

ZONING CLEARANCE

DATE: December 21, 2017

STAFF: Clare Hartman

FILE NUMBER: ZC17-0345

ADDRESS OF PROPOSED BUSINESS: 1061 N DUTTON AVE

APPLICANT: Joseph Pearson

APPLICANT NAME: Responsible Patient Care, Inc. / WWCMC

MAILING ADDRESS: 6010 Commerce Blvd Rohnert Park, Ca 94928

PREVIOUS USE OF PROPERTY: Commercial - General Retail - Up To 20,000 Sf

PROPOSED USE OF PROPERTY: Commercial - General Retail - Up To 20,000 Sf

ZONING: CG

ASSESSOR'S PARCEL NUMBER: 010441012

GENERAL PLAN: Retail and Business Service

ZONING CLEARANCE BASED ON THE FOLLOWING DESCRIPTION:

Zoning Clearance to recognize local authorization of a medical cannabis retail (dispensary) facility in an existing 3,510 sq. ft. building previously approved per File No. MCD10-001. The 491 sq. ft. retail area is supported by accessory lobby, office, storage, warehouse/distribution and processing/manufacturing areas. In concert with updates to the City's Medical Cannabis Dispensary Ordinance, the use is not restricted on the number of patients and is allowed to display and sell paraphernalia inside the retail area and not in public view. The current permit does not allow for deliveries.

Note: The operator is considered an Operator in Good Standing per the City's comprehensive cannabis ordinance. As such, the operator has 10 months from the date the state begins to issue licenses to come into operational conformance with state law and the City's Zoning Code Chapter 20-46 (Cannabis).

CONDITIONS/COMMENTS:

1. Meets current zoning requirements and use permit is not required.
2. Transfer of ownership or operator
 - a. A permittee shall not transfer ownership or control of a medical cannabis operation or transfer a medical cannabis operation permit to another person unless and until the transferee obtains an amendment to the permit from the Planning and Economic Development Department stating that the transferee is now the permittee. Such an amendment is obtained through the issuance of a Zoning Clearance that documents the transfer and commits the transferee to compliance with each of the conditions of the original permit.

3. Compliance with operational security and safety measures

a. Management Information. The name or names and addresses of the person or persons having the management or supervision of applicant's business shall be provided to the Police Department.

b. Minors. (1) It is unlawful for any permittee, operator, or other person in charge of a medical cannabis operation to employ any person who is not at least 18 years of age. (2) Persons under the age of 18 shall not be allowed on the premises of a medical cannabis operation unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or guardian. (3) The entrance to a medical cannabis operation shall be clearly and legibly posted with a notice indicating that person under the age of 18 are precluded from entering the premises unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or guardian.

c. Odors Control. A medical cannabis operation shall have an air treatment system that ensures off-site odors of cannabis shall not result to the maximum extent practicable.

d. Security Plans. A medical cannabis operation shall provide adequate security on the premises, as reviewed by the Police Department and approved by the Planning and Economic Development Department, including lighting and alarms, to insure the safety of persons and to protect the premises from theft. These plans shall remain updated and secured on file in the protective custody of the Building Division.

e. Security Cameras. Security surveillance cameras shall be installed to monitor the main entrance and exterior of the premises to discourage loitering, crime, illegal or nuisance activities. Cameras shall remain in active, operable condition.

f. Security Video Retention. Security video shall be maintained for 90 days.

g. Alarm System. A professionally monitored robbery alarm system shall be installed and maintained in good working condition. Santa Rosa City Code Section 6-68.130 requires that an alarm permit be obtained prior to installing an alarm system.

4. Obtaining of all necessary building and fire permits prior to occupancy

a. A building permit is required to confirm appropriate occupancy shall be required, even if no tenant improvements are planned.

b. An annual operating fire permit with inspection shall be required.

c. Fire sprinklers may be required based on local ordinance and scope of work.

d. Hazardous materials disclosure/inventory statement shall be provided and kept current with the Fire Department.

e. A fire alarm system shall be provided (as possible based on operation/activities in the building).

f. Access with a Fire Department lock box for keys to gates and doors shall be provided.

