerely,



Paul and Liz Morrison
976 Glenwood Dr Sonoma CA 95476

Crystal Acker, M.S.
Planner III
County of Sonoma
PRMD - Planning Division | Project Review
2550 Ventura Avenue, 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. Acker,

At the upcoming hearing on April 8, 2021, the Board of Zoning Adjustments should DISAPPROVE a Negative Declaration for CEQA approval of the above project for two major reasons:

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

Due to these major environmental and code violations, the Board of Adjustments and the PRMB should deny 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 in violation of the Sonoma County Municipal Code.

Sincerely,

A handwritten signature in black ink that reads "Brett Cooper". The signature is fluid and cursive, with the first name "Brett" being more prominent than the last name "Cooper".

Brett Cooper
2000 Morningside Mountain Dr.
Glen Ellen, CA 95442

From: [Bob Duste](#)
To: [Crystal Acker](#)
Cc: [Ricardo Capretta](#)
Subject: Loe Firehouse Dispensary
Date: March 15, 2021 2:14:25 PM
Attachments: [Loe Firehouse Letter \(3-15-21\).docx](#)

EXTERNAL

Dear Ms. Acker,

As owners of property near the proposed dispensary which is accessed directly from the intersection of Madrone & Arnold (up Morningside Mountain Road), we would like to strongly endorse Ricardo Capretta's well articulated argument AGAINST a negative declaration concerning the establishment of a cannabis dispensary at the corner of Madrone and Arnold.

We have owned our property for 23 years and are very familiar with the character of the neighborhood which is residential and highly populated with families and children, making it particularly unsuited to the dangers of increased traffic, speeding vehicles, and potentially impaired individuals both driving and roaming the nearby community. We feel very strongly that this business belongs on Highway 12 within the more commercial setting between Agua Caliente to W. Spain St.

In addition to Ricardo's points:

1. Cars looking to park, often in a hurry and forced to drive up and down streets off Madrone due to almost constant unavailability of spaces on Madrone will pose a dramatically increased danger to children running and playing in the neighborhood.
2. The intersection of Arnold and Madrone already has above average "rolling stops" which will assuredly increase several fold with the increase in traffic. (Police records will no doubt confirm these frequent rolling stops as there often is an officer present at our gate entrance to catch violators.) Also, since the firehouse parking is accessed from Arnold, when visitors discover it full they will increasingly execute illegal u-turns to return to the intersection and seek parking in the residential community down Madrone. Additionally, drivers will be tempted and likely decide to park in the entrance to Morningside Mountain Drive creating a nuisance and hazard for residents entering/exiting from their homes.
3. Cars on a regular basis exceed the speed limit on Madrone coming from Highway 12, ignoring the limit reduction at the bridge. This is likely to increase substantially, creating the potential for traffic accidents and raising the danger to pedestrians, cyclists and people entering/exiting their cars along this stretch of road.

While there may be legitimate need for this business in the broader area, this is a particularly poor location for an adult-only drug dispensary that will instill fear in the local community, and unfortunately also be an enticement to the many low-income families living on Madrone who can ill afford to be spending money on psychoactive drugs, potentially creating disharmony in families and between households within the community. Children especially are likely to bear a disproportionate risk to all the downsides that introducing this business into

this residential community will bring.

Thank you for your careful consideration and the burden of responsibility you shoulder in making this important decision.

Regards,

Robert and Sharon Duste
3350 Vigilante Road
Glen Ellen, CA 95442

Begin forwarded message:

From: Ricardo Capretta <rcapretta@capretta.com>
Subject: Loe Firehouse Dispensary

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March 15, 2021

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Planner III
County of Sonoma
PRMD - Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403

Letter sent via email – Crystal.Acker@sonoma-county.org

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

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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.**

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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,

Name
Address

From: [Valerie Aren't](#)
To: [Crystal Acker](#)
Subject: Dispensary @ madrone and Arnold
Date: March 15, 2021 3:50:09 PM

EXTERNAL

Steve and Valerie Arelt
Are opposed to a Marijuana Dispensary in our residential neighborhood.
With thanks
1400 Heaven Hill Road

Sent from my iPhone

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do not click any web links, attachments, and never give out your user ID or password.

From: [Jeni Linfante](#)
To: [Susan Gorin](#); [Crystal Acker](#)
Subject: Support for Madrone/Arnold dispensary
Date: March 16, 2021 7:30:11 AM

EXTERNAL

I am writing this email in support of the dispensary at the Madrone Arnold intersection. It's been far too long with this valley has been underserved by this medical necessity and this location is perfect. I have visited dispensaries around the county and they are always clean, well kept, and safe. More so than any liquor store, tasting room or grocery store even.

Jeni Linfante
Sent from my iPhone

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From: [Charles F. Pohl](#)
To: [Crystal Acker](#)
Cc: [Ricardo Capretta](#)
Subject: 15499 Arnold Drive
Date: March 16, 2021 7:41:51 AM

March 16, 2021

Crystal Acker, M.S.

Letter sent via email – [Crystal.Acker@sonoma-](mailto:Crystal.Acker@sonoma-county.org)

county.org

Planner III

County of Sonoma

PRMD - Planning Division | Project Review

2550 Ventura Avenue, 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. Acker,

The scheduled Board of Zoning Adjustment hearing on April 8, 2021 should DISAPPROVE a Negative Declaration for CEQA approval of the above project for two major reasons:

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.**
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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

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-
Sincerely,

Charles Pohl

77 Oso Trail
Glen Ellen

Charles F. Pohl
Dodge & Cox

555 California Street | 40th floor | San Francisco, CA 94104
415-981-1710 T | 415-986-2924 F

Charles.Pohl@dodgeandcox.com
www.dodgeandcox.com

Please follow the hyperlink to important disclosures.
https://www.dodgeandcox.com/disclosures/email_disclosure_funds.html

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From: [Debbie Lammers](#)
To: [Crystal Acker](#); [Susan Gorin](#)
Subject: Glen Ellen: Arnold Dr/Madrone Rd dispensary application
Date: March 15, 2021 7:17:46 PM



Hon. Gorin and Ms. Acker: I was unable to locate the permit application number for this particular filing but it is my understanding that it is *tentatively* scheduled for an April 8 Board of Zoning Adjustments hearing.

I wish to address the main point of contention and that is the neighborhood location for this medical dispensary. Although I do not know the details about how the Sonoma County Sheriff Department determines patrol routes, it is my experience that these routes are planned to provide increased surveillance at cannabis locations. This additional law enforcement activity would enhance safety at such businesses. This particular location would be closed on Sundays, which would be beneficial for traffic and safety concerns in the surrounding neighborhoods.

As an aside, It would not be surprising to learn that medical dispensaries would have a different customer demographic than recreational cannabis businesses. One of my favorite questions to ask is "what is the average age of a marijuana customer?" It is older than one would think - it was 46 at one time in Colorado. Many folks say 25!

