

From: [Linda Anderson](#)
To: [Ross, Adam](#)
Subject: Cannabis Dispensary
Date: Wednesday, December 5, 2018 11:48:52 AM

Greetings:

I am writing to express my strong objection to allowing the Aloha Aina Inc. Cannabis Dispensary to establish their business in the Piner/Marlow Shopping Center.

This location is surrounded by neighborhoods and schools close by, and such a business is very likely to draw the interest of those inclined to commit burglary, adding another layer of danger to our community. In my opinion, a more suitable location would be at a much more distant area, amid other retail establishments.

Thank you,
Linda Anderson
Santa Rosa 95403

From: [Full Name](#)
To: [Ross, Adam](#)
Subject: Please do not allow the pot dispensaries
Date: Thursday, December 6, 2018 7:22:36 PM

Hello Adam Ross,

I am writing to you regarding the public hearing on December 13th at 4:00 pm. for the conditional use permit for the pot dispensary near Marlow and Piner where I live. I will be at work and I will not be able to attend, but I want to ask you please do not allow this to happen near the Epicenter where our kids are playing. Also, I really do not want to deal with this horrible smell. I do not want our kids to be playing near pot dispensary.

I want to thank you in advance for making the effort to keep our kids away from pot dispensaries and to keep our neighborhood safe. Northwest Santa Rosa is a great place to live. Please keep it safe for our kids and our self.

Sincerely,
Atanas Draganski

From: [Mervin Maier](#)
To: [Ross, Adam](#); [Hollister, Aaron](#)
Subject: Pot dispensaries
Date: Thursday, December 6, 2018 7:55:33 PM

Dear Sirs,

I am deeply concerned that the city of S.R. is considering the possibility of 2 pot dispensaries within close proximity of one and another. What is the attraction to Marlow Rd? Additionally, both are within the vicinity and district of Piner H.S. which is a bad message to our young people. Please reconsider the placement of these potential dispensaries. Please be creative and encourage healthier retail establishments that will garner taxes to be paid to the city.

Sincerely,
Mervin Maier

Mervin Maier, LMFT
3440 Mendocino Ave.
Santa Rosa, CA 94503
707-992-5238
www.mervinmaiermft.com

Certified DDPI Practitioner, Consultant, Trainer
DDPI Board Member

From: [Sharon](#)
To: [Ross, Adam](#)
Cc: sharond707@sonic.net; watchman01@att.net
Subject: Re: Need quick response please
Date: Thursday, December 6, 2018 3:45:35 PM

Adam, I did. Cannot understand why my neighbors and I were not apprised of this hearing. Apple tree subdivision has 400+ houses so I have printed 500 copies and am distributing them. None of those I have spoken with knew anything about it. I now understand 12/13 is the last hearing. Were the other hearings held somewhere in a closet?? Do we really need 5 cannabis related businesses within a couple of miles, starting with the sports store on West Steele, 2 on Industrial Drive, and the one near the corner of Guerneville and Marlow, just a block from Monroe elementary and Comstock Middle?

I am truly troubled that these businesses are being shoved down our throats with no safety planning, and no thought for a cash only business in which, I am sure you are aware, allows for guns, robberies, whatever else, loads of cash encourages. Why is this concentrations being allowed??? Our Appletree families have children and grandchildren.

Sharon dougherty

Sent from my iPad

> On Dec 6, 2018, at 2:46 PM, Ross, Adam <ARoss@srcity.org> wrote:

>

> Hi Sharon,

>

> Just want to make sure you received the Notice of Public Hearing for 1954 Piner, Suite B. Aloha Aina, Medical and Adult Use Cannabis Dispensary.

