

## Murray, Susie

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**From:** Kellie Carneghi <kelliecarneghi@gmail.com>  
**Sent:** Tuesday, February 23, 2021 5:32 PM  
**To:** Ross, Adam  
**Subject:** [EXTERNAL] Alternatives

Hi,

I am writing to you as a message of support for the upcoming Alternatives Dispensary's new location. I use cannabis for its medicinal purposes regularly. Living in the area and having a full schedule I find it challenging to get across town to pick up my medication. Having a location near by would create peace in of mind knowing it was closer to home and easier to access. I do NOT think that opening in that location will increase crime; in fact, I believe it will lower it. People will be able to access their medication easily and legally and it will reduce the "street crime" that goes along with selling cannabis illegally. The community supports Alternatives for its excellent customer service and its devotion to affordable prices. I believe our community will Benefit from having a local location and it will be widely accepted in the area.

Thank you for your time,  
Kellie Carneghi

Sent from my iPhone

## Murray, Susie

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**From:** Libby Hutton <libbyshutton@yahoo.com>  
**Sent:** Thursday, February 25, 2021 1:42 PM  
**To:** Ross, Adam  
**Cc:** storms; Sawyer, John  
**Subject:** [EXTERNAL] 2300 Bethards Application

Hi Adam,

I'm proceeding on the assumption that this item will not be heard today and that it will be continued. Therefore I won't plan to log in on the Zoom hearing.

In the meantime, I've been reading through the materials which were included in the attachments including your report. I was astounded to read the summary at page 12 of the "community concerns" as expressed at the neighborhood meeting. Those concerns as listed in the report did not even mention crime as a concern. That meeting drew an overflow crowd on a rainy night which necessitated its being moved to a larger space. Increased crime as a result of a dispensary was a focal point of the discussion and concerns. It is a HUGE issue, and for good reason. I realize you apparently were relying on Susie Murray's summary. If she omitted that issue, that is super concerning and a dereliction of her duties to accurately report the meeting and concerns of the community. I am seriously wondering why she failed to document and relay that enormous concern to you and anyone else reviewing the application, most notably, the Planning Commission itself.

Obviously there is more to discuss but wanted to bring that to your immediate attention in addition to the other very important concerns and issues.

Thank you,

Libby

Libby Hutton  
[libbyshutton@yahoo.com](mailto:libbyshutton@yahoo.com)

Elizabeth S. Hutton

## Murray, Susie

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**From:** Murray, Susie  
**Sent:** Tuesday, February 23, 2021 3:14 PM  
**To:** Ross, Adam  
**Subject:** Fwd: [EXTERNAL] Alternatives East

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Susie Murray  
Sent from my iPhone

Begin forwarded message:

**From:** gef@vom.com  
**Date:** February 23, 2021 at 3:09:54 PM PST  
**To:** "Murray, Susie" <SMurray@srcity.org>  
**Subject:** [EXTERNAL] Alternatives East  
**Reply-To:** gef@vom.com

Dear Ms. Murray,

I have just received notice of the Public Hearing scheduled for hearing comment and recommendations regarding the approval of application for approval of operation of Alternatives East. Despite the nature of this new business in the area, it is completely out of context of the nature of the existing businesses in the neighborhood.

I have been a property owner and resident in the neighborhood adjacent to the professional complex in which Alternatives East wishes to establish a business. This has always been a friendly, relaxed and home oriented community. Although the building that would house Alternatives East has been home to businesses for many years, they have been of a professional level where appointments were made. There was no walk in business or people in lines or parking problems, which would be the nature of the

Alternatives East proposed business. Aside from this inconvenience and change in the nature of the neighborhood from drop in business on a regular basis, the nature of the product being marketed might very likely invite an element of crime, from which the neighborhood might suffer without cause. The property owners and tenants in this neighborhood deserve to have their community atmosphere retained without intrusion and corruption from outside elements trying to gain ground in the area.

Why would the city of Santa Rosa entertain the license of a business that sells cannabis? It is a drug, although now legalized. Where there are drugs there are problems. The traffic is one that would be increased with little parking. The nature of the client may change from those keeping professional

appointments in the building. Where there are drugs, there is always crime, which is not welcome in the neighborhood.

