

Maloney, Mike

From: Maloney, Mike
Sent: Tuesday, December 11, 2018 5:22 PM
To: _PLANCOM - Planning Commission
Subject: FW: Late Correspondence

Information only – please do not reply to all

Chair Edmondson and Members of the Planning Commission:

The Staff Report was edited to replace the Applicant's name John Main to Marvin Otsuji. Marvin Otsuji was a partner and payor at the initial submittal of the project and continued as one throughout the project. John Main has rescinded his name and ownership of the Conditional Use Permit application. This was an inadvertent typo by staff as the Staff Report should have reflected Marvin Otsuji as the Applicant and not John Main.

Thank you,

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



From: [redacted]
To: [redacted]
Subject: [redacted]
Date: [redacted]

Dear Admin,

I am send this email on behalf of the ownership group of Park View Apartments and we are located ~~across~~ across the street from the proposed dispensary. We are NOT in support of this project. There MUST be a more suitable location for this in the City of Santa Rosa. As you know, this is a family neighborhood and there are a number of families with children at Park View Apartments and this is not the type of business that should be located in a this part of town.

We are sorry we are unable to attend the hearing at 4PM on Thursday the 13th. If you have any questions, please call me at any time.

Ross County, Partner (Title Properties)
415.541.1200 | www.ssrcity.org



NOTICE OF PUBLIC HEARING

APPLICATION FOR CONDITIONAL USE PERMIT APPLICATION FOR ALOHA AINA, INC. DISPENSARY, PROPOSING AN ADULT USE RETAIL CANNABIS DISPENSARY WITH DELIVERY SERVICE IN 2,134 SQ.FT. TENANT SPACE IN AN EXISTING 2,500 SQ.FT BUILDING. (BUILDING SHELL UNDER CONSTRUCTION SEE B16-5164). LOCATED AT 1954 PINER RD, SUITE B, SANTA ROSA, CA 95403, FILE NUMBER CUP18-060.

Notice is hereby given that a public hearing will be conducted by the Planning Commission on Thursday, December 13, 2018 at or after 4:00 P.M., in the Council Chambers, at 100 Santa Rosa Avenue, Santa Rosa. The purpose of the public hearing will be to receive Public Comment and Recommendations prior to the Planning Commission acting on the requested Conditional Use Permit.

The application has been filed by John Main, Aloha Aina, Inc. Said application(s) and applicable information are on file in the Planning & Economic Development Department, Room 3, City Hall (100 Santa Rosa Avenue), and available for public inspection. The Department is open:

Monday: 8:00 - 4:30
Tuesday: 8:00 - 4:30
Wednesday: 10:30 - 4:30
Thursday: 8:00 - 4:30
Friday: 8:00 - 12:00

If you cannot attend, you are encouraged to submit written comments and recommendations prior to the Thursday, December 13, 2018, public hearing. **Comments and questions may be directed to Adam Ross Planning & Economic Development Department, City of Santa Rosa, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404, telephone (707)543-4705 or e-mail: ARoss@srcity.org.**

Action taken by the Planning Commission on this project will be posted to our website at <http://srcity.org/2220/Public-Documents> or you may contact Mike Maloney, by email at MMaloney@srcity.org or by telephone at (707) 543-3190. In compliance with Zoning Code Section 20-62, the decision of the Planning Commission is final unless an appeal is filed within 10 calendar days of the decision.

PUBLISHED: 12.2.2018

On Site Sign



The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (707)543-3200 one week prior to the meeting. Meeting information can also be accessed via the internet at <http://srcity.org>

From: [Sheri](#)
To: [Ross, Adam](#)
Subject: Proposed Pot Store at Piner and Marlowe Roads
Date: Tuesday, December 11, 2018 3:30:53 PM

Are you serious?

In an established residential area with vulnerable senior citizens and young families? Several seniors walk to and from Walgreens on a daily basis to get their medications and prescriptions, traveling right by the proposed Pot Store. The bus stop is right there and used by unattended young children and adolescents. Do you really believe this is in their best interest??

