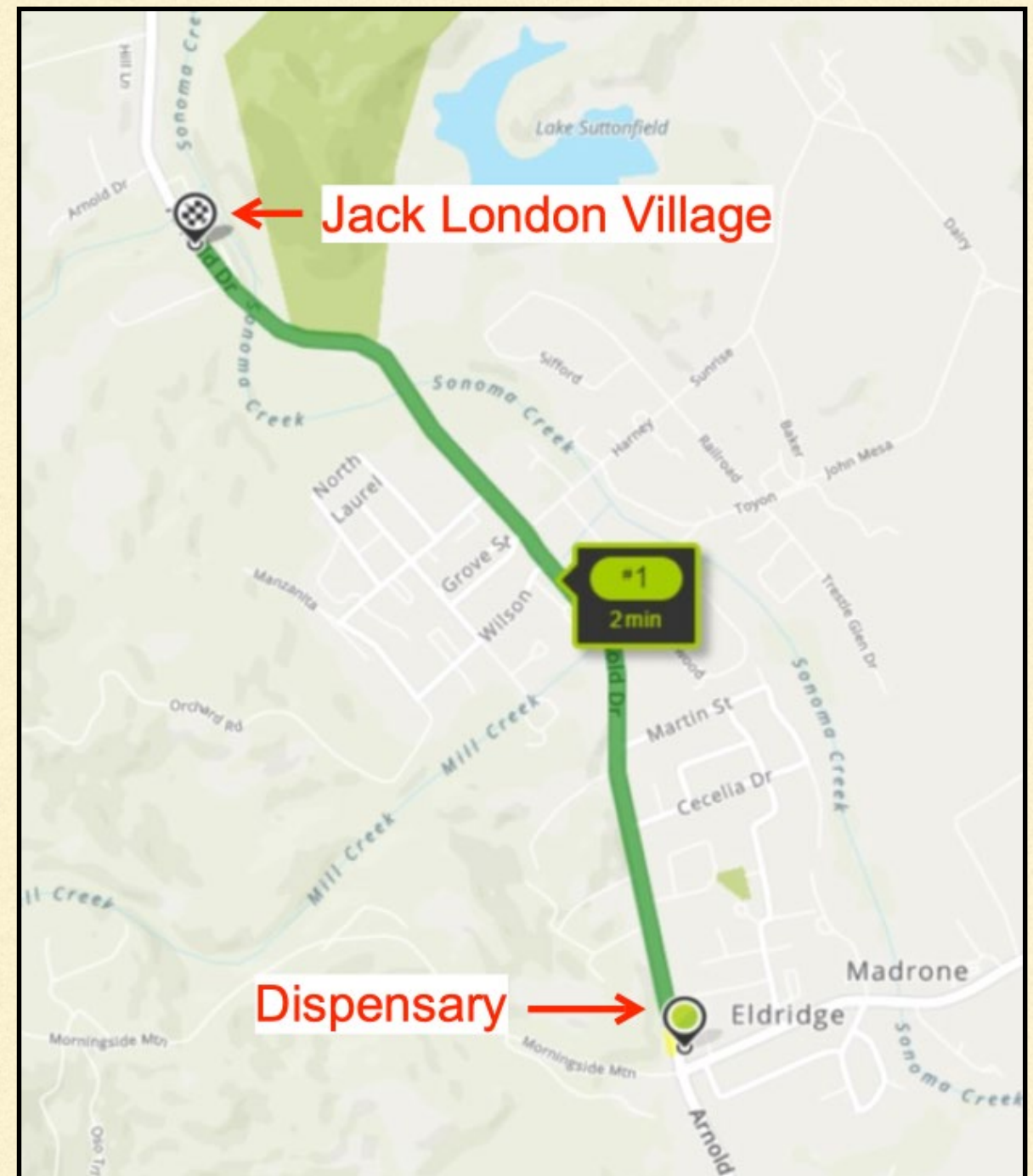

LOE FIREHOUSE DISPENSARY

The Wrong Business for Our Residential Neighborhood

This Is Not a Commercial Neighborhood

- Only 2 existing businesses: neighborhood deli and art gallery
- Closest commercial center is 1.3 miles distant



This Is a Residential Neighborhood

- 187 residences surround the project
- 127 units within 100' of project (5 SFDs + 122-unit apt. complex)



Dispensary Is Opposed by All Immediate Neighbors



Dispensary is Not Adequately Separated

“In general, a network of sidewalks and curb ramps provides access for pedestrians at the intersection of Arnold Drive/Madrone Road and into the residential neighborhoods near the project site.”