I could go on with a list of reasons to deny the issuance of a license fro Alternative East, but I'll rest my argument against Alternatives East being granted a license to open an office in the otherwise professional building on Bethards Drive.

Thank you for hearing my opposition to Alternatives East.

Sincerely,

P.A. Berg

## Murray, Susie

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**From:** Libby Hutton <libbyshutton@yahoo.com>  
**Sent:** Tuesday, February 23, 2021 12:38 PM  
**To:** Ross, Adam  
**Subject:** [EXTERNAL] 2300 Bethards Application -Clarification to Footnote 1 of my Objection dated February 19, 2021

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr. Ross:

In printing out my original Original Objection to the proposed use in the above matter, footnote 1 did not print out completely. Therefore to be certain the Commission has the entire footnote, I am including it, below. I appreciate your including it for their review.

The International City/County Management Association (ICMA) publication's September, 2018, edition included an article entitled "Local Impacts of Commercial cannabis" and featured a Case Study of Santa Rosa at pp. 36-38. In that article, ICMA reported, "Though **Santa Rosa regulations intentionally direct commercial cannabis businesses away from residential land**, the abundance of cannabis cultivation in the region is causing problems for law enforcement. Between February and May 2018, multiple home invasions took place in Sonoma County, including two in Santa Rosa. These crimes target private residences that legally grow cannabis for personal use, which are not required to follow the strict security regulations that licensed cannabis businesses abide by. Law enforcement believes the illegality of cannabis on the east coast and the resulting high street value is at the root of the problem." (emphasis added.)

Thank you for your assistance.

[libbyshutton@yahoo.com](mailto:libbyshutton@yahoo.com)

Elizabeth S. Hutton

## Murray, Susie

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**From:** Libby Hutton <libbyshutton@yahoo.com>  
**Sent:** Tuesday, February 23, 2021 4:12 PM  
**To:** Ross, Adam  
**Subject:** [EXTERNAL] Fwd: 2300 Bethards - Neighborhood Meeting Follow-up

Communications with Susie Murray - FYI  
Libby Hutton  
[libbyshutton@yahoo.com](mailto:libbyshutton@yahoo.com)

Elizabeth S. Hutton

Begin forwarded message:

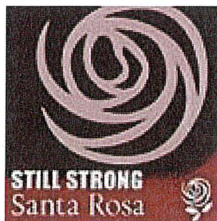
**From:** "Murray, Susie" <[SMurray@srcity.org](mailto:SMurray@srcity.org)>  
**Subject:** 2300 Bethards - Neighborhood Meeting Follow-up  
**Date:** January 28, 2020 at 3:18:41 PM PST  
**To:** "[libbyshutton@yahoo.com](mailto:libbyshutton@yahoo.com)" <[libbyshutton@yahoo.com](mailto:libbyshutton@yahoo.com)>

Hi Libby,

Thank you for the phone message. I'll give you a call back shortly. For now, the requested email is included below.

**Susie Murray | Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404  
Tel. (707) 543-4348 | Fax (707) 543-3269 | [smurray@srcity.org](mailto:smurray@srcity.org)



 Please consider the environment before printing.

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**From:** KAREN KISSLER <[mksklr@comcast.net](mailto:mksklr@comcast.net)>  
**Sent:** Thursday, January 23, 2020 3:13 PM  
**To:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>  
**Subject:** [EXTERNAL] Re: 2300 Bethards - Neighborhood Meeting Follow-up

It does help! Thank you so much for handling the meeting with great poise and efficiency!

We are going to withdraw our request for a consumption lounge with anything more than just edibles and tinctures. In other words, we won't have customers smoking or vaporizing onsite.

That should take care of 90% of the questions. I wish. ;-)

Once again, thank you so much for all your help and support.. I look forward to whatever comes next.

