

PLACERVILLE UNION SCHOOL DISTRICT
1032 THOMPSON WAY
PLACERVILLE, CALIFORNIA 95667
ERIC BONNIKSEN
 Superintendent
 BOARD OF EDUCATION
 Chris Belmer
 Misty diVittorio
 Sean Frame
 Katharine Stabler
 Brian Sonner

December 21, 2018

RECEIVED

DEC 26 2018

CITY OF PLACERVILLE
 COMMUNITY DEV. DEPT.

Placerville City Council,

This letter is to inform you of the Placerville Union School District's concerns with the possible Cannabis Business permits that will be approved by the City of Placerville. We will strongly object for any variance to be given to a business within the approved school radius. We would like for the City Council to review and approve School Bus Stops as sensitive areas while reviewing requests for business permits. It is our duty as a School District to keep our students safe and out of harm's way at school and also to and from school and I know that you have the same desire. I would be more than happy to sit down and discuss any of these concerns with you at your convenience.

Sincerely,

Eric Bonniksen

Superintendent

Placerville Union School District

SUPERINTENDENT'S OFFICE
 1032 THOMPSON WAY
 PLACERVILLE, CA 95667
 (530) 622-7216
 Fax 622-0336

LOUISIANA SCHNELL SCHOOL
 2871 SCHNELL SCHOOL ROAD
 PLACERVILLE, CA 95667
 (530) 622-6244
 Fax 622-2309

SIERRA SCHOOL
 1100 THOMPSON WAY
 PLACERVILLE, CA 95667
 (530) 622-0814
 Fax 622-0532

EDWIN MARKHAM SCHOOL
 2800 MOULTON DRIVE
 PLACERVILLE, CA 95667
 (530) 622-0403
 Fax 622-5584



City of
Placerville

Pierre Rivas <privas@cityofplacerville.org>

Adopt Cannabis Zone Overlay As Recommended By Planning Commission

thubten2001 <thubten2001@gmail.com>

Fri, Dec 21, 2018 at 1:39 PM

To: macuna@cityofplacerville.org, Kara@karataylorforcitycouncil.com, dthomas@cityofplacerville.org, Borellicouncil@sbcglobal.net, msaragosa@cityofplacerville.org, Pierre Rivas <privas@cityofplacerville.org>, cmorris@cityofplacerville.org

Cc: Peter Chapman <peter@metcomcorp.com>, scott@metcomcorp.com, cheryl@metcomcorp.com, charlie woods <707equity@gmail.com>

Council Members, Cleve Morris, and Pierre Rivas:

Please adopt the Cannabis Zone Overlay without changes as recommended by the Advisory Committee and Planning Commission. The Cannabis Zone on Placerville Dr, Pierroz Rd. and Cold Springs Rd. is located in a purely commercially zoned area. A large portion of the area has no sidewalks. It is isolated from sensitive sites. Businesses sell alcohol in the area.

The significant new investment from the cannabis industry will support the commercial real estate market in that area. The new cannabis industry recognizes the importance of being positive community members that work to improve community issues. The City's Community Benefit agreements executed by cannabis permittees will provide concrete actions as evidence of support for the community.

Approving the Cannabis Zone Overlay in the Placerville Dr, Pierroz Rd. and Cold Springs Rd. commercial zone will provide a renaissance that could otherwise suffer during an economic downturn.

Adopting fees and taxes that are at the lower end of the approved range will assist the new businesses to be successful when competing against other areas of the county and state and when competing against the illicit market.

The voting public has shown its support for commercial cannabis in appropriate zones. Placerville Measure M passed with a 67.46% yes vote.

Thank you for your attention to this matter.

Rod Miller

--

El Dorado County Growers Alliance

Earth Groovy Products LLC

earthgroovy.com

530-503-9078

530-748-9822 cell

Placerville Residents

Placerville CA. 95667

RECEIVED

DEC 03 2010

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

Dear Planning Commissioners,

RE: Zoning overlay for the sale of Marijuana in the city of Placerville

On December 4th you are going to be asked to approve a zoning overlay plan that will allow marijuana to be sold in three areas of the city: (1) the Broadway/ Main Streets, (2) Placerville Drive and (3) Cold Springs Road from Pierroz Road to Placerville Drive .