>

>

> Adam Ross | City Planner

> Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

> Tel. (707) 543-4705 | Fax (707) 543-3269 | aross@srcity.org

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> -----Original Message-----

> From: Sharon <sharond707@sonic.net>

> Sent: Thursday, December 6, 2018 9:45 AM

> To: Ross, Adam <ARoss@srcity.org>

> Cc: sharond707@sonic.net

> Subject: Need quick response please

>

>

> Adam, please send me asap a printable copy of the Notice of Public Hearing for cannabis dispensary on the corner of Piner and Marlow in Santa Rosa to take place on Thursday, 12/13/18 at 4pm. My neighborhood needs to be aware that this is happening. Thank you.

> Sharon Dougherty

>

>

> Sent from my iPad

> <[1954 Piner Rd.pdf](#)>

From: [Carolyn Lopez](#)
To: [Ross, Adam](#)
Cc: carolynlop@gmail.com
Subject: Conditional Pot Dispensaries at Marlowe & Piner
Date: Friday, December 7, 2018 7:34:54 AM

Mr Ross,

I have recently been made aware of the above referenced matter and that you are the city employee processing the permit request.

Please note that as a 30 plus year city of Santa Rosa resident in northwest SR I object to this permit request for the following reasons;

1. Dispensary is too close to schools and the local Drug store used by families.
2. Traffic would increase in an already congested area.
3. This is a proposed location for Northwest Santa Rosa, how many proposed or already approved permits are there for this area?
4. How many are proposed or have been permitted in the east side of Santa Rosa? Any in or near the Oskmont areas? Any in the Montgomery Village, Proctor Terrace areas? Fountain grove?

Your prompt attention to this matter is appreciated.

Carolyn Lopez
carolynlop@gmail.com

Sent from my iPhone

Monica Harrison 8:30 a.m. 12/7/2018

Called to express opposition of 1954 Piner Rd, Suite B CUP18-060 Medical and Adult Use Cannabis Retail Dispensary.

Her concerns were increased traffic and the close proximity to the Yogurt Time business that attracts minors.

From: [GARFIELD LAFOUNTAIN](#)
To: [Ross, Adam](#)
Subject: pot shop
Date: Friday, December 7, 2018 3:57:27 PM

I am in favor of the one at piner and marlow. I use cbd oil for my interstitial lung disease. I can not go far. This is ideal for me.

Sent from [Mail](#) for Windows 10

From: [Carole Lloyd](#)
To: [Ross, Adam](#)
Subject: cup18-60
Date: Saturday, December 8, 2018 3:23:27 PM

Noticed the Public hearing sign regarding 1954 Piner Road. I am not going to be in town and just wanted to see where can I voice my thoughts on this. Really the city is going to let a cannabis store go in by a yogurt shop and a Drive thru fast food restaurant and along a walking path of a school? That's just plain crazy. Especially when there are two other applicants for Piner Road. Thanks for listening.

Carole Lloyd
ccdllloyd@sbcglobal.net

Sent from [Mail](#) for Windows 10

From: [John Bryant](#)
To: [Ross, Adam](#)
Subject: Conditional Use Permit for Aloha Aina, Inc. - a cannabis dispensary
Date: Sunday, December 9, 2018 4:04:15 PM

Mr. Ross,

I am not able to attend the Thursday Planning Commission's Public Hearing regarding the consideration of a *conditional use permit* for Aloha Aina, Inc at 1954 Piner Road.

I am against recommending for approval of this permit on the grounds that there are already three cannabis businesses located within 1.3 miles of this site. In addition, I do not believe that a cannabis business is appropriate for this particular location as it is in a residential housing area with many families. Children from this area attend elementary schools (Monroe and Schaefer), Cook Middle School, and Piner High School and many must walk past this particular location to get to those campuses.

Thank you for including my objection to this *conditional use permit* at the upcoming meeting.