Karen

On January 23, 2020 at 1:26 PM "Murray, Susie" <[SMurray@srcity.org](mailto:SMurray@srcity.org)> wrote:

Karen,

I've attached my chicken-scratch notes from last night's Neighborhood Meeting, which are nothing official but are sometimes helpful. I recommend you be prepared to respond to each of the items listed when we move forward to the Planning Commission hearing. I also attached the sign-in sheet for your reference.

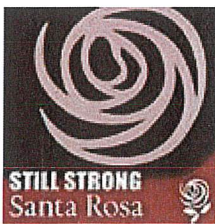
I hope this helps.

Susie

**Susie Murray | Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-4348 | Fax (707) 543-3269 | [smurray@srcity.org](mailto:smurray@srcity.org)



 Please consider the environment before printing.

## Murray, Susie

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**From:** Moira Jacobs <moiraajacobs@comcast.net>  
**Sent:** Tuesday, February 23, 2021 10:34 AM  
**To:** Ross, Adam  
**Cc:** sawyer@srcity.org  
**Subject:** [EXTERNAL] Opposition to THC products and marijuana Sales & Distribution site in BV

Dear Mr. Ross,

I'm a resident of Bennett Valley and completely opposed to the proposed pot shop on the corner of Bethards and Yulupa.

I demand the City of Santa Rosa postpone this under reported "public" hearing for this facility. Please reschedule this Feb 25th meeting to a later date so that the public can be properly notified. Moreover, we have a community petition in process which was shut down due to the unprecedented virus crisis and associated lockdowns.

We demand at the least more time to document our community opposition to this proposed operation. In fact, until the lockdown is completely lifted here you cannot allow this hearing to proceed. It would be illegal based on a number of State of California laws and City code.

1) The notice of your Feb 25th meeting was not done properly. The sign was nearly completely hidden from public view, as of yesterday. As you know, public meetings such as this require more notice of the "public" hearing to the surrounding neighborhood for more than 3 days. I believe at least 10 days notice is required, if not 14 days. Let us not start allowing such big decisions impacting a neighborhood be done almost "under cover of night." Let us keep all such decisions totally transparent and including FULL community input. It would be illegal otherwise.

2) If your department does not postpone this meeting until a proper legal notice of meeting is made for the impacted community, our group will submit a formal complaint to the City of Santa Rosa and other oversight authorities.

3) Could you please confirm how the zoning for this building, which was a quiet professional building with very low parking lot traffic, has been repurposed to allow for high traffic retail? Has a complete traffic study been completed for this change of use and impact on the neighborhood?

4) Have the Santa Rosa Police Department, Sonoma County Sheriff and the CHP in our area developed a DUI testing protocol for users of THC products who drive while impaired? Please confirm whether there is such a test and how our traffic safety is protected from THC impaired drivers coming and going from this site.

5) My personal opposition to the proposed location of this drug sales and distribution facility is based on following facts:

- The residents of Bennett Valley are overwhelmingly opposed to this facility being located in their neighborhood. It is simply not appropriate in any world to site an active THC sales and distribution facility next to residential homes. That this has even been proposed at this location demonstrates how out of step Santa Rosa local government is with the citizenry they serve.

- This is a residential neighborhood with hundreds of families with young children residing within 1,000 feet, many living within 500 feet and less of this location. These families regularly stroll past this building with baby strollers, children on bicycles, elderly walking, over the sidewalk traversing the entrance. Making this location a site where high potency THC is sold and distributed to thousands of customers driving in and out of this parking lot is a completely inappropriate repurposing of this building.



- The zoning for this building was for a low impact professional building for many decades. This building housed engineers, accountants, other tenants who had a daytime 9-5 schedule with very light in/out traffic to this building. There is only one driveway to enter/exit this parking lot, and it traverses a sidewalk heavily used by neighborhood families with children and elderly pedestrians.

- The owner of this proposed pot shop operation has experienced multiple armed robberies at her other locations. There is no good reason to force this very inappropriate and unsafe operation on this up until now quiet and safe community.

- THC and marijuana are listed as unsafe and unhealthy chemicals and drugs by the State of California. Marijuana is also a schedule one drug per the Federal Government. THC and marijuana have proven to cause significant increased mental deterioration and psychosis for all humans. The smoking and vaping of marijuana is also a proven danger to human health and lungs in particular. During a pandemic affecting the respiratory system, it is more than irresponsible to push such drug consumption.