How about the young children with their parents/grandparents who are next door at the “family friendly” yogurt shop that has finally come to that corner. What could you possibly be thinking?

There are plenty of Pot Stores in our area, and even more proposed!! Does this really serve a huge need in our area? Or is it just a revenue stream? I actually thought we were about bettering our community, keeping our area clean, keeping our vulnerable children and seniors as safe as possible, and keeping residential areas free from another drug option and the clientele who follow. Another Pot Store doesn't help us meet our community goal. Why not put Pot Stores in a industrial/commercial area where less vulnerable citizens are exposed to potential risks? An area where there are not school age children walking to and from bus stops and schools. Are you sure one security guard can ensure their safety. I doubt it. Again, seriously?

Sent from my iPhone

Dear Planning Commission,

I am opposed to the approval of a permit to allow Aloha Aina to have a retail cannabis dispensary and delivery service at 1954 Piner Road.

I live in this area, and I think this is a poor location for this type of business. Your approval means that this business will be located in a neighborhood with housing on three sides of this business, adjacent to a coffee shop and yogurt store, and 100 yards or so from Walgreens. This location may fit your criteria, but you are not looking at the big picture here.

I realize that the city has arbitrarily decided that this location is considered retail/medium residential, but a retail cannabis dispensary and delivery service at this location does not make sense. I believe the purpose of a city planning department is to protect residential property and make wise decisions on the best use of land in a city. Is this really the best use of this site? Wouldn't a retail store with a wide range of appeal to the community and neighborhood be a better fit? A bakery, a sandwich store, a mom and pop store, even a fast food restaurant would make more sense than a cannabis dispensary. Santa Rosa can and may approve this permit application, but in my view that decision would be short sighted, and a bad choice for our neighborhood.

According to the City of Santa Rosa cannabis website and its map of cannabis retail applications as of October 1, 2018, our area (NW Santa Rosa) has already 6 cannabis retail applications—one on Guerneville and Marlow, one off of Coffey Lane, two off of Hardies and Butler Dr, one off of Russel, and now this one. Further, our area of NW Santa Rosa already has one existing approval of a cannabis dispensary off of Cleveland Ave. How is this fair to the residents of NW Santa Rosa and how does this business add to our neighborhood and protect residential property as a city planning department should have as their mission statement? Why are there no cannabis dispensaries in Fountaingrove (this would be a perfect time as you know to designate some of this area as retail/medium residential), or Oakmont, or Montgomery Village area, or Bennett Valley. You are not applying planning criteria and zoning practices equally to all parts of the city. Yes, I am aware of the different zoning practices, but these can be changed to allow a more equal distribution of cannabis operations throughout Santa Rosa. I think that should be one of your goals.

After visiting the proposed site, I have concerns about the Norcal Medicine Man dispensary security and the fact that it is adjacent to the coffee store. That seems like poor planning to me. I could easily imagine individuals purchasing cannabis then going next door for coffee and then drinking their coffee and smoking cannabis outside. Who will prevent that from happening? The security guards? I sincerely doubt that they would intervene.

I know the City of Santa Rosa obtains a lot tax money from these businesses so perhaps they think a cannabis business is a good idea, but let's be smart about where we locate them. Put these businesses in an industrial park, not in a small isolated pocket of land which happens to be zoned retail, and in a neighborhood that is surrounded on three sides with houses. There will be a lot of cash associated with these businesses, and despite the assurances of the owner in the permit application process by providing a type of security, there have been problems in the past in many areas with pot dispensaries. It has been reported by many police agencies in Colorado and by even reports released by the Sonoma County Sheriff Department that cannabis operations and the flow of cash can lead to violent crime, robberies, and gun violence. The money and cannabis in this location will be frankly just too tempting for many individuals to ignore.

I am not anti-cannabis, but I am anti-crime in my neighborhood. I bet you wouldn't want cannabis related crime in your neighborhood either. I think we can do better than set ourselves up and locate a cannabis dispensary in this neighborhood. I urge you not to approve this application.

Thank you

Jim Mangels

707-568-4059

From: [Hartman, Clare](#)
To: [Ross, Adam](#)
Subject: FW: Public Hearing for Marijuana dispensary at Piner and Marlow
Date: Wednesday, December 12, 2018 9:24:55 AM

For your file.