Sincerely,

John Bryant

From: [Richard McCune](#)
To: [Ross, Adam](#)
Subject: 1954 Piner Suite B
Date: Monday, December 10, 2018 9:07:53 AM

I am all for the approval of the future dispensary at 1954 Piner.
It will be nice. Brand new building, easy access for patients.
Thank You

From: [rochelle anderson](#)
To: [Ross, Adam](#)
Cc: [Dianne Martin](#)
Subject: 1954 Piner Rd./Cannabis
Date: Monday, December 10, 2018 6:25:36 PM

Mr. Ross,

I'm writing to express my strong opposition to this proposed use of new construction neighboring my home. As a local teacher, and mom of two teenagers, who live a block from this site, I'm alarmed that the city would even entertain this notion. It also seems laughable that this business would be located next to a frozen yogurt shop, Yogurt Time... mingling children, families, and weed. Brilliant planning. You can be sure this will not encourage neighborhood families to use these surrounding businesses and I won't feel comfortable sending my teenagers on foot to run errands at these shops as I do now. This detracts from community and family space in our neighborhood. Please deny permits for this proposed business.

Rochelle Anderson
707-889-3029

Sent from my iPhone

From: [Carol Mangels](#)
To: [Ross, Adam](#)
Subject: 1954 Piner Rd., Ste. B, proposed cannabis business
Date: Tuesday, December 11, 2018 10:17:26 AM

Hi Adam,

Thank you again for spending so much time with us yesterday discussing the proposed Aloha Aina cannabis dispensary on Piner Rd.

If you have time to answer, I have a some additional questions.

1. Is the security guard going to be armed?
2. I didn't read anything in the application about how the business will handle its very valuable product deliveries and its cash. What kind of vehicle will deliver the cannabis goods? An armed vehicle? What hours of the day and days of the week will the delivery take place? Does this business have a credit union or bank who will accept its cash? Daily, weekly or how often will deposits be made? If no credit union or bank will accept the cash, where does this business plan to store its cash? How will the valuable cannabis products be protected from theft after 9 p.m. until the store reopens the next day at 9 a.m.?
3. A companion question to #2: Why doesn't the City of Santa Rosa require a cannabis business to answer the above questions on the application for a permit to operate this type of cash-heavy business with a very valuable product known to be worth stealing?
4. The application states the City will monitor the business going forward. Who in the City will do this work? Does the City have enough personnel to monitor all the cannabis businesses it has approved so far? How about enough personnel to monitor the many new businesses who have submitted permit applications? What type of "monitoring" does the City plan to do for each business? What will be checked, how often, and will it be on-site or monitoring of paperwork submitted by the business to the City?
5. On what date and how (sign, letter, flyer, or ?) was our neighborhood notified about this cannabis business application? If in writing, what radius was used (e.g., everyone within "x" feet of this business)?
6. Has there been any comment made to the City from Walgreens or any of the businesses near the proposed cannabis business about the applicant's plan to locate a cannabis business nearby?

Thank you for any information you can provide. Jim and both appreciate your help.

Regards,
Carol Mangels

Maloney, Mike

From: Maloney, Mike
Sent: Tuesday, December 11, 2018 2:29 PM
To: _PLANCOM - Planning Commission
Cc: Ross, Adam
Subject: Item 10.1 Aloha Aina questions and answers - Late Correspondence
Attachments: Security Plan.pdf

Informational only - please do not reply to all

Chair Edmondson and Members of the Planning Commission

Question: Commissioner Duggan asked several questions regarding the deliveries to the site, including the current plan, whether or not the deliveries will be limited to before and/or after opening and closing hours, and if not, how will the receipt of products be handled with customers on site?

Answer: All wholesale deliveries to the dispensary will be scheduled in advance with Aloha Aina's Operations Manager to coordinate receiving procedures. Wholesale distributors will arrive, check in with security employees, and be escorted to the Secured Access area. Wholesale deliveries to the site are not limited as proposed. Staff has concerns with Conditioning the items wholesale delivery hours to the location, being that if the wholesale delivery were to be conditioned to before and after the dispensary is open to the public then that may create increased opportunities for theft.