- The owner of this proposed operation does not even reside in Sonoma County. She resides in Marin County which DOES NOT allow such pot operations anywhere in their county.

The City of Santa Rosa's aggressive approach to push drug operations onto the entire community and aggressively placed throughout our residential family neighborhoods is shameful public policy at best, and criminally negligent at worst, especially as a "health policy." We will demonstrate this as well in further documentation.

I will provide you a full report on the many scientific studies on the known harms of marijuana and its most dangerous active ingredient of THC in separate note.

Finally, increased marijuana use has a direct correlation to contributing to increased homeless problems in every community where such increased marijuana use is promoted. Santa Rosa is already suffering a homeless crisis and your pushing significant growth of marijuana use on the population will only make that problem worse.

Sincerely,  
Moiria Jacobs  
Santa Rosa, CA

## Murray, Susie

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**From:** Moira Jacobs <moiraajacobs@comcast.net>  
**Sent:** Tuesday, February 23, 2021 6:13 PM  
**To:** Ross, Adam  
**Subject:** [EXTERNAL] What You Need to Know (And What We're Working to Find Out) About Products Containing Cannabis or Cannabis-derived Compounds, Including CBD | FDA cid1329E64B-CF71-43A5-A40F-946722DC322B.pdf  
**Attachments:**

Mr. Ross,

Could you please attach these two documents to the 2300 Bethards application?

1) attached is data on Colorado, they are a few years ahead of CA in their legalization and some of the negative impacts.

2) below a health effects notice on CBD by the FDA

Thank you,  
Moira Jacobs

This FDA risk report only covers CBD concerns:

1. CBD has the potential to harm you, and harm can happen even before you become aware of it.
  - o CBD can cause liver injury.
  - o CBD can affect how other drugs you are taking work, potentially causing serious side effects.
  - o Use of CBD with alcohol or other drugs that slow brain activity, such as those used to treat anxiety, panic, stress, or sleep disorders, increases the risk of sedation and drowsiness, which can lead to injuries.
  - o Male reproductive toxicity, or damage to fertility in males or male offspring of women who have been exposed, has been reported in studies of animals exposed to CBD.
2. CBD can cause side effects that you might notice. These side effects should improve when CBD is stopped or when the amount used is reduced.
  - o Changes in alertness, most commonly experienced as somnolence (drowsiness or sleepiness).
  - o Gastrointestinal distress, most commonly experienced as diarrhea and/or decreased appetite.
  - o Changes in mood, most commonly experienced as irritability and agitation.
3. There are many important aspects about CBD that we just don't know, such as:
  - o What happens if you take CBD daily for sustained periods of time?
  - o What level of intake triggers the known risks associated with CBD?
  - o How do different methods of consumption affect intake (e.g., oral consumption, topical, smoking or vaping)?
  - o What is the effect of CBD on the developing brain (such as on children who take CBD)?
  - o What are the effects of CBD on the developing fetus or breastfed newborn?

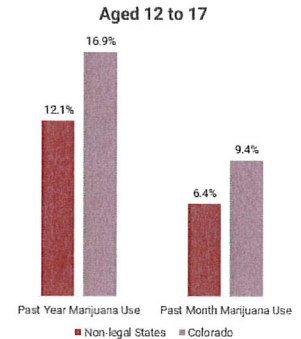
- How does CBD interact with herbs and other plant materials?
- Does CBD cause male reproductive toxicity in humans, as has been reported in studies of animals?

<https://www.fda.gov/consumers/consumer-updates/what-you-need-know-and-what-were-working-find-out-about-products-containing-cannabis-or-cannabis>

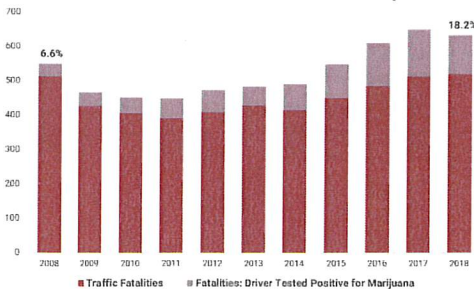
Colorado legalized marijuana for recreational use in 2012. Since then, consequences associated with marijuana legalization have played out with devastating effects for the state.