My comments are based on my experience as a member of a Board of Education in Boulder County, Colorado, from 2009 to 2017. During that tenure, I held a number of state-wide legislative and school board association advocacy roles. I saw the introduction of the cannabis industry up close as a member of the Colorado Department of Public Safety's School Safety Resource Center's Advisory Board which reported to the Governor. The small town we lived in faced similar neighborhood concerns when a dispensary application was filed and later approved.

Thank you for your careful consideration of the many factors affecting the outcome of this permit application.

Debbie Lammers

Debbie & Chris Lammers

303.946.0431

dlammers303@gmail.com

12400 Henno Road

Glen Ellen CA 95442-9490

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From: [Arielle Kubu-Jones](#)
To: ["rekas@vom.com"](mailto:rekas@vom.com)
Cc: [Crystal Acker](#)
Subject: RE: Constituent Matter: Pot store Arnold Dr. @ Madrone Rd.
Date: March 16, 2021 2:33:38 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Ron,

On behalf of Supervisor Gorin, thank you for writing. This project was reviewed by the Sonoma Valley Citizen's Advisory Commission in May 2018. SVCAC voted to reject this application. It is now moving on to the Board of Zoning Adjustments (BZA).

My suggestion is to submit your comment to the planner for this project, which according to the attached Notice is Crystal Acker: Crystal.Acker@sonoma-county.org. I am including her on this message. You can also attend the meeting virtually where this is to be heard, which is tentatively scheduled for April 8th. The agenda is not up yet, but when it is it will be available here: <https://sonomacounty.ca.gov/Board-of-Zoning-Adjustments/>.

If the decision of the BZA is appealed, this will come before the Board of Supervisors and Supervisor Gorin will be one of five folks to make the final decision on this project. Until that point, she needs to remain unbiased in her opinions.

Best,

Arielle Kubu-Jones
District Co-Director
Supervisor Susan Gorin
First Supervisorial District
County of Sonoma
575 Administration Drive, Room 100A
Santa Rosa, CA 95403
707.565.2241
arielle.kubu-jones@sonoma-county.org

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DID YOU KNOW you can submit a service request for **trash pick up, potholes, vegetation maintenance, and more online?** There's a site/app for that!
Click the image below, or download the free [SoCo Report It](#) app on your device's app store.



First District Municipal Advisory Councils

Click logo for more information



-----Original Message-----

From: no-reply@sonoma-county.org <no-reply@sonoma-county.org>

Sent: Monday, March 15, 2021 5:02 PM

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

Subject: Constituent Matter: Pot store Arnold Dr. @ Madrone Rd.

Sent To: County of Sonoma

Topic: Constituent Matter

Subject: Pot store Arnold Dr. @ Madrone Rd.

Message: 3/15/2021

Dear Ms. Gorin;

I'm writing you about the proposed cannabis dispensary at the old fire station on Madrone Road @ Arnold Dr.

My wife, and I have lived at 15428 Marty Drive since we bought our home in March 1994. Next week, will be 27 years for us, living here in this neighborhood.

We can assure you that a marijuana dispensary is not a good idea. We have enough "riff-raff", or undesirable individuals that come through our neighborhood as it is, with the two apartment complexes both on Madrone Road, and Marty Drive.

As with most neighborhoods, we've seen firsthand the decline in our neighborhood over the years. The last thing that we need is a pot store to attract more undesirable folks into this neighborhood.

Please consider that there are about 100 homes, besides the two apartment complexes that have approximately 60 units combined. Each of these units are generally over-occupied, with several occupants in one & two bedroom apartment units, evidenced by the constant over crowded off-site

street parking.

The homes, and apartments units, have many children of school age, most who ride the school bus to school (before COVID), and would be exposed to the solicitors of this pot store, once COVID is lifted, and school returns back to normal.

Please do not allow a pot store in our neighborhood. It would be better suited out on Hwy 116/121 where there is more open space, and less impact on a residential neighborhood.

Thank you for taking the time to read my concerns, and thank you in advance for your cooperation into this matter.

Sincerely,

Ron Ekas & Susan Nord-Ekas

Sender's Name: Ron Ekas

Sender's Email: rekas@vom.com

Sender's Home Phone: 7079390859

Sender's Cell Phone: 7078890342

Sender's Work Phone: 7078890342

Sender's Address:

15428 Marty Dr.

Glen Ellen, CA 95442

From: [Mary Ann Athearn](#)
To: [Crystal Acker](#)
Subject: Fire House Glen Ellen
Date: March 16, 2021 5:28:31 PM

EXTERNAL

Hello Crystal,

My main concern is having cannabis for purchase in an area that is wooded...thus Fire House in the past.

Thank you Crystal,

Mary Ann Athearn

Sent from my iPad

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From: [Mary Ann Athearn](#)
To: [Crystal Acker](#)
Subject: Loe Firehouse Letter (3-15-21).docx
Date: March 16, 2021 2:48:33 PM
Attachments: [Loe Firehouse Letter \(3-15-21\).docx](#)

EXTERNAL

Mary Ann Athearn 22500 Morningside Mtn Glen Ellen 95442

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Sent from my iPad

March 15, 2021

Crystal Acker, M.S.
Planner III
County of Sonoma
PRMD - Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403

Letter sent via email – Crystal.Acker@sonoma-county.org

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

Dear Ms. Acker,

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Sincerely,

Name
Address

From: [Laura F](#)
To: [Crystal Acker](#); [Susan Gorin](#)
Subject: Support for Madrone Dispensary
Date: March 18, 2021 9:46:02 AM



Hi Crystal and Susan,

Writing to say I am very much in support of building the Madrone Dispensary. If there is a more formal way to show support please let me know.

Thank you,
Laura Friese
(415) 722-6917
3400 Castle Road, Sonoma, 95476

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March 16, 2021

Crystal Acker, M.S.
Planner III

County of Sonoma
PRMD - Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403

Letter sent via email – Crystal.Acker@sonoma-county.org

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

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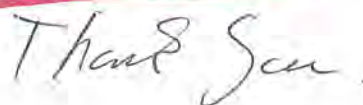
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Sincerely,



Mary McConnell
957 Glenwood Drive
Sonoma 95476

Please help to keep this a Family/Children friendly neighborhood.



March 15, 2021

Crystal Acker, M.S.
Planner III

County of Sonoma

PRMD - Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403

Letter sent via email – Crystal.Acker@sonoma-county.org

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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:

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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,

Name
Address

Judy Smalley
15232 Arnold Rd.
San Ellen, Ca. 95442

March 15, 2021

Crystal Acker, M.S.
Planner III
County of Sonoma
PRMD - Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403

Letter sent via email – Crystal.Acker@sonoma-county.org

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

Dear Ms. Acker,

The scheduled Board of Zoning Adjustment hearing on April 8, 2021 should DISAPPROVE a Negative Declaration for CEQA approval of the above project for two major reasons:

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.**
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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).