Clare Hartman, AICP | Deputy Director - Planning

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-3185 | Fax (707) 543-3269 | Chartman@srcity.org



From: West, Timothy
Sent: Wednesday, December 12, 2018 9:21 AM
To: Hartman, Clare <CHartman@srcity.org>; Rawson, Alisa <ARawson@srcity.org>
Subject: FW: Public Hearing for Marijuana dispensary at Piner and Marlow

Good morning, we received this comment regarding the Dispensary hearing this morning.

From: CMOOffice
Sent: Wednesday, December 12, 2018 9:05 AM
To: 'Maria S' <msolarez@gmail.com>
Subject: RE: Public Hearing for Marijuana dispensary at Piner and Marlow

Good Morning Ms. Solarez,

Thank you for taking the time to express your thoughts with the City Manager. We appreciate input from our community. The City Manager has received your email and I have also forwarded it to the Planning and Economic Development department, who is overseeing the hearing.

City Manager's Office

100 Santa Rosa Ave, Rm 10 | Santa Rosa, CA 95404
Tel. (707) 543-3010 | Fax (707) 543-3030 | CMOffice@srcity.org



From: Maria S <msolarez@gmail.com>
Sent: Tuesday, December 11, 2018 7:14 PM
To: CMOOffice <CMOffice@srcity.org>
Subject: Public Hearing for Marijuana dispensary at Piner and Marlow

Hello City Manager,

I am unable to attend the public hearing for this proposed dispensary. I am opposed to this business because of it's proximity to a senior apartment and mobile home complex located across the street. Already on this corner is a liquor store, so with the dispensary there could be 2 types of intoxicated customers; one high from marijuana and one from alcohol. Seniors sometimes react slower and are more vulnerable to those who prey on others. This proposed new business is alarming.

I understand that marijuana dispensaries are flush with cash and may be frequented by unsavory types arriving from out of town/state and unaware of the norms of this good town. Just last year homes were robbed due to outsiders after cash as a result of marijuana sales.

The intersection recently suffered the death of a 54 year old woman crossing the street ho was hit by a truck. Are the elderly to be more concerned about possible drivers who may be high?

I hope this business is not allowed to locate at Piner and Marlow and it will find another location away from the elderly.

Sincerely,
Maria Solarez

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"Can you see the holiness in those things you take for granted—a paved road or a washing machine? If you concentrate on finding what is good in every situation, you will discover that your life will suddenly be filled with gratitude, a feeling that nurtures the soul." — Rabbi Harold Kushner

December 12, 2018

RE: 1954 Piner Rd, Ste. B; File Number CUP 18-060

Dear Adam,

I would like to comment on the permit application by Aloha Aina, Inc. for a cannabis dispensary in my neighborhood. Please add my comments to the file for this property.

My primary concern is SAFETY in my neighborhood.

Cannabis is in demand and is worth stealing.

I do NOT want that kind of risk in my neighborhood.

I urge the Planning Commission to deny the permit application from Aloha Aina, Inc.

Here are my questions to Aloha Aina, Inc.

1. Will the security guard on your premises be armed?
2. Who will deliver the cannabis products to the store, and will that vehicle driver be armed?
3. How will the cannabis products in the store be protected from theft?
4. How will the substantial amount of cash in the store be protected from theft?
Cannabis is an illegal drug under federal law. It is a crime for federal banks to handle drug money. Credit cards do not allow the purchase of illegal drugs. So every transaction in the store will be in cash. At the end of each day, the store will have a lot of cash on hand. Will this cannabis store have a vault on the premises to store its products and the customers' cash overnight? Or does Aloha Aina have a credit union account? If so, how will Aloha Aina get the customers' cash to the credit union?