We request that Cold Springs Road from Pierroz Road to Placerville Drive be eliminated from this proposal for the following reasons:

- In no other area would residences have as much direct exposure to these the sale of marijuana as does this area.
- On Broadway/ Main residences are located at both ends or on side streets set back by the bluff on the south and Hwy 50 on the North.
- Placerville Drive has few residences in direct contact to the proposed marijuana retail area.
- On the section of Cold Springs Road there are three drug and alcohol rehab houses and one women's abuse shelter.
- There are residential houses on Cold Springs and two subdivisions are within walking distance (150' or less) of the proposed marijuana sales locations.
- Just off Cold Springs Rd is a large cluster of apartments.
- Middletown Road is a main route for students to walk from Edwin Markham Middle School and El Dorado High School to the apartments and houses along Cold Springs and houses to the west. Is this what we want, kids walking twice a day in front of shops selling marijuana? We think not!

We hereby request that the Planning Commission eliminate the Cold Springs Road from Pierroz Road to Placerville Drive from a possible overlay zone in its recommendation to the City Council.

Sincerely,

Placerville Residents:

Name (Print) WAYNE BRUMETT
Signature Wayne Brumett
Address 2741 SLEEPY HOLLOW COURT
PLACERVILLE, CA 95667

Name (Print) Delores Brumett
Signature Delores Brumett
Address 2741 Sleepy Hollow Ct, Pl
95667

Name (Print) BRIAN C SONNER
Signature Brian C Sonner
Address 2700 Sleepy Hollow Ct

Name (Print) JANE SONNER
Signature JANE SONNER
Address 2700 Sleepy Hollow Ct.

We hereby request that the Planning Commission eliminate the Cold Springs Road from Pierroz Road to Placerville Drive from a possible overlay zone in its recommendation to the City Council.

Sincerely,

Placerville Residents:

Name (Print) Melinda Graves

Signature Melinda Graves

Address 202 Panning Way

Name (Print) DAVID GRAVES

Signature David Graves

Address 202 PANNING WY

Name (Print) Howard Madison

Signature Howard L. Madison

Address 189 Panning Way, Placerville, CA 95667

Name (Print) Judith Madison

Signature Judith Madison

Address 189 Panning Way, Placerville, CA 95667

Name (Print) Carol Lemier
Signature Carol Lemier
Address 208 Fanning Way P. 1112
Ella Lemier

Name (Print) Ella Lemier
Signature Ella Lemier
Address 208 Fanning Way P. 1112

Name (Print) Darlene Frances Tarlton
Signature Darlene Frances Tarlton
Address 2821 Bennett Dr., Placerville, CA 95667

Name (Print) JANE A. HAMILTON
Signature Jane A. Hamilton
Address 2699 Westwood Dr. 95667

Name (Print) Lisbeth L. Powell
Signature Lisbeth L. Powell
Address 1882 Sundown Trail
Placerville, CA 95667

Name (Print) Doreen Thornhill
Signature Doreen Thornhill
Address 2646 Northridge Ave.
Placerville CA 95667

Name (Print)

ANITA Young

Signature

Anita Young

Address

2830 Rocky St - Pivello

Name (Print)

RITA EHRHARDT

Signature

Rita Ehrhardt

Address

2040 Pimlico Ln

Name (Print)

Merrilee Helfferman

Signature

Merrilee Helfferman

Address

4761 Evanwood Dr., Shingle Springs

Name (Print)

FRANCES PIERCE

Signature

Frances Pierce

Address

2566 BAKER RD. FVILLE, CA.

Name (Print)

Carolyn Madison

Signature

Carolyn Madison

Address

196 Panning Way, Placerville

Name (Print)

Virginia L. McClane

Signature

Virginia L. McClane

Address

181 Panning Way
Placerville, CA 95667

Name (Print) Alice Henry
Signature Alice Henry
Address 841 Harris Rd. Placerville

Name (Print) Donna Dean
Signature Donna Dean
Address 234 Panning Way Placerville

Name (Print) Ken Pence
Signature Ken Pence
Address 215 Panning Way, Placerville

Name (Print) Joyce Francis
Signature Joyce Francis
Address 2745 Debra Ln Placerville

Name (Print) DG Hardy
Signature DG Hardy
Address 1030 N. Circle Dr
Diamond Springs

Name (Print) June Combellek
Signature June Combellek
Address 2100 Westwood Dr

We hereby request that the Planning Commission eliminate the Cold Springs Road from Pierroz Road to Placerville Drive from a possible overlay zone in its recommendation to the City Council.

Sincerely,

Placerville Residents:

Name (Print) Kimberly Petree

Signature K.P.