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Sincerely,



Name

15232 Arnold Dr.

Address

St. Ben Ellen, Ca 95442

March 22, 2021

Crystal Acker, M.S.

Planner III

County of Sonoma

PRMD - Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403

Letter sent via email – Crystal.Acker@sonoma-county.org

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

Dear Ms. Acker,

The scheduled Board of Zoning Adjustment hearing on April 8, 2021 should DISAPPROVE a Negative Declaration for CEQA approval of the above project for two major reasons. We have been informed of the following, and state:

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.**
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Sincerely,



Carolyn Collins and Mark Pallis
16557 Arnold Drive, Sonoma CA 95746

From: [Dave Jefferson](#)
To: [Crystal Acker](#)
Cc: [Catherine Moylan Jefferson](#); kenwoodpress@gmail.com
Subject: Proposed Glen Ellen cannabis dispensary
Date: March 23, 2021 12:26:04 PM

Crystal Acker, Project Planner,
County of Sonoma

Dear Ms Acker,

While addressing this mail to you, my actual intended recipient audience is that of the County of Sonoma Supervisors and other Sonoma County property owners. While I do not know the detailed history of this building, clearly at some date it was approved and built as a fire station by the public sector. Then, presumably that use was abandoned and the property was conveyed into the private sector. It is obvious the structure has been a very inefficient office building much of the last 10 years, and then vacant the last two. Since it was a special purpose building from inception, in a prominent location and adjacent to a small grocery store, and clearly one without residential potential, the question of whether there would ever be an acceptable commercial use has repeatedly crossed my mind as I have driven by.

Two years ago by chance I met the current owner of the building, and learned of his proposed commercial use. Last year I asked for a tour of the property, which he provided; its proposed use as a retail cannabis dispensary struck me as ideal for this unusual building. Since it is now in the final stages of a public approval process, I have reached my own conclusion: if the building is not approved for this use, what other viable commercial option is there? Will it stand vacant for more years to come, held hostage by a few neighbors at no cost to them but the occasional caustic letter or personal outcry against any reasonable commercial use? This strikes me as an exceedingly unfair policy for all Sonoma County property owners, prospective cannabis customers in the Glen Ellen area and the current owner especially. I also understand anticipated retail traffic will not be a problem and based on County Sheriff logs, licensed dispensaries do not cause crime.

For these reasons, and advocating fairness by the public sector in regulating the private sector, my wife and I support an approval of its proposed use.

Dave Jefferson
Kenwood, CA

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March 15, 2021

Crystal Acker, M.S.
Planner III

County of Sonoma
PRMD - Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403

Letter sent via email – Crystal.Acker@sonoma-county.org

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

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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. *

* Both North + Southbound Transit Bus Stops

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,

Timothy C. McIntyre
Diane McIntyre

Name

Address

15522 Maplewood Dr.
Sonoma, CA 95476

From: [Steve Rosenblatt](#)
To: [Crystal Acker](#)
Subject: Cannabis Dispensary
Date: March 23, 2021 5:07:00 PM

Dear Crystal,

For the past 32 years my wife and I have lived 2 minutes away from the proposed cannabis dispensary. When the vote to legalize cannabis was on the ballot, we felt that this might be an opportunity to help shut down the trafficking of drugs across our borders and we voted in its favor. Little did we think that our quiet neighborhood would become a center many of those that frequent this kind of a facility. No question there are many who use cannabis for medical causes, including us at times. There is no question that there are also many less desirable patrons that would enter our neighborhood as they would if it were a local pub. I continue to refer to this as a neighborhood. With the exception of a tiny food market, there is not a commercial business within a few miles of the proposed site.

I favor the placement of a dispensary in a shopping center or a strip mall as they are designed for traffic, parking, and all that goes with a business community. This is not a business community. It is my home and we strongly oppose the acceptance of anything that would diminish or destroy what we have enjoyed all these years.

If you have any questions, please feel free to contact me.

Steve Rosenblatt

1741 Morningside Mountain Road
Glen Ellen, CA 95442
707-529-9811

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From: [Paul Morrison](#)
To: [Crystal Acker](#)
Cc: ["dave.palmgren1@gmail.com"](#); [sonmmmary@aol.com](#); [ronjudysmalley@yahoo.com](#); [Karla Noyes](#); [Kate Eagles](#); [Judy Condon \(glenellenjudy@gmail.com\)](#); ["Pam Palmgren"](#); [Write2meri@yahoo.com](#); ["David Gold"](#) ([dagnabit_94906@yahoo.com](#))
Subject: Protest letters against Cannabis Dispensary UPC17-0094
Date: March 18, 2021 8:22:20 AM
Attachments: [Cannabis signed forms.pdf](#)
[Cannabis signature pages.pdf](#)
[More Cannabis signature pages.pdf](#)

Hi Crystal,

We have more than 100 property owners (see the attached protest letters) in our neighborhood that are adamantly against this type of use in a 99% residential neighborhood. This site is only 57 feet away from a large apartment complex, where dozens of kids go to the Madrone Market every day - directly bordering the proposed Cannabis Dispensary. They are walking down a sidewalk to get to the market and can stay on the same sidewalk to access the proposed Dispensary, just feet away. In addition, the transit bus stop and the school bus stop is at the dispensary, so kids will walk by the front door of this proposed dispensary site every day. There are a reasons why these sites are to maintain distances from schools, parks and residential facilities, and this site is in direct conflict with why these municipal codes have been written.

This proposed use is unacceptable in a very densely populated residential neighborhood and this use must be stopped. Please understand that the municipal code was written for a reason and must be followed to protect the residents of our residential neighborhood. These facilities need to be in commercial locations away from people's homes and families.

This is just one of the reasons why all these residents have signed a petition to protest this proposed use in our residential neighborhood. Please file these petitions (protest letters) with the rest of the protest letters against UPC17-0094.

Thank you,

28 year resident of this neighborhood

Paul and Liz Morrison

976 Glenwood Dr

707-337-1106

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THE BOTTOM LINE

The Applicant has consistently spread false information to the Community. In the Apothevert Flyer, the applicant stated: *"Adherence to all Sonoma County laws and Ordinance 6189 including LC zoning, setbacks."* In their Kenwood Press Guest Editorial on August 15, 2018, the applicant stated: *"The application complies with Sonoma County Limited Commercial Zoning requirements, meets all regulations issued by the Sonoma County Board of Zoning Adjustments and the PRMD..."*

These statements are false. PRMD has not even processed the application yet.