5. Compliance with State and local licensing requirements

a. Medical Cannabis operators shall be required to obtain a state license once they become available, and shall comply with any applicable state licensing requirements, such as operational standards and locational criteria.

b. Multiple medical cannabis uses and licenses proposed on any one site shall occur only if authorized by MAUCRSA and the City of Santa Rosa and only if all uses proposed are allowed pursuant to the City's Zoning Code.


APPLICANT'S SIGNATURE


AUTHORIZED CLEARANCE

Note: A building permit is required for any change in building code occupancy classification, for all signs, and for all interior or exterior modifications.



APPLICATION
**ZONING CLEARANCE
MEDICAL CANNABIS**

Please Type or Print

File #:	2C17-0345
Related Files:	
Set:	
Department Use Only	

www.srcity.org

GENERAL INFO	LOCATION OF PROJECT (ADDRESS) 1061 North Dutton Ave	ASSESSOR'S PARCEL NUMBER(S) 010-441-012	EXISTING ZONING CG					
	NAME OF PROPOSED PROJECT SPARC		GENERAL PLAN DESIGNATION					
	APPLICANT NAME Responsible Patient Care, Inc	<input checked="" type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX (707) 837-6346	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX					
	APPLICANT ADDRESS 6010 Commerce Blvd # 152	CITY Rohnert Park	STATE CA	ZIP 94928	EMAIL Legal@Sparcsf.org			
	APPLICANT REPRESENTATIVE Caren Woodson	<input checked="" type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX (510) 435-8205	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX					
	APPLICANT REPRESENTATIVE ADDRESS 6010 Commerce Blvd #152	CITY Rohnert Park	STATE CA	ZIP 94928	EMAIL cwoodson@sparcsf.org			
PROJECT/BUSINESS SUMMARY DESCRIPTION - (Attach separate sheet if necessary.)	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) Faraudo Limited Partnership				<input checked="" type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX (707) 843-0508	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX		
	PROPERTY OWNER ADDRESS 1828 Janero Drive				CITY Santa Rosa	STATE CA	ZIP 95401	EMAIL Francofaraudo@gmail.com
	PROJECT/BUSINESS SUMMARY DESCRIPTION - (Attach separate sheet if necessary.)							
	Zoning clearance to clarify that RPC dba SPARC and Peace in Medicine is a permitted Medical Cannabis Dispensary operating in compliance with all applicable rules and requirements. Also seeking clarification that the 500 patient cap has been removed from our permit, that we may display and sell paraphernalia, and that the permittee has changed from Barry Wood to Joseph Erich Pearson.							
	SIZE OF PARCEL SQ FT or 0.8 ACRES		GROSS SQ FT OF PROPOSED USE: 491		PRIOR USE			
	INDUSTRIAL ZONE: <input type="checkbox"/> BUSINESS PARK (BP) <input type="checkbox"/> LIGHT INDUSTRIAL (IL) <input type="checkbox"/> GENERAL INDUSTRIAL (IG)							
PROJECT INFO	<input checked="" type="checkbox"/> EXISTING BUILDING/REOCCUPANCY				<input type="checkbox"/> NEW CONSTRUCTION		LIST EXISTING TENANTS	
	# BUILDINGS: 1		MAX EMPLOYEES/SHIFT:		USE		SQ FT	
	TOTAL SQ FT: 3,510		# SEATS/CAPACITY:					
	SQ FT OCCUPIED: 3,510 (491 for Dispensary use)		# PARKING SPACES:					
	SQ FT EACH BUILDING (Please list):		% LOT COVERAGE:					
	# PARKING SPACES:		DAYS/HOURS OF OPERATION:					
SUBMITTAL INFORMATION - THESE ITEMS MUST BE SUBMITTED FOR A COMPLETE APPLICATION UNLESS INITIALED BY A CITY PLANNER	Plan MUST either be reduced to 11 X 17 or folded to 8 1/2 X 14							
	1 Copies of SITE PLAN showing all dimensions.							
	1 Copies of FLOOR PLANS							
	1 Copies of NEIGHBORHOOD CONTEXT MAP							
	Project Narrative (See pg. 2 of application. Address how dual licensing, security, odor mitigation, lighting, and noise will be addressed)							
	PROPERTY OWNER'S CONSENT							
DEPT	PROPERTY OWNER'S CONSENT - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.							
	PROPERTY OWNER'S SIGNATURE							
	APPLICATION	RECEIVED BY	DATE 12-8-17		FEE RECEIVED \$			