Here are my questions to the Planning Commission:

5. Does the city have enough police officers to cover thefts from the many new cannabis stores?
6. Does the Planning Commission have police data from other cities stating the impact of cannabis stores on their police department? Has anyone on the Planning Commission paid attention to what is happening in other cities so our city does not repeat errors made by other cities in handling multiple cannabis stores?
7. Why bring the safety problems of a cannabis store to where people live? Cannabis can be delivered anywhere in the city. Aloha Aina itself plans to do deliveries. Here is a suggestion: Why not cluster the cannabis businesses in one or two light industrial zones in the city? Crime would be confined to places where families do not live. Cannabis customers could browse several stores at once to get the best selection. That makes more sense than putting an unsafe store right in the middle of where families live.
8. There are THREE proposed cannabis businesses within a mile of my house. What is the reason for saturating my neighborhood and Northwest Santa Rosa with cannabis businesses? You have the authority to zone areas in the city any way you see fit. Why not zone part of Northeast Santa Rosa as commercial or light industrial to allow cannabis businesses there?
9. Have you read the statement in the permit application that says (page 7), "The proposed use is the only dispensary for the Northwest Neighborhood"? That is not true. A proposed cannabis store is near the corner of Guerneville and Marlow, and a permit has been approved for 2019 W. Steele Lane.

I fear any questions and comments I make about cannabis businesses in my neighborhood will be ignored. I have a good reason for thinking that. Awhile back, I spent a great deal of time opposing the cannabis business at 2049 W. Steele Lane. At the end of the public hearing for that property, the business owner himself could not say what cannabis subcontractors he might have on his property nor what products he might be manufacturing now or selling in the future (retail remains his original goal). His application was approved anyway. He has carte blanche to do what he wants to in my neighborhood. I drive by his property every day. I complained to the mayor, who told me the City of Santa Rosa has committed to allowing cannabis businesses.

Just today, Clare Hartman emailed me that the City of Santa Rosa has no limit on applications for cannabis businesses within the city. She said the city does not keep any records about how many cannabis businesses are in each quadrant of the city. So it seems saturation in one part of the city does not matter as long as the businesses are a certain number of feet from each other. Wait! Isn't it the job of the Planning Commission to plan usage so that residents are at least kept safe? Why is NorthEAST Santa Rosa allowed to be safer than NorthWEST Santa Rosa?

The safety issue is real. Cannabis businesses do invite theft. I can find many examples by googling "cannabis business thefts California." Try it yourself. Think about what a person from the cannabis transportation company Hardcar has said*: "You've got a commodity that is attractive. Everyone wants cannabis for themselves or to be able to make money with it. So there's a lot of criminal gangs, and when they see a soft target, they are going to go after it." That "soft target" is the three cannabis businesses near my house.

What you do to this city is your business as a Planning Commission, but I can tell you I do not like the way you are saturating my neighborhood with cannabis businesses, and I am dismayed you do not listen to those of us who will be experiencing the safety problems you are allowing in our neighborhoods.

You could, if you chose, pay attention to the quality of life in my neighborhood. You could encourage any other kind of business—one that does not invite theft—to occupy 1954 Piner Road. How about permitting a bakery, a gift shop, a sandwich shop, a florist...anything that does not invite crime. You and I know the answer to that: those types of family-friendly shops will not provide as much revenue to the city as a business selling an expensive commodity like cannabis. I think the money the city wants has clouded its vision to keep my neighborhood safe.

It is my experience that in my neighborhood, the cannabis businesses and their profit are first priority to the city now, not the residents. But you can change that. I urge you to deny a permit for this cannabis business. Please, keep my neighborhood safe.

Sincerely,

Carol Mangels
2311 Tucker Ct.
Santa Rosa, CA 95403

[*https://www.nbcbayarea.com/news/local/Rip-Off-Risks-Remain-in-Cannabis-Cash-Economy-482591081.html](https://www.nbcbayarea.com/news/local/Rip-Off-Risks-Remain-in-Cannabis-Cash-Economy-482591081.html)

From: [Randy](#)
To: [Ross, Adam](#)
Subject: NO to cannabis store near Walgreen's on Marlow Road
Date: Wednesday, December 12, 2018 7:30:13 AM

Dear Mr Ross,

I am a resident of District 6 in Santa Rosa (2332 Fairbanks Dr). I am writing to you to ask you to vote NO on the NorCal Medicine Man Dispensary's permit request for business in the new building located near the Walgreen's on Marlow Road. PLEASE!