- This proposed dispensary is within 100 feet of five residential properties with no physical separation between those properties and the dispensary - a violation of the Sonoma County Code of Ordinances. This dispensary does not belong in a residential neighborhood.
- This proposed dispensary is under parked by 69% - a violation of the Sonoma County Code of Ordinances. This dispensary is being proposed on a property that is too small to provide proper parking.
- This proposed dispensary has other numerous challenges such as being adjacent to a school bus stop and increasing traffic in an area which is 99.9% residential. This dispensary does not belong adjacent to a residential neighborhood with hundreds of children.
- This proposed dispensary would bring crime into a residential neighborhood - this is exactly why the Sonoma County Code of Ordinances has established a 100-foot residential setback. This dispensary would increase crime in a residential neighborhood.

Since this proposed dispensary is not in compliance with the Sonoma County Code of Ordinances, this application should not be processed by the County.

I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Sign Name



Print Name

JEROLD TIERNEY

Address

15236 ARNOLD DR.

Date

12/23/18

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Sign Name

Tijiska Van Wyk

Print Name

Tijiska Van Wyk

Address

15234 Arnold Dr.

Date

12/23/2018

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Julienne H Michelene
Sign Name

Julienne H Michelene
Print Name

15230 ARNOLD DR Glen Ellen CA
Address

12-23-18
Date

95442

THE BOTTOM LINE


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Sign Name



Print Name



Address



Date

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Dominic Nuccio
Sign Name

Dominic Nuccio
Print Name

15170 Arnold Dr. Glen Ellen
Address

12/23/2018.
Date

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Sign Name

Osvaldo Robledo

Print Name

937 Sonoma Glen Circle

Address

12/23/2018

Date

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Sign Name

Laurie E. Pile

Print Name

Laurie E. Pile

Address

951 Sonoma Glen Circle, Glen Ellen 95442

Date

11-9-18

THE BOTTOM LINE

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Molly Fedrick
Sign Name

MOLLY FEDRICK
Print Name

9162 Sonoma Glen Cir
Address
920 Calif

12/23/18
Date

THE BOTTOM LINE

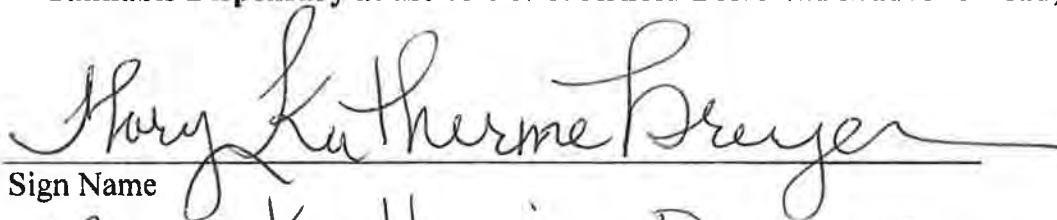
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Sign Name

Mary Katherine Preyer

Print Name

974 Sonoma Glen Cir. Glen Ellen, CA 95442

Address

12-22-18

Date

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Sign Name

Print Name

Address

Date

Judy Smalley

Judy Smalley

15232 ARNOLD DR Glen Ellen, Ca. 95442

12-27-18

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Sign Name

R Smalley

Print Name

Ron Smalley

Address

15232 Arnold Dr Glen Ellen CA

Date

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Sign Name


Burch Pasquini

Print Name

1052 Sonoma Glen Circle, Glen Ellen CA 95492

Address

12/2/19

Date

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(Sign Name

Johanne Bannon

Print Name

1024 Sonoma Glen Circle Glen Ellen, CA 95442

Address

1/2/19

Date

THE BOTTOM LINE

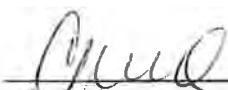
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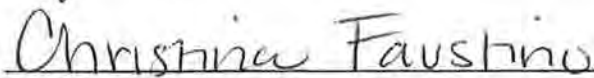
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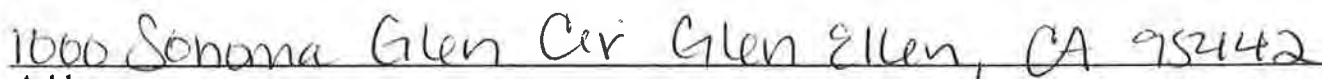
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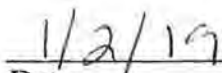
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Print Name

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Print Name

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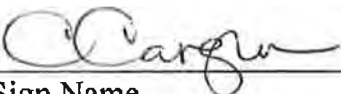
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Sign Name

Courtney Cargile

Print Name

1114 Sonoma Glen Circle Glen Ellen, CA 95442

Address

1/2/19

Date

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Gordon Mortensen
Sign Name

GORDON MORTENSEN
Print Name

949 CATON COURT, SONOMA
Address

1/1/19
Date

Regardless of whether the applicant is spreading false information to the Community, I am opposed to the ~~the~~ dispensary being located near our neighborhood. See items Starred above (★).

THE BOTTOM LINE

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Cristine Mortensen

Sign Name

Cristine Mortensen

Print Name

949 Caton Court Sonoma

Address

12/31/2018

Date

* THESE ARE MY MAIN OBJECTIONS

THE BOTTOM LINE

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T. Barrie

Sign Name

Trevor R Barrie

Print Name

998 Glenwood Dr.

Address

12-29-18

Date

THE BOTTOM LINE

The Applicant has consistently spread false information to the Community. In the Apothevert Flyer, the applicant stated: "*Adherence to all Sonoma County laws and Ordinance 6189 including LC zoning, setbacks.*" In their Kenwood Press Guest Editorial on August 15, 2018, the applicant stated: "*The application complies with Sonoma County Limited Commercial Zoning requirements, meets all regulations issued by the Sonoma County Board of Zoning Adjustments and the PRMD...*"

These statements are false. PRMD has not even processed the application yet.

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Sign Name

Eriz McVey

Print Name

ERIZ McVey

Address

946 CATON CRT - SONOMA

Date

12/29/18

THE BOTTOM LINE

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Darrell Osbourn

Sign Name

DARRELL OSBOURN

Print Name

912 CATON CT. SONOMA, CA. 95476

Address

12-28-18

Date

THE BOTTOM LINE

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Sign Name

Print Name

Address

Date

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Dave Palmgren
Sign Name

Dave Palmgren
Print Name

964 Glenwood Drive Sonoma CA.
Address

11/6/18
Date

95476

THE BOTTOM LINE

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Sign Name


Conn Dunning

Print Name

958 Glenwood Dr. Sonoma, CA 95476

Address

Date

11/29/2018

THE BOTTOM LINE

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Sign Name

Print Name

Address

Date



Karen Litzenberg

917 Glenwood Drive

11/8/18

THE BOTTOM LINE

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Mary Mc Connell
Sign Name

Mary Mc Connell
Print Name

957 Glenwood Dr. Sonoma 95426
Address

11/8/2018
Date

THE BOTTOM LINE

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Sign Name

Karla Noyes

Print Name

Karla Noyes

Address

15549 Brookview Dr., Sonoma 95476

Date

11/6/18

THE BOTTOM LINE

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Mark T. Pallis

Sign Name

MARK T. PALLIS

Print Name

16557 Arnold Dr
Sonoma, CA 95476

Address

Nov 29, 2018

Date

THE BOTTOM LINE

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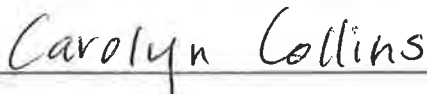
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Sign Name