### Youth marijuana use is on the rise in Colorado.

- Past month marijuana use among 12 to 17 year-olds increased 4% in Colorado from 2016-2017 to 2017-2018. In non-legal states, past year and past month use rates are significantly lower than in the state of Colorado ([NSDUH State Comparisons](#), 2019).
- In Colorado, only 15.9% of young people aged 12 to 17 years old perceive a great risk from using marijuana once a month, compared to a national rate of 23.6% ([NSDUH State Comparisons](#), 2019).
- In 2017, 34% of high schoolers reported dabbing as the means of marijuana consumption. Dabbing marijuana delivers a far more potent high than smoked marijuana flower ([Colorado Department of Public Health and Environment](#), 2019).
- Marijuana, which can cause depression and suicidality, particularly in young users, was found in the toxicology screens of 200 suicide victims in the state in 2017, up from 83 in 2012 ([Colorado Violent Death Reporting System](#), 2019).



Traffic Fatalities – Driver Tested Positive for Marijuana



### Marijuana-impaired driving is on the rise in the state and as a result, so are traffic fatalities.

- A Colorado study of DUIs in the state found that a significant number of people screened for impaired driving were under the influence of marijuana. 59% of those who tested positive in the study were found to have high levels of THC in their system, at 5.0 or above ([Colorado Division of Criminal Justice](#), 2019).
- In 2018, marijuana-impaired drivers were implicated in 18.2% of traffic fatalities in the state of Colorado, marking a 109% increase since legalization was implemented ([Colorado Department of Transportation](#), 2019).

### Poison control calls and emergency room visits related to marijuana are on the rise.

- In 2017, there were 21,769 emergency department visits and 16,614 hospitalizations in the state of Colorado related to marijuana ([Colorado Department of Public Health and Environment](#), 2019).
- The Rocky Mountain Poison and Drug Center reported 266 marijuana-related exposures in 2018, 147 of which were youth cases (0-18 years old) ([Rocky Mountain Poison and Drug Center](#), 2019).

### Social justice outcomes have been inconsistent with the promises of legalization.

- Though total marijuana arrests are down in the state, people of color comprise a disproportionate percentage of arrestees for marijuana-related to charges ([Colorado Division of Criminal Justice](#), 2019).
- In 2017, 39% of marijuana-related arrests of African Americans were made without a warrant, compared to only 18% of such arrests of Caucasians ([Colorado Department of Public Safety](#), 2018).

### Illegal activity is higher than ever.

- In 2018, investigations into illicit marijuana operations jumped to 257, up from 144 in 2017. 6.1 tons of bulk marijuana were seized in 2018 ([Rocky Mountain HIDTA Colorado Task Forces](#), 2019).
- In early 2019, the state reported its largest drug bust yet, which yielded 80,000 illegal marijuana plants, and \$2.1 million in cash. 42 search warrants were served ([US News](#), 2019).

### Pot shops and marijuana capitalists dominate the state.

- There are 1,016 dispensaries in the state of Colorado. Medical and recreational marijuana locations outnumber all Starbucks and McDonalds in the state, combined. 52% of the state's dispensaries are concentrated within 3 counties ([Colorado Department of Revenue](#), 2019).
- Pot lobbying expenditures within the state legislature exceeded \$955,000 in 2018 ([Colorado Sun](#), 2019). As a result, laws such as the Clean Indoor Air Act or laws prohibiting marijuana companies from freely advertising on billboards across the state have been amended or entirely abandoned.



## Murray, Susie

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**From:** Moira Jacobs <moiraajacobs@comcast.net>  
**Sent:** Tuesday, February 23, 2021 12:35 PM  
**To:** Rose, William  
**Cc:** Ross, Adam  
**Subject:** [EXTERNAL] Fwd: Opposition to THC products and marijuana Sales & Distribution site in BV

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr. Rose,

Please note the "public" notice for the public hearing on Feb 25th regarding the proposed pot operation at 2300 Bethards is NOT visible to the public.