Address 2825 Sleepy Hollow Ct., Placerville, CA 95667

Name (Print) Joseph Speck

Signature Joseph Speck

Address 2825 Sleepy Hollow Ct. Placerville CA., 95667

Name (Print) _____

Signature _____

Address _____

Name (Print) _____

Signature _____

Address _____

Name (Print)

Gayle L. List

Signature

Gayle L. List

Address

2815 Sleepy Hollow Ct.

Name (Print)

Jane-Marie Jones

Signature

Jane-Marie Jones

Address

2800 Sleepy Hollow Ct

Name (Print)

Signature

Address

Name (Print)

Signature

Address

Name (Print)

Signature

Address

Name (Print)

Signature

Address

Name (Print)

Deborah Wasserman

Signature

Deborah Wasserman

Address

3222 Clark St, Placerville

Name (Print)

Muriel Molho

Signature

Muriel Molho

Address

311 Diana St, Placerville

Name (Print)

Penryn Scott

Signature

Penryn Scott

Address

2811 Pennsylvania Ct. - Placerville CA 95667

Name (Print)

Deanna Desmond

Signature

Deanna Desmond

Address

545 Fairview Dr Placerville, CA 95687

Name (Print)

Irene Lopshin

Signature

Irene Lopshin

Address

1063 David Corole, Placerville CA 95667

Name (Print)

Signature

Address

To the Planning Commission,

I write to you in hopes that you will reconsider my property (692 Main St.) for placement on the cannabis overlay map. I have struggled to find a good tenant for the property since I purchased it early 2017; and the property has now been vacant since April. I have done my best to care for the Turner House as I'm sure you're aware of its historical significance in Placerville. It is a unique property, and I want a business that won't ruin or disrespect it's character. I was approached by El Dorado Safe Access LLC in September and we have signed a letter of intent, however, this has come in to jeopardy as my property has been removed from the latest overlay map.

It is my understanding that the property was removed from the original map due to its proximity to Sierra Elementary School. The ordinance calls for a distance of 250ft away from any school and I believe that its much further away from that. I know that the ordinance speaks to property lines, but I feel that in my case it's important to note where the actual business takes place will be over 300ft from nearest Sierra School property line. We understand the sensitivity of the issue and have come up with some solutions to help quell the concerns of the commission in hopes that you will reconsider.

1. We will construct a fence along the property lines of both Sheridan St. and Turner St.
2. There will be no signage- aside from an address on a newly constructed awning. (see attached)
3. El Dorado Safe Access pledges to perform necessary historical preservation of the Turner House.

I feel that these steps show an honest attempt to address the community and its potential concerns. I know that we can create distance with a properly constructed fence line, create a discreet business, and preserve the Turner house at the same time with these steps. In the past- businesses at this location have served both alcohol and tobacco without concern or complaint. I feel that a dispensary is a reasonable use at this time. Thank you for hearing my argument to place 692 Main St. back on to the cannabis overlay map. I hope that the commission realizes that both I and El Dorado Safe Access L.L.C. take the community and its needs very seriously and do not seek to do diminish the quality of our neighborhood in any way.

Sincerely,

Earnest P. Harrison



RECEIVED

NOV 26 2010

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT

To the Planning Commission,

I write to you in hopes that you will reconsider my property (692 Main St.) for placement on the cannabis overlay map. I have struggled to find a good tenant for the property since I purchased it early 2017; and the property has now been vacant since April. I have done my best to care for the Turner House as I'm sure you're aware of its historical significance in Placerville. It is a unique property, and I want a business that won't ruin or disrespect it's character. I was approached by El Dorado Safe Access LLC in September and we have signed a letter of intent, however, this has come in to jeopardy as my property has been removed from the latest overlay map.

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Sincerely,

Earnest P. Harrison



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NOV 26 2018

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

PUTHUFF FAMILY PARTNERSHIP
3103 MISSION CANYON DRIVE
EL DORADO HILLS, CA 95762
(916) 693-6595

October 28, 2018

RECEIVED

OCT 30 2018

TO: PLACERVILLE PLANNING DEPT.

RE: Zoning Change ZC 18-01
"Cannabis Business Overlay Zone"

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

As the Managing Partner for Puthuff Family Partnership, owners of the Wells Fargo property at 1244 Broadway in Placerville, I strongly object to rezoning Broadway to allow for a cannabis business district there.