Print Name

16557 Arnold Dr
Sonoma, CA 95476

Address



Date

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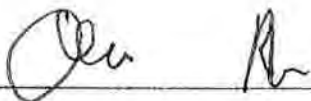
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Sign Name



Print Name

Alan Robin

Address

13756 Arnold Drive 2A, Glen Ellen, CA

Date

12/3/18

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Sign Name

Tom Cannard
Print Name

892 Madrone Rd
Address

12 9 18
Date

THE BOTTOM LINE

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Dr. Lorena M. Reinhardt

Sign Name

Dr. Lorena M. Reinhardt

Print Name

13790 Williams Road, Glen Ellen, CA 95442

Address

November 27, 2018

Date

THE BOTTOM LINE

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Timothy C. McIntyre and Diane McIntyre
Sign Name

Timothy C. McIntyre DIANE McIntyre
Print Name

15522 Maplewood Dr. Sonoma, CA 95476
Address

12/28/18
Date

THE BOTTOM LINE

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Diane Mc Intyre
Sign Name

DIANE MCINTYRE
Print Name

15522 MAPLEWOOD DR. SONOMA, CA 95476
Address

12/28/18
Date

THE BOTTOM LINE

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Judy Condon

Sign Name

Print Name

Address

Date

THE BOTTOM LINE


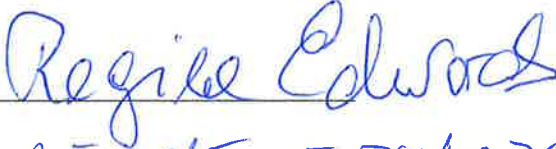
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Sign Name	
OWEN EDWARDS	REGINE EDWARDS
Print Name	
830 MADRONE RD	~
Address	
12/29/18	~
Date	

THE BOTTOM LINE

The Applicant has consistently spread false information to the Community. In the Apothevert Flyer, the applicant stated: "Adherence to all Sonoma County laws and Ordinance 6180 including the Zoning, setbacks" is fact. However, as stated in Ordinance 6180, the applicant stated: "The application complies with Sonoma County Limited Commercial Zoning requirements, meets all regulations issued by the Sonoma County Board of Zoning Adjustments and the

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Brenda Bucherfeld
Sign Name

Brenda Bucherfeld
Print Name

1000 Morningside Mt. Rd.
Address

11/10/18
Date

THE BOTTOM LINE

The Applicant has consistently spread false information to the Community. In the Apothevert Flyer, the applicant stated: "Adherence to all Sonoma County laws and Ordinance 6180 including 1.1.1 zoning setbacks. In their statement of facts Green Canyon on the August 12, 2016, the applicant stated: "The application complies with Sonoma County Limited Commercial Zoning requirements, meets all regulations issued by the Sonoma County Board of Zoning Adjustments and the PRMD..."

These statements are false. PRMD has not even processed the application yet.

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Thomas Mensing
Sign Name

Thomas Mensing
Print Name

1000 Morningside Mtn Rd
Address

11/10/18
Date

THE BOTTOM LINE

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Sign Name

LISA CRIPRETTA

Print Name

1200 MORNINGSIDE MOUNTAIN DR GE 95442

Address

11.5.18

Date

THE BOTTOM LINE

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Sign Name

Susan Castello

Print Name

1407 Morningside Mt. Dr. Glen Ellen 95442

Address

Nov 4, 2018

Date

THE BOTTOM LINE

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Mark Davidson
Sign/Name

Mark Davidson
Print Name

1407 Marguerite Mountain Glen Ellen, CA 95472
Address

11/3/18
Date

THE BOTTOM LINE

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Margo Van Staaveren
Sign Name

Margo Van Staaveren
Print Name

1877 Morningside Mtn. Drive, Glen Ellen
Address

11/6/18
Date

THE BOTTOM LINE

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Don Van Staaveren
Sign Name

Don Van Staaveren
Print Name

1877 Morningside Mountain Road
Address

11/6/2018
Date

THE BOTTOM LINE

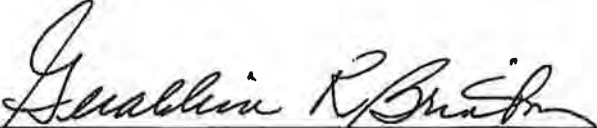
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Sign Name

GERALDINE R BRINTON

Print Name

2600 Morningside Ms. Dr

Address

11.7.18

Date

THE BOTTOM LINE

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Stephen H. Sherer

Elizabeth B. Sherer

Sign Name Stephen H. Sherer

Elizabeth B. Sherer

Print Name

1750 Morningside Mt., Glen Ellen, CA 95442

Address

Date

11/2/18

THE BOTTOM LINE

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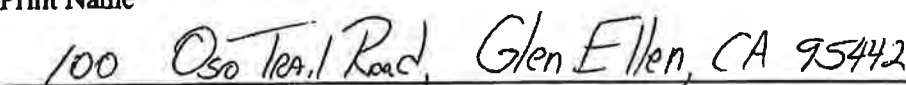
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Sign Name



Print Name



Address



Date

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Sign Name

Julie Oleson

Print Name

Julie Oleson

Address

1700 Morningside Mtn., Glen Ellen

Date

Nov. 3, 2018

THE BOTTOM LINE

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.



Sign Name

Robert Duste

Print Name

3350 Morningside Mountain, Glen Ellen, CA 95442

Address

11/2/18

Date

THE BOTTOM LINE

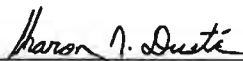
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Sign Name

Sharon Duste

Print Name

3350 Morningside Mountain, Glen Ellen, CA 95442

Address

11/2/18

Date

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Sign Name

Print Name

Address

Date

Victor I. Reus

VICTOR I. REUS, M.D.