Our group demands that City of Santa Rosa reschedule this Feb 25th meeting until the public notice of hearing is made visible to the public. Could your group please arrange for this?

Also, our group did not know about this meeting until the other day. We have not had time to communicate with our entire community.

We represent hundreds of families in Bennett Valley who have already signed a petition against this operation. Our petition drive was shut down and negatively impacted by the virus crisis and associated lockdowns. We have just recently restarted our documentation of our community's strong opposition to this proposed operation.

Could you please reschedule the meeting for two weeks later at least?

Thank you,  
Moira Jacobs  
Santa Rosa, CA

Begin forwarded message:

**From:** Moira Jacobs <moiraajacobs@comcast.net>  
**Date:** February 23, 2021 at 10:33:33 AM PST  
**To:** ARoss@srcity.org  
**Cc:** sawyer@srcity.org  
**Subject:** **Opposition to THC products and marijuana Sales & Distribution site in BV**

Dear Mr. Ross,

I'm a resident of Bennett Valley and completely opposed to the proposed pot shop on the corner of Bethards and Yulupa.

I demand the City of Santa Rosa postpone this under reported "public" hearing for this facility. Please reschedule this Feb 25th meeting to a later date so that the public can be properly notified. Moreover, we have a community petition in process which was shut down due to the unprecedented virus crisis and associated lockdowns.

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3) Could you please confirm how the zoning for this building, which was a quiet professional building with very low parking lot traffic, has been repurposed to allow for high traffic retail? Has a complete traffic study been completed for this change of use and impact on the neighborhood?

4) Have the Santa Rosa Police Department, Sonoma County Sheriff and the CHP in our area developed a DUI testing protocol for users of THC products who drive while impaired? Please confirm whether there is such a test and how our traffic safety is protected from THC impaired drivers coming and going from this site.

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- The zoning for this building was for a low impact professional building for many decades. This building housed engineers, accountants, other tenants who had a daytime 9-5 schedule with very light in/out traffic to this building. There is only one driveway to enter/exit this parking lot, and it traverses a sidewalk heavily used by neighborhood families with children and elderly pedestrians.
- The owner of this proposed pot shop operation has experienced multiple armed robberies at her other locations. There is no good reason to force this very inappropriate and unsafe operation on this up until now quiet and safe community.
- THC and marijuana are listed as unsafe and unhealthy chemicals and drugs by the State of California. Marijuana is also a schedule one drug per the Federal Government. THC and marijuana have proven to cause significant increased mental deterioration and psychosis for all humans. The smoking and vaping of marijuana is also a proven danger to human health and lungs in particular. During a pandemic

affecting the respiratory system, it is more than irresponsible to push such drug consumption.

- The owner of this proposed operation does not even reside in Sonoma County. She resides in Marin County which DOES NOT allow such pot operations anywhere in their county.

The City of Santa Rosa's aggressive approach to push drug operations onto the entire community and aggressively placed throughout our residential family neighborhoods is shameful public policy at best, and criminally negligent at worst, especially as a "health policy." We will demonstrate this as well in further documentation.

I will provide you a full report on the many scientific studies on the known harms of marijuana and its most dangerous active ingredient of THC in separate note.

Finally, increased marijuana use has a direct correlation to contributing to increased homeless problems in every community where such increased marijuana use is promoted. Santa Rosa is already suffering a homeless crisis and your pushing significant growth of marijuana use on the population will only make that problem worse.

Sincerely,  
Moir Jacobs  
Santa Rosa, CA

## Murray, Susie

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**From:** Bill KaDell <billkad2@gmail.com>  
**Sent:** Wednesday, February 12, 2020 9:49 PM  
**To:** Murray, Susie  
**Subject:** [EXTERNAL]

I understand that someone is proposing a pot lounge at the corner of Bethards & Yulupa. That figures these days. What can you tell me about it? I am a drug and alcohol counselor by profession, and this rates as a crappy idea. Please tell me what's up.