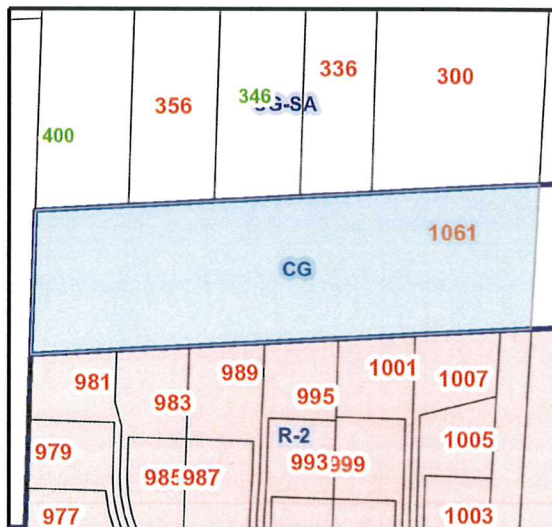
City of Santa Rosa Parcel Report

Parcel #: 010-441-012

County Assessor Information

Report generated: 12/21/2017 1:12:30 PM

Parcel #: 010441012
Land Use: 0320 - WAREHOUSING/ACTIVE
Owner: FARAUDO LIMITED
1828 JANERO DR
SANTA ROSA, CA 95407
Situs Address: 1061 N DUTTON AVE
95401
Tax Area: 004002
Jurisdiction: SANTA ROSA
Recording#: 2009R025665
Rec Date: 3/24/2009
Lot Acres: 0.80
Land Value: \$52,800
Bldg Value: \$39,676
Bldg Sqft: 3,600
Built: 1954
Res Units:
Bedrooms:
Bathrooms:
Com Units:



Santa Rosa Only Information

General Plan: Retail and Business Service
Area Plan:
Zoning Code: CG
Identifier:
Planned Dev:
Historic Dist:
Fault km: 5
Wind Zone: Exposure B
Fire Zone:
Park Fee: Service Area No. 1 - Northwest
Fire District: 2

GIS Calculated Information

Latitude: 38.445148
Longitude: -122.731221
Census Tract: 153002
Census Block: 4011
Lot/Land Acres: 0.80 / 0.72

* Lot Acres is based on GIS Parcel polygons, Land Acres assumes accurate Bldg SqFt and single story building.

This report is a user generated static output from an Internet mapping site and is for reference only. Data that appear on this report may or may not be accurate, current, or otherwise reliable. GIS Calculated Lot Acres is NOT official. Assessor Data is maintained by Sonoma County.

File Log

Planning

TITLE: ZONING CLEARANCE
ADDRESS: 1061 N Dutton Ave
APPLICANT: ANDREW DOBBS-KRAMER
6010 COMMERCE BLVD UNIT 152
ROHNERT PARK, CA 94928
(707) 837-6346
REPRESENTATIVE: ANDREW DOBBS-KRAMER
6010 COMMERCE BLVD UNIT 152
ROHNERT PARK, CA 94928
(707) 837-6346
OWNER: FARAUDO LIMITED PARTNERSHIP
1828 JANERO DR
SANTA ROSA, CA 95407