3585 MORNINGSIDE ST. DR., GLEN ELLEN, CA

11/1/18

THE BOTTOM LINE

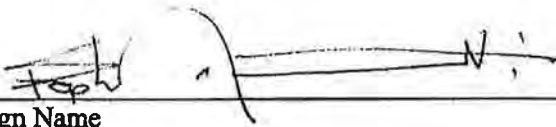
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Sign Name

STEPHEN ROSENBLATT
Print Name

1741 MORNINGSTAR Mountain Road Glen Ellen CA
Address

11/1/2018
Date

THE BOTTOM LINE

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Barry Swain
Sign Name

BARRY SWAIN
Print Name

3475 VIGILANTE RD. GLEN ELLEN 95442
Address

10-2-18
Date

THE BOTTOM LINE

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Sign Name

Print Name

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Sign Name

Kate Eagles

Print Name

Kate Eagles

Address

983 Glenwood Dr., Sonoma, CA 95476

Date

1-1-2019

#	First name	Last name	Comment
1	Karla	Noyes	
2	Dave	Palmgren	
3	Pamela	Palmgren	
4	Pat	Olson	Wrong location- next to apartment buildings with lots of children. I live right here! The traffic is crazy here some days and cars are parked solidly up and down the street
5	Moriah	Dunning	
6	Kristina	Reguero Garrison	For reasons 1, 2 and 3 I am opposed to a pot dispensary in our neighborhood. This is my home and I share the concerns that the business will negatively impact the families and quality of life in the neighborhood. Sincerely, KRG
7	Beverly	Aabjerg	
8	Kathryn	Deusterman	
9	Josh	Holtzman	
10	Deborah	Nitasaka	I am in complete agreement with all points made herein. An additional point, this property, as a surplus government property, was sold to a Hap Arnold relative in 1997 - in violation of state surplus property law. Perhaps it might now revert to a local nonprofit for the benefit of the community!
11	Lorena	Reinhardt	
12	Elias	Casola	
13	Avelina	Casola	
14	Maribeth	Byerley	
15	Kim	Balchinas	
16	Jennifer	Hardister	
17	Tim	Arensmeier	
18	Anea	Kamabele	
19	Geri	Ruonavaara	
20	Conn	Dunning	
21	Diana	Booker	
22	Loralee	Wellington	
23	Joshua	Palmgren	
24	Judy	Cordon	
25	Jan	Arensmeier	Not good in a residential neighborhood.
26	Juanita	Cisneros	
27	R	Cisneros	
28	Kate	Eagles	I live immediately across Madrone on Glenwood Drive and we already have parking and Madrone / Glenwood intersection safety issues due to current traffic flows, plus apartment and market overflow parking. With the SDC / Eldridge property also undergoing yet-to-be-determined changes over the next few years, a dispensary is not an appropriate use for this site.
29	Sarah	Rafanelli	I am a supervisor of The Grove at Glen Ellen and I oppose the proposed location of a marijuana dispensary.
30	John	emery	this neighborhood is all of young children and family's...no
31	deborah	emery	A very wrong decision for so many reasons..just because someone want to buy a building, doesn't mean it truly serves the purpose desired!.....what a way to disrupt a beautiful neighborhood....this is a major commercial project that needs to be closer to a town.
32	Gregory	Silvi	
33	Dulce	Silvi	
34	Robert	Goerzen	The proposed marijuana dispensary in the old Fire House at the corner of Madrone & Arnold is a TERRIBLE LOCATION for this retail business for these reasons: 1.) The sale of marijuana is not appropriate in a residential neighborhood with children nearby, including a school bus stop. 2.) The additional traffic at that intersection including the Madrone Market's delivery trucks and customers, and the coming and going of the dispensary's customers (both medical and recreational users) into their parking lot and their overflow parking on the street, would make an already busy intersection much more dangerous. [4-11-18 note: there will be a traffic study.] 3.) There is inadequate parking on the site. Employees and customers will be forced to park on the street which would deprive apartment residents of their much needed off-street parking. [4-11-18 note: the use permit applicant will have the legally required parking spaces for customers (12) and employees (5).] We, the undersigned, recommend that the owner of this business relocate the proposed business to ANOTHER LOCATION perhaps the industrially-zoned area on 8th Street East which has no residents nearby, relatively little traffic and plenty of parking.




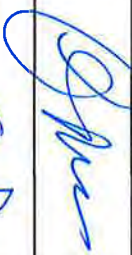
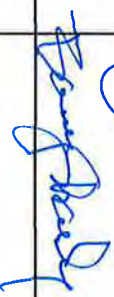
#	First name	Last name	Comment
35	Jaquie	Kerkechian	
36	Jason	White	
37	Christine	Coffland	Not the place to put this business!
38	Maribeth	Byerley	
39	Gary	Coffland	Put it in a business park, out on 12, on the square but NOT in a residential zone.
40	Julie	McClelland	
41	Jesse	Lasley	
42	Ligia	Booker	
43	Loralee	Wellington	
44	Allison	Lasley	I am strongly opposed to a pot dispensary in this neighborhood.
45	Paul	Morrison	
46	Natalie	Palmgren	
47	Tadashi	Nitasaka	I am in complete agreement with all points made herein. An additional point, this property, as a surplus government property, was sold to a Hap Arnold relative in 1997 - in violation of state surplus property law. Perhaps it might now revert to a local nonprofit for the benefit of the community!

No to a proposed marijuana dispensary at Madrone & Arnold!

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Ryan Garrison	ryanvgarrison@gmail.com	95476			
STEVEN PROELL	S.R. Proell@comcast.net	95476			
Bill Wilson	wbiii@comcast.net	95476			
Francis Be Brinn	franceprex@gmail.com	95476			
BARRY STANLEY	BARRY.STANLEY@CENTRA.CS	95476			

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John Munn	MUNN18@gmail.com	95447			
Brenda Munn	brendamunn@gmail.com	95447			
Fon Valley Smalley	ronvalley-smalley@yahoo.com	95442	Unit 707 - 364 - 7665		
Marjorie Beveridge		95442	52290'Donnell Ln		

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STEVE LASLEY	LASLEYSTEVE@GMAIL.COM	95474			
David Denueller	David 12442 e abl.com	95476			
Li. Joyce Fry	joice@freedom.com	95476			
DAVID FRY	Dave Dave Fry.com	95476			
Jenni Rindels	blue eyed zebra@gmail.com	95476			

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Nancy Padian	nancy.padian@gmail.com	95442	5430 O'Donnell Lanc CA	N. Padian	✓
Blanchard	bj@mhco.com	95442			
Meredith Marx	write2meridi@yahoo.com and Crystal's email	95442	415-264-0704		✓

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J. EDWARDS	edwardsj@gmail.com	95471	830 MADRONE RD	J. Edwards	
B. O'Malley	emaph10@gmail.com	95476	15506 MAPLEWOOD	B. O'Malley	
SUSAN GORIN			95533 MAPLEWOOD DR	Susan Gorin	

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DONALD L. BOOKER	DLBOOK32@GMAIL.COM	95476			

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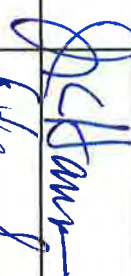
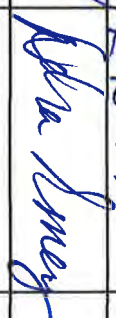

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Janice Hanson	bug@sonic.net	95476			
Debra Emery	debraemery@earthlink.net	95442			
Paula's Barnett	myl2522@aol.com	95476			