Question: Commissioner Duggan asked referred to the Security Plan mentioned in the Project Narrative (Attachment 3). Typically, the Security Plan is confidential as it may show the security camera layout, secured entrance, security operating standards. However, in this case, the Security Plan does not show or highlight the sensitive information mentioned. Additionally, Staff reached out to the Applicant and received approval to allow the Security Plan to be a part of the Public Record. Please find the attached Security Plan in this correspondence.

Question: Commissioner Dugan asked about daily sales limits and if the purchasing information from a customer is shared with other dispensaries by the State through the Track-and-Trace System.

Answer: Daily purchase limits are required by law. Point of Sales purchase systems provide automated customer tracking and reporting to ensure daily limits are not exceeded. However, there is no mechanism in the Track-and-Trace program that cross references daily purchase limits across licensed retail establishments. Daily purchase limits are detailed in the California Code of Regulations, Title 16, Division 42., Bureau of Cannabis Control, Section 5409. Daily Limits and are provided as follows:

- A retailer shall not sell more than the following amounts to a single adult-use cannabis customer in a single day:
 - 28.5 grams of non-concentrated cannabis.
 - 8 grams of concentrated cannabis as defined in Business and Professions Code section 26001, including concentrated cannabis contained in cannabis products.
 - 6 immature cannabis plants.
- A retailer shall not sell more than the following amounts to a single medicinal cannabis patient, or to a patient's primary caregiver purchasing medicinal cannabis on behalf of the patient, in a single day:
 - 8 ounces of medicinal cannabis as defined in section 11362.77 of the Health and Safety Code.
 - 12 immature cannabis plants.

- If a valid physician's recommendation contains a different amount than the limits listed in this section, the medicinal cannabis customer may purchase an amount of medicinal cannabis consistent with the patient's needs as recommended by a physician.
- Authority: Section 26013, Business and Professions Code. Reference: Section 26012, Business and Professions Code; and Sections 11362.1 and 11362.77, Health and Safety Code.

Adam Ross | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

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City of Santa Rosa
APR 19 2018
Planning & Economic
Development Department
Cup 18.060

NorCal Medicine Man Security

Security is a primary focus of NorCal Medicine Man for the proposed dispensary project including Premises Security, Product Security, and Informational Security. This security plan addresses the requirements of the City's Ordinance and the Regulations and is intended to: prevent theft or diversion of any cannabis or cannabis products; to discourage loitering, crime, and illegal or nuisance activities; and to provide a positive professional business environment that serves as an asset to the adjacent businesses and the greater Northwest Area Neighborhood. The Security Plan is combined with staff training to assure that management and staff at the dispensary are qualified and prepared to respond to emergency situations including medical, fire, and addressing criminal activities, if and when they arise.

Location and Site Security Characteristics

1954 Piner Road, Santa Rosa, CA

The proposed project is located in a retail center that is currently under construction on the southwest corner of the intersection of Piner and Marlow Roads. The building is approximately 2,500 sq. ft. and consists of two units. Unit A, which is approximately 366 sq. ft., will be a coffee kiosk with a drive through. Unit B, which is approximately 2,134 sq. ft. will house the dispensary. The two units will be completely separate with no common access or shared spaces. The common wall separating the units will be reinforced for added security of the dispensary space. Two points of entry will be provided to the dispensary. Primary access for customers will be provided on the south side of the building facing the parking area. Utility access for deliveries and employees will be provided on the east side of the building.

Security Cameras

Exterior and interior video surveillance systems will be installed throughout the Premises. Cameras will be located to provide complete coverage of the interior and exterior of the building. High quality digital video surveillance cameras with a minimum camera resolution of 1280 x 720 pixels will be professionally installed and maintained. The video surveillance system will be equipped with a failure notification system that provides notification to staff of any interruption or failure of the video surveillance system or the video surveillance-system storage device.