FILE NO.: ZC17-0345
ASSIGNED: Clare Hartman
FILE OPENED: 12/14/2017
DATE COMPLETE:
REFERRAL SENT:
REFERRAL DUE:
STATUS: Pending
ZONING: CG

ARCHITECT:

GENERAL PLAN: Retail and Business Service

ACTIVITY TYPE: - Zoning Clearance

ENGINEER:

Square Footage:

Units:

Acreage:

Pending Development:

APN(S): 010-441-012
QUADRANT: NW

DESCRIPTION: Zoning Clearance requesting recognition of the existing permitted dispensary. The purpose of the Clearance is simply to provide current recognition that permit and use are in good standing with the city.

EVENTS

<u>DATE</u>	<u>DATE</u>
NOTICE OF APPLICATION (300 ft)	NOTICE OF PUBLIC HEARING (300 ft)
NOTICE OF NEIGHBORHOOD MTG (if required)	NOTICE OF ACTION (300 ft)
ISSUES LETTER	REVISED PLANS

COMMENTS

Dual Licensing.

Medical Cannabis operators shall be required to obtain a state license once they become available, and shall comply with any applicable state licensing requirements, such as operational standards and locational criteria. Include references to the corresponding state licenses and requirements that support the use.

Security.

Medical Cannabis Businesses shall provide adequate security on the premises, including lighting and alarms, to insure the public safety and the safety of persons within the facility and to protect the premises from theft. Applications for a Medical Cannabis Business shall include a security plan that includes the following minimum security plan requirements:

1. Security cameras. Security surveillance video cameras shall be installed and maintained in good working order to provide coverage on a twenty-four (24) hour basis of all internal and exterior areas where Medical Cannabis is cultivated, weighed, manufactured, packaged, stored, transferred, and dispensed. The security surveillance cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras shall remain active at all times and shall be capable of operating under any lighting condition. Security video must use standard industry format to support criminal investigations and shall be maintained for sixty (60) days.
2. Alarm system. A professionally monitored robbery alarm system shall be installed and maintained in good working condition. Section 6-68.130 of the City Code requires that an alarm permit be obtained by the Santa Rosa Police Department prior to installing an alarm system. The alarm system shall include sensors to detect entry and exit from all secure areas and all windows. Medical Cannabis Operators shall keep the name and contact information of the alarm system installation and monitoring company as part of the Medical Cannabis Business's onsite books and records. Medical Cannabis Operators shall identify a local site contact person who will be responsible for the use and shall provide and keep current full contact information to the Santa Rosa Police Department dispatch database as part of the alarm permitting process.
3. Secure storage and waste. Medical Cannabis Products and associated product waste shall be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.
4. Transportation. Medical Cannabis Businesses shall implement procedures for safe and secure transportation and delivery of Medical Cannabis, Medical Cannabis Products and currency in accordance with state law.
5. Locks. All points of ingress and egress to a Medical Cannabis Business shall be secured with Building Code compliant commercial-grade, non-residential door locks or window locks.
6. Emergency access. Security measures shall be designed to ensure emergency access in compliance the California Fire Code and Santa Rosa Fire Department standards.

Odor control.

Medical Cannabis Businesses shall incorporate and maintain adequate odor control measures such that the odors of Medical Cannabis cannot be readily detected from outside of the structure in which the Business operates. Applications for Medical Cannabis Businesses shall include an odor mitigation plan certified by a professional engineer or industrial hygienist that includes the following:

1. Operational processes and maintenance plan, including activities undertaken to ensure the odor mitigation system remains functional;
2. Staff training procedures; and
3. Engineering controls, which may include carbon filtration or other methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors from all odor sources. All odor mitigation systems and plans submitted pursuant to this subsection shall be consistent with accepted and best available industry-specific technologies designed to effectively mitigate cannabis odors.

Lighting.