This is an ill-advised proposal, which will harm our community more than benefit it. Our family came into Placerville around 1850, and has always owned property and had businesses on Broadway from the gold rush era to the present day. Many generations of our family have contributed to the prosperity of Placerville. This proposal, if enacted, would be a blight on our town.

On behalf of the partners in our family partnership, I vote NO to this proposal. Please stop this insanity.

Sincerely,
PUTHUFF FAMILY PARTNERSHIP



Judy Puthuff
Managing Partner

Judy Puthuff

3103 Mission Canyon Drive
El Dorado Hills, CA 95762
Phone: (916) 693-6595

October 28, 2018

RECEIVED

OCT 30 2018

TO: PLACERVILLE PLANNING DEPT.

RE: Zoning Change ZC 18-01
"Cannabis Business Overlay Zone"

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

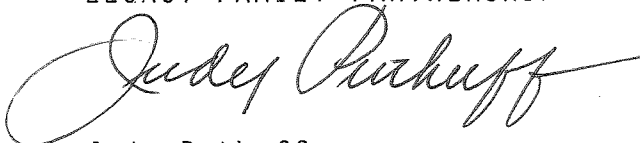
As the Managing Partner for Legacy Family Partnership, owners of the Save Mart building and property on Broadway, I **strongly object** to rezoning Broadway to allow for a cannabis business district there.

Broadway has, unfortunately, often been viewed as a step-child to Placerville. Our family has bought and developed property on Broadway for over sixty years, doing our best to provide projects that contribute to the community.

I cannot envision how negative it would be for Broadway in particular, and Placerville in general to have a reputation as a town that allows cannabis businesses.

On behalf of the partners in our family partnership, I vote NO to this proposal. Let's have some common sense here, and protect our town!

Sincerely,
LEGACY FAMILY PARTNERSHIP



Judy Puthuff
Managing Partner

PUBA Properties

3103 Mission Canyon Drive
El Dorado Hills, CA 95762
(916) 693-6595
puba867@aol.com

October 28, 2018

TO: PLACERVILLE PLANNING DEPT.
RE: Zoning Change ZC 18-01
"Cannabis Business Overlay Zone"

RECEIVED

OCT 30 2018

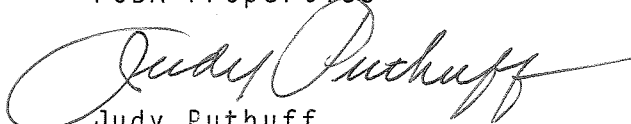
CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

As the Managing Partner for PUBA Properties, owners of Hangtown Village Square shopping center on Broadway in Placerville, I **strongly object** to rezoning Broadway to allow for a cannabis business district on Broadway.

Our property and tenants have been subjected to the negative effects of vagrants and other individuals under the influence of behavior altering substances. It is a continual problem that we spend time and money to alleviate, working with the Placerville Police Department. I see no positive benefit to the community, the reputation of our shopping center, the well being of our tenants or customers from allowing cannabis business on Broadway. I will not accept such a business in Hangtown Village Square.

I am appalled that our City Council supported this measure, and felt that it was a good thing for Placerville, and our long time reputation as a historic, friendly community to visit. What a shame to sully our town in this manner. On behalf of the PUBA Partners, I denounce this proposal---count us as a "no" vote.

Sincerely,
PUBA Properties



Judy Puthuff
Managing Partner

John Monroe and Julia Parrish
4833 Patric Way
Carmichael, CA 95608
(916) 482-4221
November 13, 2018

RECEIVED

NOV 15 2018

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

Development Services Department
City Hall
3101 Center Street
Placerville, CA 95667

Dear Planning Commission Members:

As the property owners of 55 Placerville Drive, we have serious concerns regarding the proposed Cannabis Business Overlay Zone. We are concerned that a cannabis business in the vicinity would negatively impact the property value and reduce the profitability of the business (Thompson's Buick GMC) located at the site.

Since studies show Cannabis businesses are associated with increased crime in adjacent areas, we would be faced with increased insurance and security costs. Repulsive smells emitted by cannabis processing and use will discourage customers from shopping outdoors for a new car. In addition, an increase in traffic and an increase in drivers impaired by marijuana will make entering and exiting the dealership even more difficult and dangerous.