Both the surveillance-system back-up storage server and the cameras will be transmission control protocol (TCP), capable of being accessed through the internet. Though a DVR system is viewable online, we will use an NVR system which is also viewable online, yet it provides an extra security benefit in that it saves all stored data to the internet in addition to the onsite security box. The benefit with the NVR system is that if in case the security hardware is stolen, damage by water, or fire etc. that all the

recording can still be viewed online. A DVR's recordings are not viewable online if the security hardware inside the dispensary is stolen or damaged. The camera server and physical media on which the surveillance recordings are stored will be secured in the private office space in a manner to protect the recording from tampering or theft, both by internal sources and from external threats. Surveillance recordings will be kept for a minimum of 90 days. Recordings will be kept in a manner that allows the Santa Rosa Police Department, City Officials, and BCC to view and obtain copies of the recordings at the licensed premises immediately upon request.

Cameras will record continuously 24 hours per day and at a minimum of 15 frames per second. The video surveillance system will be able to effectively and clearly record images of the area under surveillance at all times. Recorded images will clearly and accurately display the time and date in accordance with the United States National Institute Standards and Technology standards.

Each camera will be permanently mounted and in a fixed location. Each camera will be placed in a location that allows the camera to clearly record activity occurring within 20-feet of all points of entry and exit on the licensed premises, and will allow for the clear and certain identification of any person and activities in all areas required to be filmed per BCC requirements. The camera system will be visible and known to persons on the premises to create an effective presence and deter crime.

All areas and rooms (except restroom) of the dispensary will be recorded on the video-surveillance system with special focus on areas where cannabis goods are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the premises; limited-access areas; security rooms; areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area; and entrances and exits to the premises, which shall be recorded from both indoor and outdoor vantage points; and point-of-sale areas and areas where cannabis goods are displayed for sale on the video surveillance system.

Alarm System

The Applicant will maintain an alarm system, meaning an assembly of equipment and devices arranged to signal the presence of a hazard requiring urgent attention and to which police are expected to respond (per Business and Professions Code section 7590.1(n)), and will obtain an alarm permit from the Santa Rosa Police Department prior to installation in accordance with Section 6-68.130 of the Santa Rosa City Code. The alarm system will be professionally installed and monitored 24 hours a day, 7 days a week, 365 days a year and will provide emergency response to notifications to law enforcement and/or emergency responders, as appropriate. The alarm will include sensors to detect entry and exit from all secure areas and windows. The contact information for the professional security company that installed the alarm and provides the alarm monitoring services will be kept in the Applicant's onsite books and records. The Applicant will provide the contact information for a local site manager person who

is responsible for the use and will provide this information the Santa Rosa Police Department dispatch.

After hours, motion sensing cameras will monitor the activities around the perimeter of the building. Management personnel will be alerted by phone if and when there is strange behavior in regard to persons outside the building, and management will be at the same time sent an email video to able to determine what said activity may be. Management may see the activity is just an animal, or may see someone vandalizing the building (who might not trigger the break-in alarm), or possibly preparing to attempt to break in which then management could be poised ready to alert police once a break-in was beginning.

Secure Storage and Waste

A secure storage area will be provided for cannabis products in the office space which will not be accessible to the public. A locked cage or similarly reinforced structure will be installed that will have limited access by staff, and will be under video surveillance.

The Applicant does not expect the dispensary to produce significant cannabis waste, outside of any returns, expired or abandoned cannabis or cannabis product. Any cannabis waste will be stored in an area that has been reserved for cannabis disposal that will be located in a restricted area of the facility. The Applicant will contract with a cannabis waste disposal company that will properly dispose of the cannabis waste. The Applicant will provide the BCC and City of Santa Rosa with the name of the entity hauling the waste, obtain documentation from the entity hauling the waste that indicates the date and time of each collection of cannabis waste at the licensed premises and obtain a copy of the certified weight ticket or other documentation prepared by the entity hauling the waste confirming the receipt of the cannabis waste was at one of the solid waste facilities. The Applicant will also keep records of the name of the employee from the disposal company, the name of the employee processing the waste for disposal and copies of the confirmation that the disposal has occurred.

