


**From:** [Bridgette Moore](#)  
**To:** [Janet Morales](#)  
**Subject:** Fw: Authentic Wildomar at Wildomar Square  
**Date:** Tuesday, December 15, 2020 12:17:18 PM  
**Attachments:** [Outlook-fhk4xo1e.png](#)

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Bridgette Moore  
Mayor Pro Tem  
City of Wildomar  
951-219-0951   
[bmoore@cityofwildomar.org](mailto:bmoore@cityofwildomar.org)

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**From:** Carol Wilson <[REDACTED]>  
**Sent:** Tuesday, December 15, 2020 11:33 AM  
**To:** Dustin Nigg <[dnigg@cityofwildomar.org](mailto:dnigg@cityofwildomar.org)>; Bridgette Moore <[bmoore@cityofwildomar.org](mailto:bmoore@cityofwildomar.org)>; Ben Benoit <[bbenoit@cityofwildomar.org](mailto:bbenoit@cityofwildomar.org)>; Marsha Swanson <[mswanson@cityofwildomar.org](mailto:mswanson@cityofwildomar.org)>  
**Subject:** Authentic Wildomar at Wildomar Square

**[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]**

Re: 12/16/20 Agenda Item: 2.2 Authentic Wildomar Retail Cannabis Proposal (PA No. 20-0081): A proposal to establish a retail cannabis business located at 36330 Hidden Springs Road, Suite #B & C (Wildomar Square Retail Center)

There are a couple more factors for you to consider regarding Authentic Wildomar at Wildomar Square-

1. Traffic impact of the 300 or more daily customers that Authentic Wildomar will have on the surrounding area. Currently, as one leaves Wildomar Square by car, it is only possible to go north on Hidden Springs Rd. The intersection at Hidden Springs Rd. and Clinton Keith Rd. Is controlled by a traffic light. The right turn to head east on Clinton Keith has a no- right-turn-on red traffic light, as is similar for a left-hand turn. This light can be green for a very short time, allowing only 2 cars to turn or proceed thru the intersection. With the greatly increased volume of traffic that Authentic Wildomar will generate at this intersection, the traffic will back up and the area will become grid-locked. This is going to be a traffic nightmare for those driving into and out of Wildomar Square.
2. The City Council has deemed that cannabis businesses can open in Wildomar. Wildomar Square is not the place for it. I'm sure that the Authentic Wildomar, in conjunction with the City Council, can find a space suitable for their needs within Wildomar that won't have the negative impact on traffic, parking, safety and the family-oriented atmosphere that Authentic Wildomar will. For example, when Culture Cannabis Club came before the Planning Commission on 11/4/20, there was no opposition to it. However, at the same meeting, Authentic Wildomar had 23 emails sent to the Planning Commission urging the commission to vote no on their proposal. The City Council can the shape make-up of Wildomar to satisfy its residence and business

owners. Let's find a location for Authentic Wildomar that will not have opposition that it does at Wildomar Square.

Sincerely,

Carol Wilson, Practice Manager  
Bear Creek Eye Care Optometry  
36330 Hidden Springs Rd., Suite A  
Wildomar, CA 92595  
951-609-9099

[www.BearCreekEyeCare.com](http://www.BearCreekEyeCare.com)

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**From:** [Matthew Bassi](#)  
**To:** [Bridgette Moore](#); [Gary Nordquist](#); [Dustin Nigg](#); [Janet Morales](#)  
**Subject:** RE: Please vote "No" on Authentic Wildomar Cannabis CUP  
**Date:** Monday, December 14, 2020 10:44:14 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Thanks Bridgette. Please forward these to Janet since it's a council meeting. she is coordinating these items

**Matthew C. Bassi**  
Planning Director

City of Wildomar  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595  
951-677-7751 x213

City Hall Hours:  
Monday - Thursday  
8:00 a.m. - 5:00 p.m.