~ Traffic Impact Study (7/24/21)

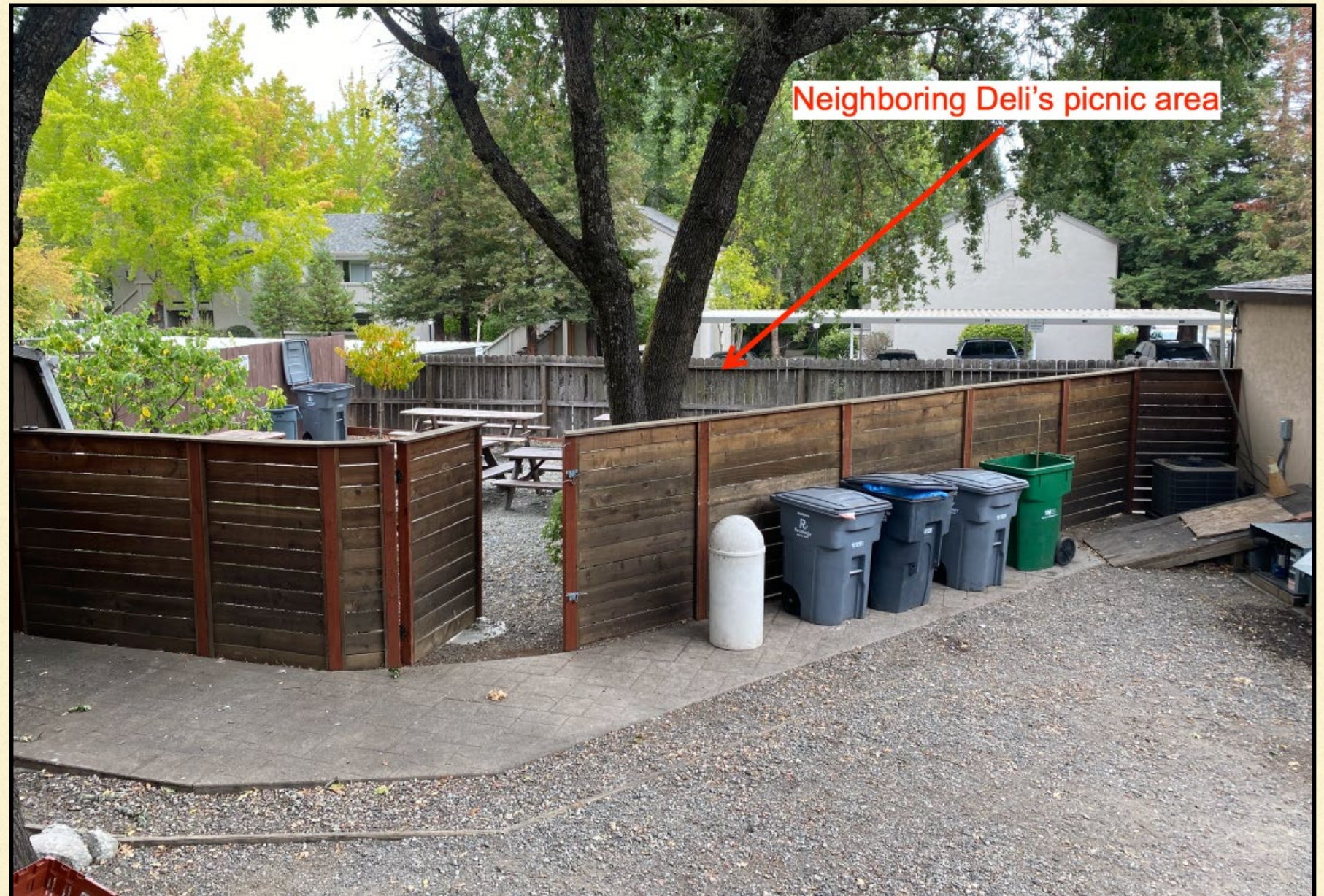
Dispensary is Not Adequately Separated

Unobstructed path of travel from 122-unit apartment complex to dispensary



Dispensary is Not Adequately Separated

View from Dispensary's
eastern property line



Insufficient Parking Provided

Parking ordinance requires:

“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”

~ County Code Section 26-86-010

Insufficient Parking Provided

As applied to this project:

- 2 spaces (minimum)
- 20 spaces (3847 sf)
- 5 spaces (5 employees)

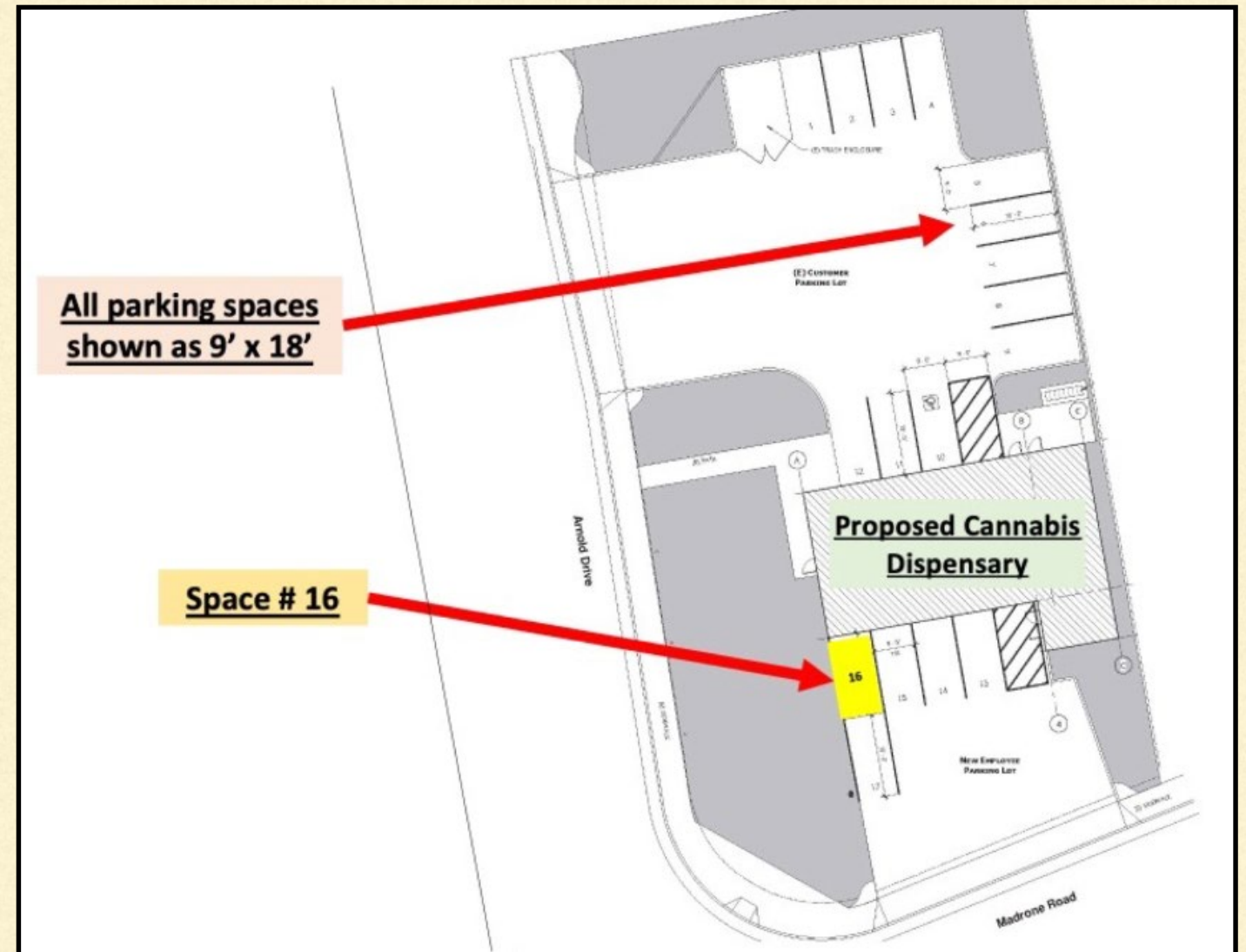
27 total spaces

As proposed by applicant:

17 total spaces

Misconfigured Parking Provided

- County Code requires 9' x 20' spaces
- Applicant provides 9' x 18' spaces
- County Code requires spaces with “independent access”
- Applicant provides tandem space 16



Traffic Study Ignored Local Dispensaries

CEQA review must consider impacts of this project in light of "past, present, and probable future projects producing related or cumulative impacts."