Transportation

The Applicant will implement procedures for safe and secure transportation and delivery of cannabis, cannabis products and currency in accordance with state law. All deliveries and pickups will be scheduled in advance and a member of management will authorize access for the scheduled delivery time by persons pre-approved to deliver materials to the site.

Locks

All points of ingress and egress to the Premises will be secured with commercial-grade, nonresidential doors and door locks in compliance with the City's Building Code and the state Regulations. All doors will remain locked, unless they are required to be remain unlocked for emergency purposes.

Emergency Access

The Applicant will ensure that the emergency accesses on the Property are in compliance with the California Fire Code and Santa Rosa Fire Department standards.

Security Guards & Services

The Premises will have a security guard onsite during open business hours. Security personnel will be trained extensively to above the standards of typical security guard services. Security personnel will be extensively trained in NorCal Medicine Man's operating policies. NorCal Medicine Man will always consider any man or woman equally for any employment including as a security guard. Our intention with the use of a security guard is to provide safety and security to our customers, employees and the business. While some dispensaries hire a large sized intimidating looking man, who sometimes acts the same. The Applicant will seek to hire security guards who, once in full security guard uniform, will appear as someone that would make a potential thief think twice before attempting a theft. We will train security personnel to act in a way that is friendly and non-intimidating, yet be intelligent and quick to make safety-based decisions.

Security personnel will oversee customers arriving and what events take place in the parking lot, will oversee proper parking and correct and prevent illegal parking, will check customers bags or may ask a customer to return it to their vehicle or give the customer the option to leave the bag at the desk to prevent firearms or weapons being brought into the building. Security personnel will oversee orderly customer behavior within the dispensary and around the display product, will watch for attempted theft from customers and employees, assist management with overseeing employee's entry into office and restroom to prevent theft. Security personnel will supervise anyone leaving the building and to their vehicle safely, and will assist management leaving the building with cash for a bank-drop. Security personnel will check all person's State ID cards to ensure no person under-age has access to entry.

Cash Management

The Applicant understands that controlling the amount of available cash is critical to lowering the risk of theft or robbery. The Applicant will limit potential crime by utilizing a drop or depository safe located inside the locked office, which is separate from public spaces. The Applicant will have a safe that is large enough to handle its cash deposit needs. The safe will be bolted to the ground and the bolts will run through the bottom of the safe where they cannot be accessed. A sign will be placed on the safe that clearly and visibly states "Employees Cannot Open Safe". The drop safe will have an electric time delay mechanism and a double key entry lock.

The Applicant will prominently post signage and decals on the premises that will send strong messages to potential criminals that the location is prepared and not an ideal target. The Applicant will install height markers along the frames of doorways and yard signs from the alarm company. Signs reminding employees to "MAKE THAT DROP"

(reminding employees to drop excess money and large bills) and signs indicating that "FOR EVERYONE'S SAFETY, WE KEEP MINIMAL CASH ON HAND AT ALL TIMES – EMPLOYEES CANNOT OPEN SAFE" will be displayed where it can be seen upon entering the business.

Access Control

Door entry chimes will be used to alert Applicant's employees to persons entering the building. Upon entering the Premises, customers will be greeted by security personnel confirming their valid state ID and Age requirement. The customer will be then be directed to the security check point counter, which will always be staffed during retail business hours, where identification and ages will be verified and recorded into our cannabis computer database, recording the date and time they entered our dispensary. Valid customers will then be led by an employee to the dispensary area where product is actually sold. Customers will also leave out of the same way to ensure they are visible at all times. The Premises will have limited entrances and entryways to manage security and control access. [see operating plan for detailed sales process] For any restricted, employee-only areas, key card access will be installed and use. These areas will include areas off-limit to the public and employee only entrances.

Building Appearance

The Applicant understands that keeping a clean and well-maintained building appearance will help deter crime or other nuisances. The Applicant will ensure that its Premises and surrounding areas never have any broken windows, graffiti or visible trash.