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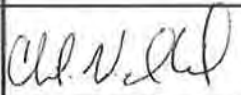
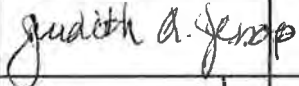

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Christi Vieira de Curiel	cvieiradecuriel@gmail.com	95442			✓
Judith A. Jessop	ja Jessop 3@gmail.com	95442			
Mario Curiel	marocs2@hotmail.com	95442			✓

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Jennifer Burrell	jenniferburrell@live.com	95442			
Tim McElyse	brownfoxyh@xos.com	95446			

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Miguel Contreras	MiguelWB2074@comcast.net	95476	924 Madrone Rd. Sonoma ca. 95476	Miguel Contreras	
Esmeralda Contreras	Anahidiego777453@yahoo.com	95476	924 Madrone rd Sonoma ca 95476	Esmeralda Contreras	
Gustavo Contreras	95102400@yahoo.com	95472	152472 Marty Dr 4940 Glen Ellen	Gustavo Contreras	
Tim Cordell	tcordell@jahoo.com	95472	963 Madrone Rd Pt + B6	Tim Cordell	
Vicki Nightingale	myturnnow@comcast.net	95472		Vicki Nightingale	
Rich Dunbar	plumber rich@comcast.net	95472		Rich Dunbar	

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DAVE Cecil	cecil1041newyork1@com	95442	15396 Thomas St QE CA 95442		
Cheri Cecil	cheri.cecil@yahoo.com	95442	11 11		
SIM KAKKE	N/A	95442	PO Box 772 G.E.		
Sabel	sabelnorton@aol.com	95476			
Nila Plexico	nila.plexico@yahoo.com	95476			
Diane McIntyre	N/A	95476	15522 Maplewood Ln Sonoma, CA 95476		

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Yolanda Arhuna	MontraeArt.Md	95476		J. Arhuna	
Lewisa Velasquez		95476	No email		
Gabriel Gonzalez		95476	No email	Gabriel Gonzalez	
Forbes/Ardo		95476		Forbes/Ardo	
Maria E. Velasquez		95476		Maria E. Velasquez	
Lehicia Velasquez		95476	422 Jacey, St.	Lehicia Velasquez	

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PAUL MORRISON	PMORRISON@MADRONAVALLEY.COM	95476	976 Glenwood Dr		
SUNDARA KAREANIES	OMSUNNY@MAC.COM	95476	915 CATON CT		
DAVEY DOWNEY	cathyd@sonic.net	95476	924 CATON CT		
Erin McElroy	ER12ME@COMPAST.NET	95476	946 CATON CT		
William Myerick	MORRISON @ GMAIL.COM	95476	15571 Madrone Dr		
Rhonda Keller	Kellrose.net.com	95476	15565 Madrone Dr		

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William H. Olson, MD	wickita.who.28@gmail.com 95442	95442		W.H. Olson	
Shannon Lee	shannonlee@me.com	95442	14326 Arnold Dr. SE	Shannon Lee	
Ellen McKnight	ellenmcknight@gmail.com	95442		Ellen McKnight	
Arthur Pausan	base@vcom.com	95442		Art Pausan	
Michael McLure		95442	P.O. Box 681 Ellen, CA 95442	Michael McLure	
Alice Wilken		95442	P.O. Box 278 Graceland CA	Alice Wilken	

Jack
Lindberg
Milly?

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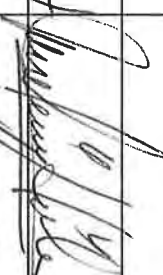
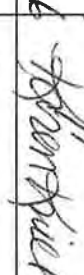




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Mary Hole	mary.hole@sonoma.ca.gov	95476	4228 Andrieux St 1385 Jones St Sonoma Ca 95476		
Karen Knill			820 Cherry Ave Sonoma CA		
Laurie Salinas	1		830 W. Spain St Sonoma CA 95476		
Victoria McCracken		95476	354 Clark St Sonoma, CA 95476		
David Kottelst		95476	525 Oregon Street		
Jack Gray		95476			

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The proposed marijuana dispensary in the old Fire House at the corner of Madrone & Arnold is a TERRIBLE LOCATION for this retail business for these reasons: 1.) The sale of marijuana is not appropriate in a residential neighborhood with children nearby, including a school bus stop. 2.) The additional traffic at that intersection including the Madrone Market's delivery trucks and customers, and the coming and going of the dispensary's customers (both medical and recreational users) into their parking lot and their overflow parking on the street, would make an already busy intersection much more dangerous. 3.) There is inadequate parking on the site. Employees and customers will be forced to park on the street which would deprive apartment residents of their much needed off-street parking.

We, the undersigned, recommend that the owner of this business relocate the proposed business to ANOTHER LOCATION perhaps the industrially-zoned area on 8th Street East which has no residents nearby, relatively little traffic and plenty of parking.

Name Please print	Email Please print	Zip Code	No Email? Full Address Please	Signature	Tick to re- ceive info*
Maeg McConell	Susan sammy@pac	95476		M. McConell	<input checked="" type="checkbox"/>
Susan Kaufhold			938 Glenwood Dr., Sonoma	Susan Kaufhold	<input checked="" type="checkbox"/>
Cara Young	Cara.Young@sonoma-county.org	95476		Cara Young	<input checked="" type="checkbox"/>
Tamara P.			925 Glenwood Dr Sonoma	Tamara P.	<input checked="" type="checkbox"/>
Velaquez				Tamara P.	<input checked="" type="checkbox"/>
Sheryl Hartman	paul.hartman@sbglbdl.net	95476	912 Glenwood Dr.	Sheryl Hartman	<input checked="" type="checkbox"/>

Please return petition signatures to: Karla Noyes, 15549 Brookview Dr., Sonoma, CA 95476

* We will not pass your information to anyone except the Sonoma Valley Citizens Advisory Commission and Supervisor Susan Gorin

No to a proposed marijuana dispensary at Madrone & Arnold!