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**From:** Bridgette Moore <bmoore@cityofwildomar.org>  
**Sent:** Monday, December 14, 2020 10:41 AM  
**To:** Matthew Bassi <mbassi@cityofwildomar.org>; Gary Nordquist <gnordquist@cityofwildomar.org>; Dustin Nigg <dnigg@cityofwildomar.org>  
**Subject:** Fw: Please vote "No" on Authentic Wildomar Cannabis CUP

Hi Matt,  
Please see the email below. Also, did Authentic hold a public outreach meeting?

Thanks,

Bridgette Moore

Mayor Pro Tem

City of Wildomar

951-219-0951

[bmoore@cityofwildomar.org](mailto:bmoore@cityofwildomar.org)

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**From:** Carol Wilson [REDACTED]  
**Sent:** Monday, December 14, 2020 10:23 AM  
**To:** Dustin Nigg <dnigg@cityofwildomar.org>; Bridgette Moore <bmoore@cityofwildomar.org>; Ben Benoit <bbenoit@cityofwildomar.org>; Joseph Morabito <jmorabito@cityofwildomar.org>; Marsha Swanson <mshswanson@cityofwildomar.org>  
**Subject:** Please vote "No" on Authentic Wildomar Cannabis CUP

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

To the Wildomar Mayor and City Council Members:

My name is Carol Wilson and I am a leasor and Practice Manager of Bear Creek Eye Care Optometry, located immediately next door to the proposed marijuana dispensary, Authentic Wildomar.

I strongly oppose the establishment of a retail cannabis business directly next door to my medical practice for a number of reasons.

#### Violence and Safety Concerns

There is the potential for violence, as evidenced by Authentic Wildomar having 2 armed guards on site, one of them 24 hours per day. Not only will it be intimidating to patients visiting our office to see an armed guard outside our doorway, it would change the friendly and family oriented feeling of Wildomar Square.

I arrive at the office very early some mornings and I am concerned for my personal safety. There is only a sheetrock wall between our office and the cannabis dispensary; what is to stop someone from using our office as a gateway to break into Authentic Wildomar? If I, or one of my staff members, is held hostage at gunpoint by someone wanting to break in, an armed guard is not going to stop them. Authentic Wildomar may say that this has never happened, and my response is, "Not yet".

#### Parking issues

I disagree with the Parking occupancy levels given by the landlord of Wildomar Square and shown in the table on p. 209 of Attach C - CUP Cannabis Package (sic)-Final Document

I have gone out to the parking lot and counted the number of available parking spots on four different occasions between 1 and 2 pm on Nov. 30, Dec 5, Dec. 10 and Dec. 12. Keep in mind that this count was done during COVID-19 restrictions and that restaurants have no on-site dining, and other retail establishments are operating at limited capacity. The new Thai restaurant is not yet open, and Smile Direct is not in business. The number of available parking spaces, excluding handicap-designated, ranged from 64-75 each day, with an average of 70 spots available each time. This is a much lower number than appears in the table on p.209. I would expect when COVID-19 restrictions are lifted, there would be much fewer spaces available and that parking will become a big issue in the center.

Authentic Wildomar says that they expect to do at least \$10.5 million dollars in their first year. That translates to almost \$30,000 per day and if each patron spends about \$100, that means a minimum of 300 patrons will be coming in each day. According to Authentic Wildomar's Parking Analysis:

*Authentic Wildomar's location in Suites B and C at 36330 Hidden Springs Rd. is located within the Wildomar Square Shopping Center. There are 222 parking spots for the entire center. The combined square footage of all suites is approximately 47,750. This equates to a ratio of 1 parking space for every 215 square feet. For our combined square footage of Suites B and C, we will occupy 2,500 square feet. This means we are allocated 11.6 or 12 parking spaces.*

*The maximum number of employees we will have on site at one time is roughly 10, which includes during a shift change. (Note: Tak Sato said at the Planning Commission meeting on 11/4/2020 that about 20 employees would be present at a time)*

12 parking spaces allotted to Authentic Wildomar minus 10 spaces occupied by their employees= 2 parking spaces for 300 patrons each day! How does that math work out? This will equate to a definite parking problem.