Another reason a cannabis zone in this area is a bad idea is because the El Dorado County Fairgrounds is located in the area. A cannabis store is not a family-friendly environment for fair attendees. Children will be in close proximity to marijuana users. In addition, there is a stigma associated with cannabis businesses, and cannabis businesses in plain view would give fairgoers a negative impression of the city of Placerville. Also of concern is that the ready accessibility of marijuana in the area would lead to an increase in altercations on the fairgrounds, especially after dark.

We think it is a great disservice to allow a new (Federally illegal) business to come in and disrupt and impair the operations of an established business. A cannabis business in this zone is like a train wreck waiting to happen, and steps can be taken now to avoid foreseeable problems. We respectfully request that areas along Placerville Drive be excluded from the Cannabis Business Overlay Zone. If this cannot be accommodated, we request that at least the zone be redrawn to exclude the areas along Placerville Drive south of Ray Lawyer Drive. We appreciate your consideration of our request.

Respectfully,

John Monroe and Julia Parrish

The Register-Guard

Opinion

Living near marijuana grow can be unhealthy experience

By Richard Sedlock, Jerry Settelmeyer

Posted Nov 3, 2017 at 12:01 AM

Are the neighbors of large cannabis operations just collateral damage? Here's what it's like to live next to the industrial-scale marijuana operation on Cedar Park Road, our mostly residential street just outside Cottage Grove.

Classified by the state as an "agricultural" crop, cannabis can be grown and processed in Lane County on lots surrounded by rural residential properties -- with many undesirable but not really unexpected effects. Our neighborhood's core concern is not the legalization of recreational marijuana, but rather the permitted size and proximity to residential neighborhoods of large-scale grows and processing facilities.

Traffic and noise: We have experienced a huge (six to 10 times) increase in traffic, notably heavy vehicle traffic. Many residents have abandoned their daily walks on this once-safe dead-end street. The facility emits a constant rattle of commercial-scale diesel generators running all day, every day.

The stench: We have experienced an incredible olfactory assault that shocks even those among us who have lived amid smaller-scale marijuana grows in northern California.

For months, the intense, skunk-like, eye-watering stench prevented us from opening our windows and doors to cool our houses on summer nights, raising nighttime temperatures to unhealthy levels and causing sleep deprivation and anxiety.

Involuntary exposure to the concentrated chemicals emitted by the cannabis operations triggered severe headaches, asthma episodes and other respiratory problems in several households on our street. We are greatly concerned about the effects of such chemicals on infants and people with weakened immune systems -- and, frankly, on all of us; we feel like subjects in an ill-conceived experiment on the downwind effects of large-scale marijuana operations.

For months, the stench forced us to involuntarily limit our outdoor time, for both work (in gardens and orchards, with animals, on various outdoor projects) and play (patios, porches, outdoor dinners, swimming pools, etc.).

Water: Cannabis requires irrigation water. State law prohibits pumping groundwater for irrigating recreational marijuana unless the property has irrigation water rights. Nevertheless, groundwater gets pumped for large-scale marijuana irrigation without such water rights, drawing down the local water table and affecting water levels in surrounding wells.

Physical safety: Cannabis may be classified as an agricultural crop, but the security concerns attached to it produce a cartel-like atmosphere with drones, security cameras and armed guards with high-powered rifles with ranges of more than two miles. What the heck is this kind of facility doing in a residential area? Hundreds of people live within two miles of it.

Intimidation: In addition to these impacts, which are likely to be experienced by neighbors of any large-scale marijuana operation, our neighborhood has been subjected to intimidation, threatened violence, profanity and arrogant bullying.

Examples include sexual threats to young women; drone flights over neighbors, including children and an 80-year-old stroke victim mowing his lawn; frequent discharge of firearms, typically after a confrontation with a neighbor; neighbors stalked by employees with sidearms strapped to their waist; explosive outbursts of profanity; and verbal demands to get off of our own street.

While this may not be typical of large-scale marijuana operations, the current Wild West-like atmosphere of light state and local regulation and insufficient staffing in regulatory agencies invites exploitation by greedy opportunists.

Our neighborhood's cannabis presence has forced itself to the forefront of our everyday lives and introduced a persistent fear for our health, sanity and physical safety. Many neighbors are so distraught and intimidated that they are planning to move away, leaving behind invested time and resources, memories and plans, and their attachment to a place -- to their homes -- with the dimly perceived goal of somehow starting all over in a place like our street used to be.

Several actions could be taken at the county and state levels to limit the impacts of large-scale cannabis operations on adjacent neighborhoods.

Significantly reduce the permitted size of individual grows near residences.

Limit large-scale operations to sites distant from residences.