Interior and exterior lighting shall utilize best management practices and technologies for reducing glare, light pollution, and light trespass onto adjacent properties and the following standards:

1. Exterior lighting systems shall be provided for security purposes in a manner sufficient to provide illumination and clear visibility to all outdoor areas of the premises, including all points of ingress and egress. Exterior lighting shall be stationary, fully shielded, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighborhood. All exterior lighting shall be Building Code compliant and comply with Section 20-30.080 (Outdoor Lighting.)
2. Interior light systems shall be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure.

Noise.

Use of air conditioning and ventilation equipment shall comply with the Chapter 17-16 (Noise). The use of generators is prohibited, except as short-term temporary emergency back-up systems.

December 14, 2017

Clare Hartman, Deputy Director - Planning
City of Santa Rosa- Planning Department
100 Santa Rosa Ave., Room 03
Santa Rosa, CA 95404

Request: Medical Cannabis Dispensary Permit Renewal or Zoning Clearance
1061 North Dutton Ave
Santa Rosa, CA 95401

Applicant: Responsible Patient Care dba Peace in Medicine and SPARC
6010 Commerce Blvd STE 152
Rohnert Park, CA 94928
(707) 837-6346

Dear Ms. Hartman:

Thank you for allowing Responsible Patient Care dba Peace in Medicine and SPARC to serve the City of Santa Rosa's medical cannabis patient community for the past six years. The organization prides itself on our ability to serve this community with compassion, and provide quality care in full compliance with all state and local laws.

To obtain a temporary permit from the California Bureau of Cannabis Control for the purposes of conducting retail operations on January 1, 2018, applicants are required to provide a copy of a valid license, permit, or other authorization issued by the local jurisdiction where the business is operating. Unfortunately, the City of Santa Rosa has not responded to our 2014 permit renewal application, which was submitted in February of 2016. The timely application for the use permit renewal in 2016 allowed for continued operations under the 2014 permit. However, the permit under which we operate includes an expiration date of April 20, 2016. To avoid any confusion when applying for state licenses, we are seeking a Zoning Clearance permit and requesting written verification of the same.

Included in our 2014 renewal application were two important requests: that the permit no longer contain monthly limitations on the number of patients to be served, and, that the display and sales of devices for administration of medical cannabis be expressly allowed in accordance with the provisions of City Ordinance No. 4020. In accordance with City Ordinance No. 4020 we have adjusted our operations to reflect these changes which has provided us the opportunity to better serve our members. These changes have not resulted in any safety or nuisance issues.

In January 2017, a sworn statement was submitted to City Manager Sean McGlynn confirming the current number of patients served by the dispensary during the previous calendar year. In

addition, proof of having paid for our Business Tax Certificate with the city was provided via email. A copy of that email is included.

Please note that the President of Responsible Patient Care has changed from Robert Jacob in the 2016 application to myself in this update. Per discussions with former Assistant City Manager Chuck Regalia concerning our 2016 renewal, we understand this change can be codified through the renewal process and not require re-application. It is our understanding that similar to the 2016 change, the current change can be made through the Zoning Clearance process. Please do not hesitate to reach out should you need further information on this change.

It has been an honor to serve the City of Santa Rosa and a privilege to operate in a City that values safe medical cannabis access. We look forward to continued operations in the City for many years to come. Your review of this request and prompt action is sincerely appreciated.

For questions or concerns, please contact us at (707) 837-6346.

Sincerely,

Joseph E Pearson
President



100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678

RE: Medical Cannabis Dispensary Permit – Demonstration of Program Compliance with State Law

The City of Santa Rosa has reviewed materials presented for a determination of compliance with the following state laws:

Compassionate Use Act of 1996 State Health and Safety Code § 11362.5 (b)(1)(A) adopted to ensure the seriously ill Californians have the right to obtain and use marijuana for medical purposes where that medical use is deemed appropriate and has been recommended by a physician who has determined that the person's health would benefit from the use of marijuana in the treatment of cancer, anorexia, AIDS, chronic pain, spasticity, glaucoma, arthritis, migraine, or any other illness for which marijuana provides relief.