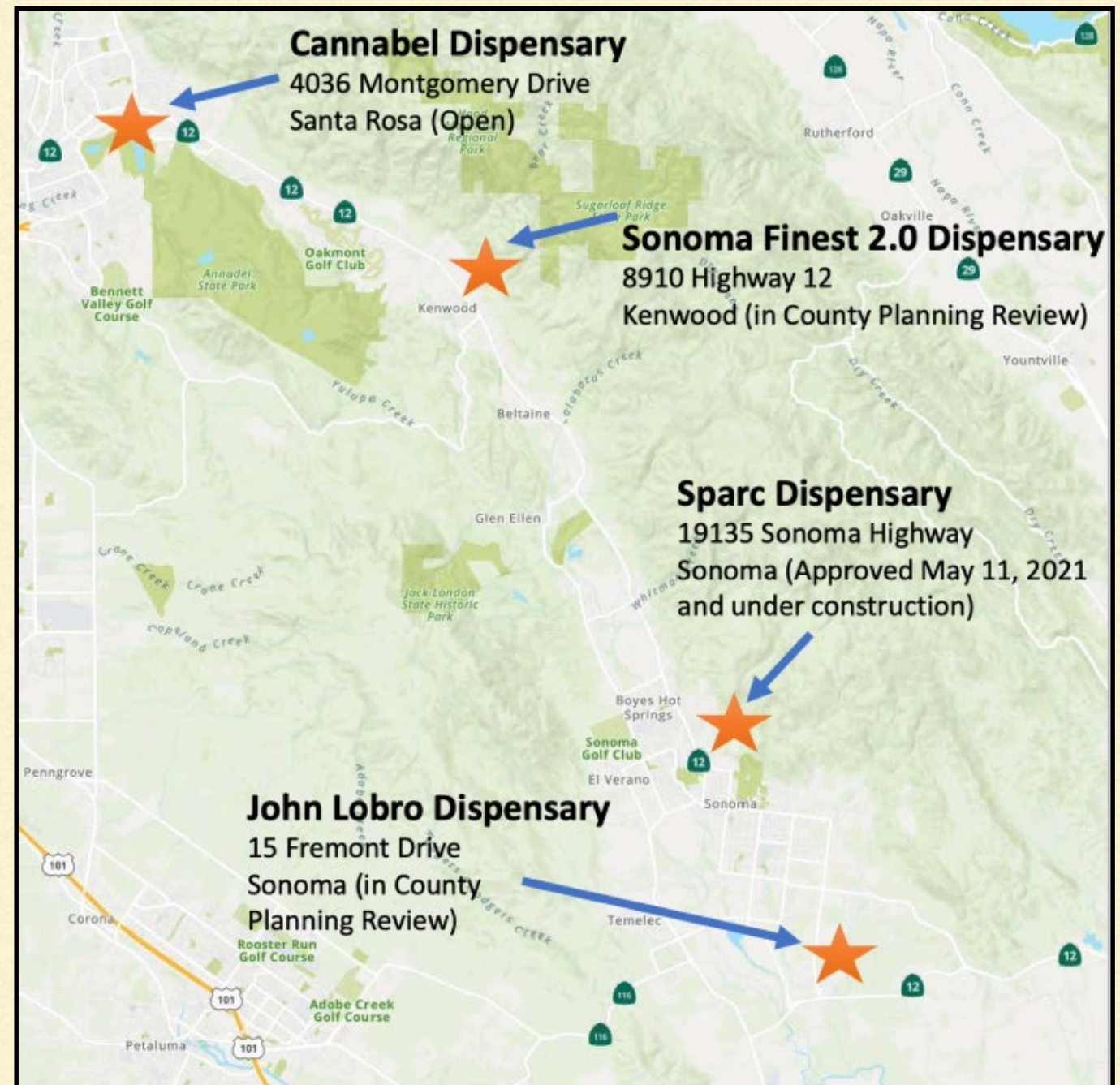
~ 14 CCR §15130(a)(1)

"A minimum 10-year growth projection is required for an interim evaluation (if necessary) and a long-term growth projection is required for cumulative impact analysis consistent with the General Plan."

~ County Guidelines for Traffic Impact Studies (May 2016)

Traffic Study Ignored Other Local Dispensaries

- 4 other dispensaries either open, under construction, or awaiting approval
- None mentioned in traffic study



Traffic Study Ignored Major Development



- Sonoma Developmental Center under active evaluation and planning
- Located less than 1 mile from project site
- Estimated to have over 1,000,000 usable SF
- Never mentioned in traffic study

THE END
