

[EXTERNAL] Good Onward, Inc. Cannabis Facility

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Sun 8/16/2020 8:25 AM

To: McKay, Conor <CTMcKay@srcity.org>

I am writing because I think having this cannabis facility on Juniper Av. is a mistake. We have had property on Juniper ()previously South Dutton) since the late 1929. This is a very narrow country road. It barely has room for two cars to pass in a few spots. What is this unnecessary business going to do to the people living on the street. Will everyone have to stay inside because of the obnoxious smell of the cannabis? What about the two schools in such close proximity? This is another move by our local officials to grab onto anything that will raise more money so they can waste it on their unnecessary projects.

Allene Cornolo

October 13, 2020

Conor Mackay, City Planner
Planning & Economic Development
City of Santa Rosa
100 Santa Rosa Ave.
Santa Rosa, CA 95494

RE: Good Onward Inc. Project

Dear Conor,

Per your request, we have prepared this letter to serve as our response to the email you received from Allene Cornolo dated August 16, 2020. Allene states very clearly that she does not favor Tim Shannon's desire to develop a viable business on his property. While Allene has every right to voice her opinion as her democratic right, it is also Tim's right to develop his property within the rules and regulations of the City of Santa Rosa. Tim and his design team have developed plans that address all of the concerns that have been raised to date about Good Onward. Some of the items of concern expressed by Allene are technical in nature and have been addressed by Tim's team. Other concerns are suppositions and cannot be addressed. This letter addresses the technical concerns.

- Concern:** *"This is a very narrow country road. It barely has room for two cars to pass in a few spots."*

Response: The proposed project will widen Juniper Avenue from Bellevue Avenue to the southern property line of Good Onward. From Bellevue Ave. to the north property line, Juniper Avenue will be widened to 20 feet. Along the frontage of the project, Juniper Ave. will be widened to 30 feet consistent with the City's requirements for one-half the required cross-section for an industrial street. Per the "Updated Focused Traffic Study for the Good Onward Medical Cannabis Project prepared by W-Trans, dated January 8, 2020, " "these improvements would allow adequate space for two-way traffic to occur without one motorist having to pull over to the shoulder".

The project will also include two entries into the site from Juniper Ave. This will allow all project related traffic to move to and from the site with minimal impact on property owners further south on Juniper Ave.

- Concern:** *"Will everyone have to stay inside because of the obnoxious smell of the cannabis?"*

Response: Per TEP Engineering's letter dated February 19, 2020, the proposed project "shall comply with the City of Santa Rosa's odor mitigation standards set forth in Zoning Code Chapter 20-46". The report states that the accepted method to remove cannabis odors for exhaust airstreams is carbon filtration. Good Onward will install activated carbon filter canisters or inline filters on the exhaust systems serving spaces at risk for emitting cannabis odors. These filters will also be installed on recirculating air systems. These carbon filters are designed for the control of VOCs, odors and other gaseous contaminants. The cannabis odor mitigation systems will be maintained per the manufacturer's instructions. The system and its continued maintenance should mitigate the odor of cannabis to Good Onward's adjoining neighbors.

3. Concern: "What about the two schools in such close proximity?"

Response: As you are aware, the City Cannabis Code states; "Cannabis Retail shall be subject to a 600 foot minimum setback from any K-12 school". The closest school to Good Onward is the Amarosa Academy on Dutton Ave. It is approximately 730 feet from the southeast property corner of the Good Onward property. This distance easily exceeds the required 600 foot minimum setback. The second closest school is Elsie Allen High School, further to the west along Bellevue Avenue. It is roughly 2000 feet from the Good Onward property, far exceeding the 600 foot minimum setback. A third school in the area is Meadow View Elementary, which is located on Dutton Meadow Ave., closer to Hearn Ave. This school also far exceeds to 600 foot minimum setback distance. I have prepared an exhibit entitled "Schools Closest to Good Onward" that shows the location of the first two schools in relationship to the Good Onward site. It is attached to this email.

4. Concern: *"This is another move by our local officials to grab onto anything that will raise money so they can waste it on their unnecessary projects."*

Response: This statement is a speculative supposition that cannot be evaluated in technical terms related to City Codes. The author of the comment is certainly entitled to their opinion.

Our team appreciates the opportunity to response to Allene's email letter. We feel our project has adequately addressed her concerns, save for the last comment. Please let us know if there is any further response needed from our team.

Best regards,

Steve Arago

cc:

Tim Shannon
Tao Klauenburch
Peter Stanley
Dave Christensen
Eric Wade

Attachment

Schools closed to avoid CHIKARA

Map data ©2020

200 ft