The Medical Marijuana Program of 2004 enacted by the state Legislature, Health and Safety Code Article 2.5.

Pursuant to Health and Safety Code 11362.83, local City Code Chapter 10-40 enacted to restrict distributing of marijuana within the City consistent with state law.

Based upon review of the materials and information presented by the applicant, the City has determined the following individual has satisfactorily demonstrated that he/she could successfully operate a Medical Cannabis facility at the specified location, in compliance with the above laws, and all other applicable regulations including city building codes, zoning codes, general plan and CEQA, (i.e., Class 1 exemption applying to review of licensing at existing facilities), and based on the above determination the City determines that it would grant a Medical Cannabis Dispensary Permit to the individual and location below:

Permittee Name:	<u>Barry Wood</u>
Authorized Location:	<u>1061 North Dutton</u>
Maximum Number of Patients:	<u>500 per month</u>
Permit Number:	<u>MCD 10-001</u>

Effective: April 20, 2014

Expires: April 20, 2016

The following limitations shall apply:

- This permit shall be valid for a period of 2-years and shall be effective/expire on the dates indicated above
- Renewals shall be filed 45-days prior to the expiration period, otherwise the permit shall be null and void and operation must cease.
- Permit shall be posted in a conspicuous place on the premises.
- Compliance with all standards and requirements in **City Code Chapter 10-40, Ordinance 3754 and Ordinance 4020 is required.**
- Compliance with the proposed program for Responsible Patient Care Inc. (dba Peace in Medicine) as specified in the application materials.
- Maintain a business tax certificate while use is in operation.
- Obtain a building permit and inspection prior to making any tenant or building improvements required to operate the dispensary in compliance with plans.
- Background investigations shall be obtained and shall be satisfactory prior to hiring new supervisory staff.

Care of Santa Rosa Medical Cannabis Dispensary Permit

- Applicant shall grant City access to premises during operating hours to make inspections and verify compliance with standards.

By accepting this determination and operating a Dispensary within the City of Santa Rosa the applicant and property owner agree to be bound by the indemnification agreement contained on the project application.

The following conditions of approval must be met and maintained at all times in addition to the requirements of Ordinance 3754 and Ordinance 4020 to minimize issues to acceptable levels and ensure ongoing compliance with regulations:

1. Any exterior improvements to the site shall require Design Review approval prior to application for a building permit.
2. A building permit shall be obtained prior to completing any required building or tenant improvements. All work shall be completed in a timely manner and inspected by city inspectors. Any identified building deficiencies shall be corrected as they are identified by city inspectors.
3. The main entrance shall remain in the front of the building, facing the main parking lot off of Dutton Avenue.
4. **All crimes occurring on this property shall be reported to the Santa Rosa Police Department.** This includes trespassing, disturbances as defined under 415 PC, vandalism, and any completed or attempted thefts or burglaries.
5. The parking lot area and building surroundings (including the north side of the building), **must be regularly patrolled and monitored by security personnel** to insure that there is no loitering in the lot, no use of marijuana in public, no illegal sales or exchanges of marijuana occurring on the property, and no casing/surveillance of the business or customers is being conducted.
6. **All points of entry** (including windows and entry doors) must be monitored at all times by the security system. Glass break detectors need to be installed on all glass windows and doors. Additionally, all large windows and the glass entry door, must be shatter resistant glass or have other security mechanisms in place to deter theft attempts.
7. Proposed floor plan must provide a clear view of the restroom and dispensary operations door from the reception desk.
8. The proposed Operations area must be completely secured from the Member Services area.
9. Accessory structures, landscaping, vehicles etc. shall not block visibility of the main entrance.
10. Lighting shall be provided and maintained on all facades and in the parking area around the building to provide minimum security lighting during hours of darkness, in compliance with SRCC Article 20-30. This lighting must incorporate cut off lenses to minimize the light trespass and impacts to surrounding properties.
11. The operator **shall maintain 24 hour security surveillance and property patrols** for the duration of dispensary operations at the site. This is typically accomplished by contracting with a security patrol company for patrols during off hours.
12. No exterior signs advertising the dispensing of cannabis or any products shall be allowed. Only the required building address sign and a professionally prepared business identification sign shall be permitted. Separate sign permit approval shall be obtained for the identification sign.
13. Any changes to the storage of medical cannabis on-site must maintain the security level of the current methods (large safes) and be reviewed by Community Development Planning Staff and obtain necessary building permits if necessary.
14. A building permit shall be obtained prior to completing any building or tenant improvements. All work shall be completed in a timely manner and inspected by city inspectors. Any identified building deficiencies shall be corrected as they are identified by city inspectors.
15. Violation of the ordinance and any of these conditions shall result in suspension or revocation of this permit, as indicated in the ordinance.
16. The permit shall expire April 20, 2016, with a renewal application due by March 5, 2016.