If our patients have to park off-site and be shuttled in, that will be a huge detriment to our business. None of our patients will want to add that extra inconvenience and timewhen they are just stopping in to pick up a pair of glasses or their contact lens order. They will go elsewhere for their eye care and our business will suffer.

#### Effect on Children

27% of our patients consist of children 18 years of age and younger. According to Wildomar zoning codes:

*No cannabis business shall be located within 600 feet of a public or private school providing instruction in kindergarten or grades 1 through 12, a day care center (excluding small and large family day cares), a park or a youth center.*

Although we are not by definition a school or day care center, we have a large number of children coming to our business who will be exposed to this proposed cannabis business. Parents will not want to expose their children to this and it will negatively affect our business.

#### Odor

The Shryne Group dba Authentic Wildomar, says on p. 203, Attach C - CUP Cannabis Package (sic)-Final Document:

*Cannabis odor can disrupt quality of life, lower property values, and may even exacerbate respiratory problems.*

According to the Shryne Group website, <https://shrynegroup.com/la-brand-stiiizy-opens-flagship-art-gallery-cannabis-emporium/>.

Shryne Group had one goal when it opened its flagship STIIIZY store in downtown Los Angeles: to redefine the cannabis retail experience. See the link that the Shryne group provides describing their flagship dispensary:

<https://www.hollywoodreporter.com/news/la-brand-stiiizy-opens-flagship-art-gallery-cannabis-emporium-1233500>

From the article:


**A strong scent of cannabis wafts through the parking lot and reception**, where guests confirm an eligible 21-year-old age, before groups are led from an exterior lobby into the arty outer sanctums of the new retail space.

The Shryne Group dba Authentic Wildomar, says it will abate cannabis odor, but in fact, **a strong scent of cannabis wafts through the parking lot and reception at their flagship store.**

What recourse will we have when this happens in our center? It is much easier to prevent this from occurring by not allowing the cannabis business in this location, than for us to try to control it after it has occurred. The damage will already have been done and it will negatively affect our business.

#### Neighbor Concerns

See the Neighborhood Compatibility plan: p. 17, Attach C - CUP Cannabis Package (sic)-Final Document

 The Applicant shall submit a "Neighborhood Compatibility Plan". The Plan shall address how the Cannabis Business will be managed so as to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community. A neighborhood outreach meeting is strongly encouraged before public hearings are scheduled. If you have conducted a neighborhood outreach meeting prior to submitting this application, then provide a record of that outreach and a record of any neighbor feedback. If concerns have been expressed, indicate how you plan to address those concerns.

And on p. 202:

*As Shryne Group does with all of its locations which are granted a license, Authentic Wildomar will host a town hall- style open house before the Public Hearing to introduce ourselves to the neighborhood and cement our commitment to be a considerate and contributing member of the community. Stakeholders will learn about Shryne's operation and be able to ask questions in a public forum.*

Neither of these meetings were held. If they were, we got no notification of them and we will be their immediate next-door neighbor! The Shryne Group dba Authentic Wildomar, says that they want to be a good neighbor, but they aren't starting off on a good foot by keeping their word. How can we trust that they are going to keep any of their other commitments?

My husband and I chose to open our business in Wildomar 6 1/2 years ago because it was a family oriented community. Allowing a dispensary to open in Wildomar Square would change the friendly and welcoming nature of our complex. The Shryne Group can find a better and more appropriate location for Authentic Wildomar than in Wildomar Square.

I urge you to vote no on the Conditional Use permit to establish a retail cannabis business at Wildomar Square. Thank you.

Sincerely,

Carol Wilson, Practice Manager  
Bear Creek Eye Care Optometry  
36330 Hidden Springs Rd., Suite A  
Wildomar, CA 92595  
951-609-9099  
[www.BearCreekEyeCare.com](http://www.BearCreekEyeCare.com)

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