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Name Please print	Email Please print	Zip Code	No Email? Full Address Please	Signature	Tick to re- ceive info*
RUTH VISCHEK	RuthV26@gmail.com	95476		Ruth Vischer	
Jane Noyes	janevalda Cott.net	95476		Jane Noyes	
Mary Miller	salpr78@gmail.com	95476		Mary Miller	
Esmeralda Moseru	Sanchez = esmeralda@cbglobal.net Esmeralda Moseru	95476		Esmeralda Moseru	
JAMES SPARKS		95476	830 5TH STREET Sonoma Ca	James Sparks	
RYAN RIVKES	ryanrind13@gmail.com	95476	845 5TH STREET Sonoma	Ryan Rivkes	

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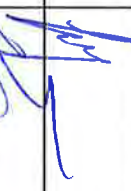





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Josh Hiltzman	jmhiltzman@gmail.com	95476			
Beverly Abieg	bla24@gmail.com	95476			
Callie Meeder	calliemcederDM@gmail.com	95476			
Jeff Hiltzman	jhiltzman@gmail.com	95476			
Mike Cosier	916 Madrone Rd	95476			
Nicholas Barton	892 Madrone RD	95476			

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Craig Madison	cmadison@susdca.org	95442	15399 Woodside Ct. Glen Ellen, Ca. 95442	<i>Craig Madison</i>	<input checked="" type="checkbox"/>
Laurie File		95442	951 Sonoma Glen Circle, Glen Ellen	<i>Laurie File</i>	<input type="checkbox"/>
Jenny Hinnen		95476	129 Feters Ave Sonoma	<i>Jenny Hinnen</i>	<input type="checkbox"/>
Donna Presti		95476	20324 Mabry Ln Sonoma 95476	<i>Donna Presti</i>	<input type="checkbox"/>
Megan Russell		95476	4510 San Gabriel Dr Sonoma	<i>Megan Russell</i>	<input type="checkbox"/>
Lucia Goodman		95442	15399 Thomas St. Glen Ellen, CA	<i>Lucia Goodman</i>	<input type="checkbox"/>

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GILBERT L. PALMCREEN		95476	962 GLENWOOD DR SONOMA, CA		
MARINA PALMCREEN		95476	962 GLENWOOD DR. SONOMA, CA		
Rick Hutton		95476	1074 2nd ST East Sonoma, CA		
Peggy Hutton	PENYUKI@COMCAST.NET	95476			
SHARLA 254 KERKERMAN		95476	1031 LARK AVE Sonoma, CA		
Stephanie Kerkerman	Jewels@theKings soyshop.com	95476			

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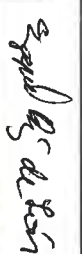
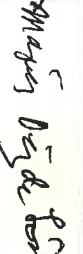
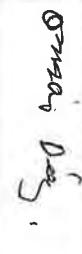



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Name Please print	Email Please print	Zip Code	No Email? Full Address Please	Signature	Tick to re- ceive info*
EZEQUIEL DIAZ	N/A	94558	1730 PARK AVE. MADRONA, CA.		
MARIA DIAZ	N/A	94558	1730 PARK AVE. MADRONA, CA.		
MARK DIAZ	N/A	94558	2481 BEACH ST. MADRONA, CA.		
Joanna Ramirez	N/A	95442	13250 AUDY 12 GLENDALE, CA.		
Gasmo Ramirez	N/A	95442	13250 AUDY 17 GLENDALE, CA.		
Tunero Kirtley	N/A	95476	932 Madrone Rd Sonoma, Ca		

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SCOTT OLSON	SCOTT.MOL689@ATT.NET	95476			
John Freckmann	jdf@tech.com	95476			
Fred Helchman		95476			
Joe Joost		95476	838 Oakwood Dr Sonoma CA		
Marilyn Lewis	marilynfgm@gmail.com	95476	846 Oakwood Dr Sonoma CA		
Gary Steiner	Sonameliisa@aol.com	95476	845 Oakwood Dr Sonoma CA		

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THE BOTTOM LINE

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These statements are false. PRMD has not even processed the application yet.

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Sign Name

Print Name

Address

Date

JAMES VARNES

JAMES VARNES

15116 Marky Dr Glen Ellen Ca 95442

12/1/18

THE BOTTOM LINE

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Sharon I. Church
Sign Name

Sharon I. Church
Print Name

15241 Marty Dr. Glen Ellen
Address

11/9/18
Date

THE BOTTOM LINE

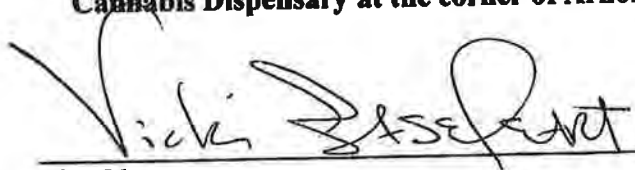
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Sign Name

vicki Bazzeh Sant

Print Name

15241 Marky Dr. Glen Ellen, CA 95446

Address

11/10/18

Date

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Sign Name

Print Name

Address

Date

Meredith Mace

820 Cecelia Dr. Glen Ellen CA 95442

11/16/18

THE BOTTOM LINE

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Sign Name

Print Name

Address

Date

Linda L. Ingles

Linda L. Ingles

15116 Marty Dr.

12/13/18

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Karyl Carter
Sign Name

Karyl Carter
Print Name

833 Marty Drive, Glen Ellen, CA 95442
Address

12/22/18
Date

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Sign Name

Isaac Carter

Print Name

833 Marty Drive, Glen Ellen, CA 95442

Address

12-22-18

Date

THE BOTTOM LINE

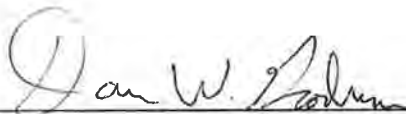
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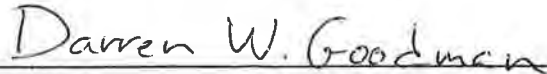
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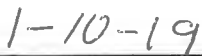
Sign Name



Print Name



Address



Date

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Sign Name

Print Name

Address

Date

Karen Goodman

Karen Goodman

825 Madrone Road Glen Ellen, Ca

1-3-19

THE BOTTOM LINE

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Don Goodman
Sign Name

Don W. Goodman
Print Name

P.O. Box 38 Eldridge, Ca. 95431
Address

1/9/19
Date

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Leslie Vaughn

Sign Name

Leslie Vaughn

Print Name

PO Box 2046 Glen Ellen CA 95442

Address

1/2/19

Date

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Art Dawson
Sign Name

Arthur Dawson
Print Name

5092 Warm Springs Rd. / P.O. Box 16 Glen Ellen, CA 95442
Address

Jan 7, 2019
Date

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Sign Name

Print Name

Address

Date

SP Porter-Elliott

Shilo Porter-Elliott

4460 Lakeside Dr Glen Ellen

1-7-19

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Sign Name

Joyce Clover

Print Name

JOYCE CLOVER

Address

248 SYLVIA DRIVE GLEN ELLEN

Date

1-7-19

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ellen b. McKnight

Sign Name

Ellen B McKnight

Print Name

1320 Hill Rd Glen Ellen CA 95442

Address

1/7/2019

Date

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Sign Name



Print Name



Address



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Wanda Smith
Sign Name

Wanda Smith
Print Name

6853 Oak Leaf Dr., Santa Rosa
Address

1/7/19
Date

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Kevin Gilbert

Sign Name

Print Name

5172 O'Donnell Lane, Glen Ellen, CA

Address

Date

1/7/2019

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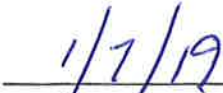
Sign Name



Print Name



Address



Date