

**Toomians, Kristinae**

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**From:** Brian Dombrowski <brian@pacificexpeditors.com>  
**Sent:** Wednesday, July 25, 2018 10:26 AM  
**To:** Toomians, Kristinae  
**Subject:** 925 Piner Rd

Kristinae,

We would like to take the opportunity to ensure the Santa Rosa General Plan Policies are clearly addressed in our application for 925 Piner Road.

This project is closely aligned with the General Plan's goals, policies, and desires to be a long term vested member of the local community. The proposed use of this parcel is compatible with existing use as well as the surrounding uses , and is adequately supplied by existing infrastructure.

This project will be a state-of-the-art facility and will exceed mandatory green building requirements with major improvements to the existing building and surrounding area, including state of the art energy audits, LED lighting, motion sensor water fixtures, and new water efficient landscaping. It proactively facilitates employment and retention of local residents in order to sustain local economic growth. Furthermore, it will promote local spending and highlight successful, locally produced goods and services.

This will not only benefit the city's economic and business interests but actively contributes to our environmental well-being and reduces greenhouse gas emissions by limiting the energy needed to transport people, goods, and services. It is located close to multiple major corridors, and will help maintain vibrant, convenient, and attractive commercial center. We will improve infrastructure and promote an entrepreneurial image for the City of Santa Rosa by creating jobs and increasing the scope of economic activity. All of these actions combine to promote economic growth and sustainability by making this project a destination for residents, employers, and tourists.

Thank you,

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Brian Dombrowski  
Consultant  
Pacific Expeditors  
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# Green Qi LLC



Cannabis Microbusiness

# Meet the Team

Green Qi's principals and operators are:

*Sonoma County residents* who have *extensive experience* in cannabis cultivation and retail sales of cannabis cultivation accessory products.

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*Sonoma County residents who have extensive experience in cannabis cultivation and retail sales of cannabis cultivation accessory products.*

## Kevin Imm

*CEO*

- M.A. in Education
- **Former CEO of Clover Stornetta Farms**, with 25 years experience in Management
- **Managing Partner of Napa Palisades Brewery**
- Lives in Santa Rosa with his family

## Jesse T. Narvaez

*COO*

- Attended SRJC and Law School at Empire College
- **Owner/operator of Deep Roots Hydro**
- Licensed Santa Rosa permit holder
- 25 year Sonoma County Resident

## Henry J. Huang

*CFO*

- Licensed Attorney and Certified Public Accountant
- Manages \$25 million real estate portfolio in Sonoma County
- President of Meridian Real Estate and Brokerage Company
- **Lives in Santa Rosa with his wife, a Sonoma County surgeon, and their children**

# Meet the Team – Local & State Compliance

## Brian Dombrowski

*Chief Compliance Officer*

- 12 years of consulting and compliance experience in the cannabis industry
- Has held position of President of medical marijuana dispensary
- Assisted multiple dispensaries in permitting process
- U.S. Navy Veteran

## Pacific Expeditors

*Consultants*

- World-class wholesale distribution, logistics, sales and consulting services provider for the California market
- Decades of experience in sales, distribution, military logistics, and operations
- Deep bench in California state policy making, government compliance, and public affairs

## Shawn Gardner

*Advisor*

- Entrepreneur in the Santa Rosa community for 25 years
- Sebastopol native with experience in the Sonoma and Napa wine industry
- Owns and operates Santa Rosa restaurants
- Founded Atrium cultivation

## Tom Call

*Advisor*

- Security Expert
- Founder of Impact Security Management
- Over 10 years experience in corporate America as a telecommunications executive

# Vision



Green Qi is dedicated to improving the lives of their patrons, the quality of the environment, and creating real connection in their local community.

These efforts are reflected not only in the quality of product produced, but quite literally built into the walls of our business.



- Stunning fiber cement panels for long lasting sustainability
- Thoughtful landscape for water efficiency
- Electric Vehicle Charging Stations
- Commissioning of local sculpture artists for public viewing
- Convenient bike racks
- Close to public transportation
- Living walls and indoor foliage to increase air quality and natural odor control
- Innovation in small operations for public education
- Welcoming environment to encourage tourism

**NEIGHBORHOOD IMPROVEMENT** This project will catalyze the redevelopment of its neighboring property, also owned by project Principals, to **improve 10,000+ s.f. of buildings** along Piner Road, and **239 linear feet of street frontage**- benefiting businesses along Piner and rebuilding residents of Coffey Park by providing improved pedestrian access and encouraging further redevelopment in the area



# Interior Experience

## Open space design concept.

Modern wood  
panel and various  
metals.

Interior foliage to increase air quality and odor control.

Approachable and clean environment to facilitate an enjoyable customer experience.

**GREEN QI**  
925 PINER RD, SANTA ROSA CA

The commitment to the betterment of community and patrons that is found in the attention to detail on the exterior is also brought meticulously into the interior space at Green Qi.