I am not in favor of having a business/store of any kind with a security guard doing business in our residential neighborhood! That's just "unclear on the concept"!! It adds a risk and potential for trouble. It doesn't make good business sense!

Please, please do not approve the application for a permit of such an addition to our neighborhood.

With all due respect, I beseech you to give this some thought and ask yourself if this is something you'd allow to take up business in your neighborhood.

Thank you!
Hermine Heiden

From: [Janet McGoldrick](#)
To: [Ross, Adam](#)
Cc: [Janae Madsen](#); [Craig Gaylord](#)
Subject: Hearing for Pot Dispensary
Date: Wednesday, December 12, 2018 4:32:49 PM

Hello Adam,

I'm writing to express my concern for the pot dispensary applying to get a permit for business at the 1954 Piner, Suite B location. I'm against this location for a pot dispensary because of all the family homes, schools (Monroe, Jack London, Schaefer and Piner High), parks where kids play and bike ride and family businesses (Yogurt Time, Mary's Pizza Shack, Walgreens ect..) in and near that location.

Again, there are many surrounding neighborhoods, schools and family businesses in and near that shopping center. It would be a better fit for the pot dispensary to be located in an area outside these surroundings. For example, further down on Piner road near Cleveland where there are mostly businesses and no close neighborhoods, schools or family visiting businesses. You don't see bars, night clubs and sex shops in these types (my) of neighborhoods and we don't want to include pot dispensaries!

Thank you for letting me express my deep concern on this matter :)

Sincerely,

Janet McGoldrick
2355 Wicket Avenue
Santa Rosa, CA 95403
707-703-7414

Maloney, Mike

From: Maloney, Mike
Sent: Wednesday, December 12, 2018 5:03 PM
To: _PLANCOM - Planning Commission
Subject: Aloha Aina questions and answers
Attachments: Final Aloha Aina Security Plan 12.12.18.pdf

Informational Only – please do not reply to all

Chair Edmondson and Members of the Planning Commission

Question: A question was raised about an inconsistency with the Security Plan and the Project Plans. The Security Plan stated that there were two doors for entry. One was for customers and the other for employees and wholesale deliveries. However, the plans showed only one entrance into the building.

Answer: The Security Plan discusses two doors, one for customers and one for employees and distributors. However, the approved plans for the Yogurt Time Project did not include the second entrance on the east side of the building. Further, Staff had discussed this item with the Applicant and the Applicant determined that adding a door to the location would create access issues. The door would open to the planter on the east side of the building and would step right into the drive-through aisle. Therefore, the door was abandoned. Staff did not require the Applicant to update the Security Plan however, the Applicant updated the Security Plan to reflect the single access point (attached).

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



Aloha Aina Security Plan

Security is a primary focus of Aloha Aina 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. A single point of entry located on the south side of the building facing the parking area is provided for the dispensary. Primary access for customers, staff, and deliveries will be provided via this entry point.

Procedures for Receiving Inventory Shipments

Aloha Aina will maintain strict procedures to accommodate inventory shipments with the single point of access to the dispensary. Aloha Aina managerial and security staff will coordinate delivery appointments with the distributor. All staff in the dispensary will be informed of the delivery schedule to coordinate delivery procedures, heighten staff awareness, and to provide a 'team' focus on security. Customers on the dispensary floor may be limited during the arrival, transaction and departure period to further increase staff focus on the inventory receiving procedures and transaction. Upon arrival, the distributor would be met by staff, who will verify their identity, and escort them through security and across the dispensary floor to the limited access area where the transaction will be commenced. Products will be inventoried, evaluated for packaging and labeling compliance, verified with the Track-and-Trace shipping manifest, documented in the dispensary's Point of Sales system, and recorded for review by the City and/or the Bureau of Cannabis Control per the California Code of Regulations, Title 16, Division 42., Bureau of Cannabis Control, Section 5423. Inventory Documentation.

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 × 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 Aloha Aina's operating policies. Aloha Aina 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.