

*Conditional Use Permit Project Description - A detailed project description, including but not limited to, days and hours of operation, number of employees working each shift, delivery details, parking analysis, and a description of any activity that may cause unusual noise or odor.*

Project:

MD Market will be a local and convenient market for the local residence in the area. MD Market carries a Variety of local wine, spirits and foods. We carry over 1,000 products from Sonoma County growers and manufacturers. Our days of operation will be Monday-Sunday (7 days a week) and our hours of operation will be 6am-12am. We will have 3-4 employees working, consisting of 3 different shifts. The morning shift will have 1 employee and afternoon/early evening will have 2 employees. We will have our office there as well. We will be present 7 days a week from the hours of 7am-5pm and our manager will be present from 5pm-12am. This is a huge benefit for the business because at any given time, there will be someone from our corporate team monitoring all activity and the business from 6am-12am. We do not believe we will generate unnecessary traffic and/or noise. We do not receive any deliveries on weekends and during weekdays, we are very careful about the time of our deliveries. With the size of this property, receiving deliveries will be an easy task, as the back space allows us to stay out of the street and not cause any traffic. We usually receive 2-3 deliveries a week and the time of these deliveries is usually no more than 15-20 minutes. Our staff, as well as the delivery team, are well trained to delivery and receive deliveries as efficiently as possible, not causing delays or excess noise. Although we consider ourselves a small grocery store, offering different Variety of foods, we still offer a convenient service. Our patrons can expect to be in and out of our location within 5 minutes. We are there to serve the local community, so we will not be generating any traffic outside a small radius (2-3 mile radius).

Post covid, it has become very difficult for people of underlining conditions and local seniors to go to major grocery chains, such as Whole Foods due to the foot traffic they create, Therefore, MD Market makes an easy and convenient stop to those shoppers. We are a local chain established in 1992 in Santa Rosa. Since then, we have expanded to over 15 locations across the North Bay. MD Market doesn't merely stock the old standbys such as soda, energy drinks, snacks and candy. No, we are a multi-format market and are a hybrid that also offers fine wines, spirits, artisan/local beer, gourmet coffee, hot prepared foods, and sandwiches. Our enterprise is a Convenience store, grocer and a fast-casual restaurant all-in-one.

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**[EXTERNAL] Guerneville Rd. MD Market**

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**From** Harman Dhillon <hdhillon707@gmail.com>  
**Date** Thu 1/22/2026 5:23 PM  
**To** Toomians, Kristinae <KToomians@srcity.org>  
**Cc** Danny Jones <djones@keegancoppin.com>

Hello Kristinae,

Thank you again for meeting with us a few weeks ago. We truly appreciate your time and the opportunity to discuss the MD Market on Guerneville Rd. site.

Per our conversation, I am writing to formally request extended on-site hours and to provide an update on the security measures we are implementing at the Guerneville Road location. We are requesting approval for operating hours from 6:00 AM to 12:00 AM. These extended hours will allow us to maintain a consistent presence on the property, helping to ensure there is no nuisance activity and to actively deter loitering.

In addition, we are implementing a 24/7 security monitoring service. Our camera systems will be monitored around the clock by a third-party security company. We already have this in place for our other MD locations and it has been working very well. They have all of our contact information and will immediately notify us via phone call, text message, and video alerts if any issues arise.

We are also installing improved lighting throughout the property, with a particular focus on motion-activated lighting in blind-spot areas. This enhancement will further help prevent loitering and trespassing and improve overall site safety.

With these security measures in place, along with our consistent on-site presence—including our manager, myself, and my father as owners being at the property daily—we believe we can effectively monitor the site and significantly reduce any loitering or trespassing concerns (As we know this has been the most voiced concern from the neighbors and nearby business-Security). As you can imagine, given that the building is currently vacant there is currently some exposure, however, with these improvements, we are confident the property will remain a safe and well-managed environment.

Thank you for your consideration. Please feel free to reach out if you have any questions or would like to discuss this further.

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Best Regards,

Harman S. Dhillon  
(707)-540-1309