- Light colors allowing for Low VOC paint
- Indoor Foliage to increase air quality and odor control
- Reclaimed Wood Panel and Metal details
- Open Spaces to Allow for less Wattage Requirements
- Viewing Windows for education and transparency
- Comforting Environment to encourage a pleasant experience



## INTERIOR RENDERINGS

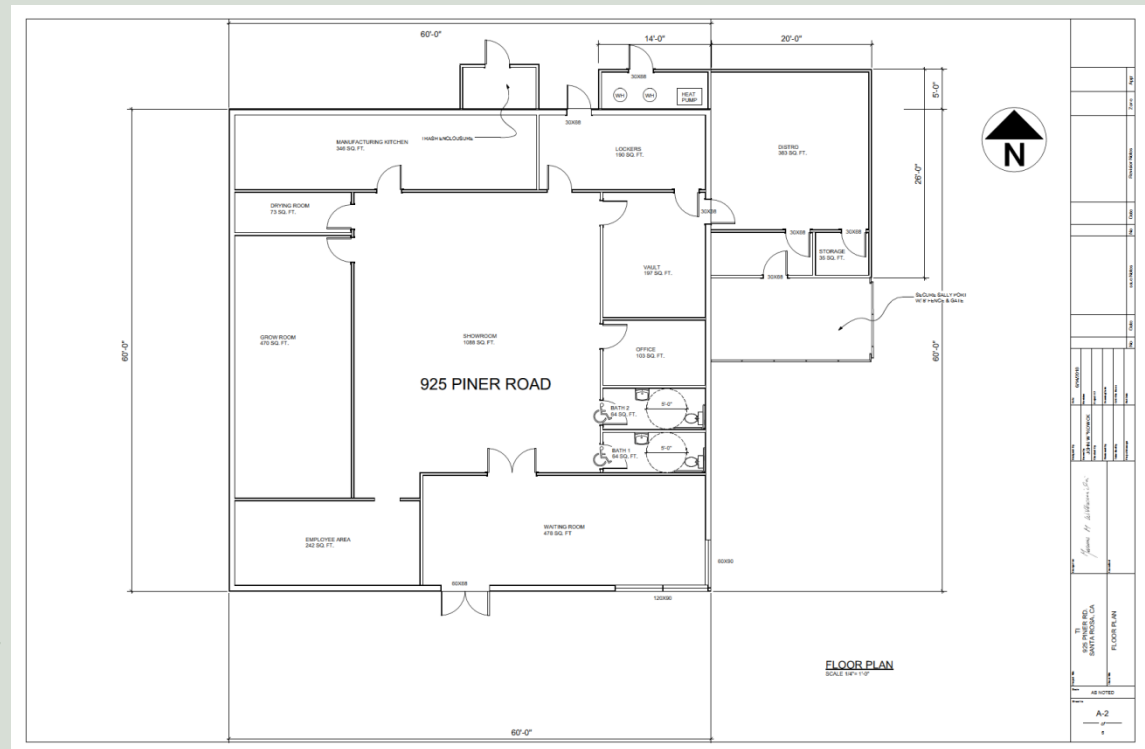
NOT TO SCALE

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# Floor Plan

## Highlights include:

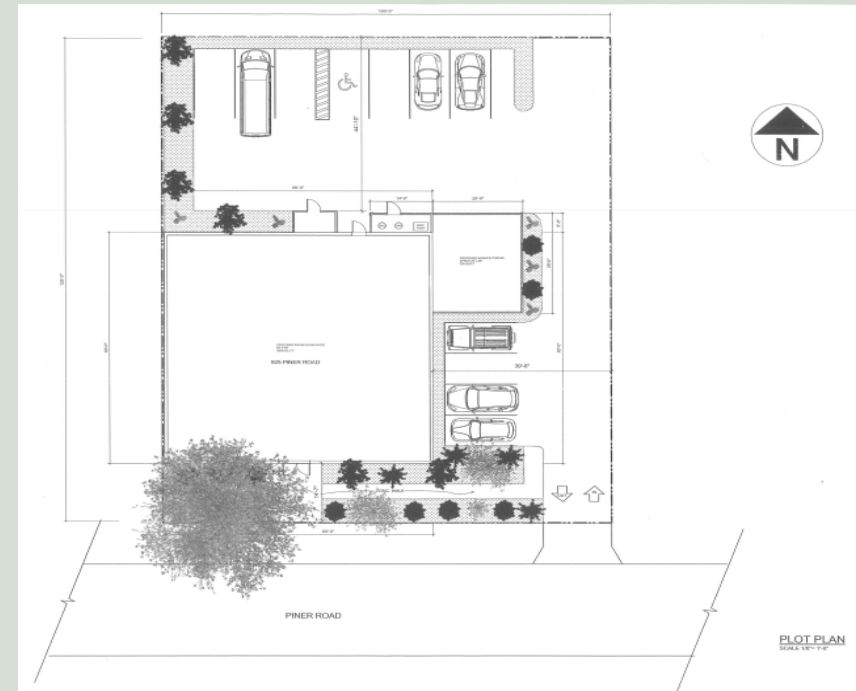
- Entrance visible from the public right of way, in compliance with regulations;
- Enhanced experience with view of cultivation; and
- Sally port allowing deliveries and receivables to be out of public view and ensure safety.





# Parking & Traffic

- Parking-
- 925 Piner Road has ample parking to accommodate the proposed retail uses and surrounding businesses.
- In contrast, the nonpreferred project shares its parking lot with several co-tenants and will burden surrounding parking areas due to the lack of available parking. The congested parking lot will cause additional backup on Piner Road while customers wait for parking spaces to become available.
- Traffic-
- Located on the northern side of Piner Road, customers of 925 Piner will have easy access to the facility. Patients and patrons will not need to cross the heavily-congested East bound travel lanes to access the Green Qi parking lot, as they would be required to do to access the parking lot of 950 Piner.



# Green Qi in the Community

- **EMPLOYMENT OPPORTUNITIES**

Local hire

Strong wages

- **SUPPORTING COMMUNITY BENEFIT PROGRAMS**

Green Qi will seek to improve the community through support of programs including:

- Aid for Starving Children;
- Veterans Resource Centers of America; and
- Redwood Empire Food Bank



# Positive Neighborhood Impact

- *REDEVELOPMENT , REJUVENATION, REINVESTMENT*

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Thank you!