Issuance of this determination and permit to operate by the City of Santa Rosa is not intended to, and does not authorize the violation of any local, state or federal laws.

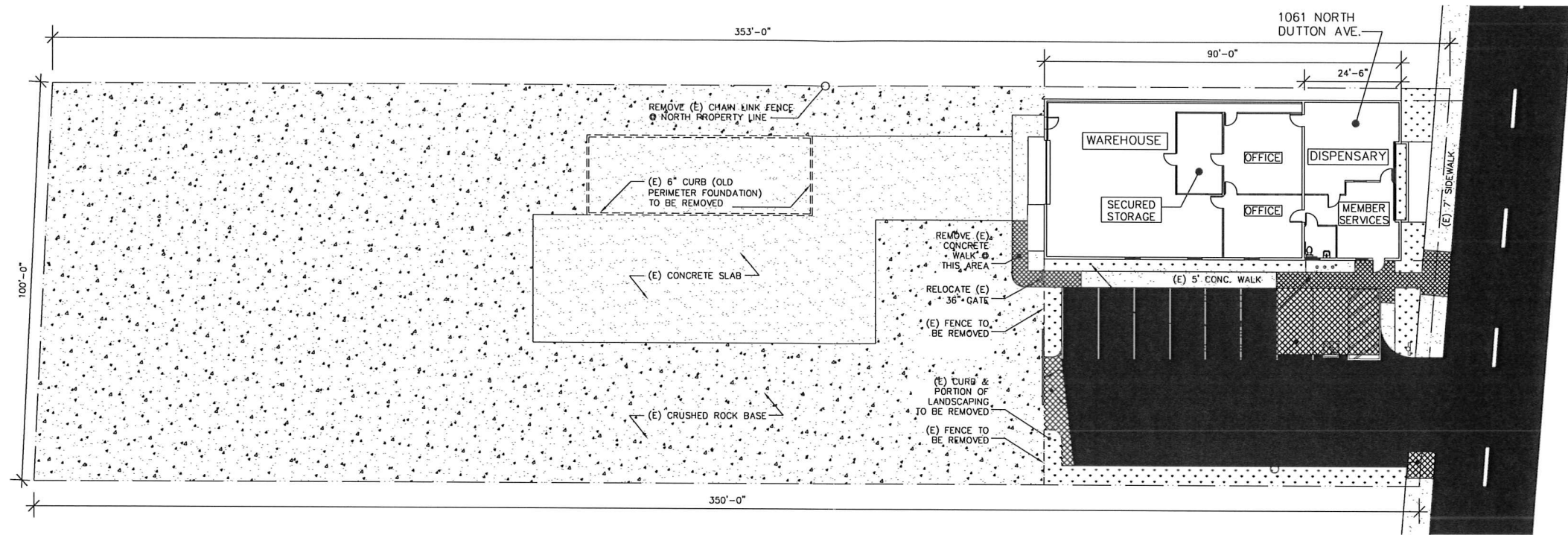
Signed: Kathy Millison
Kathy Millison, City Manager

Date: 4/17/2014

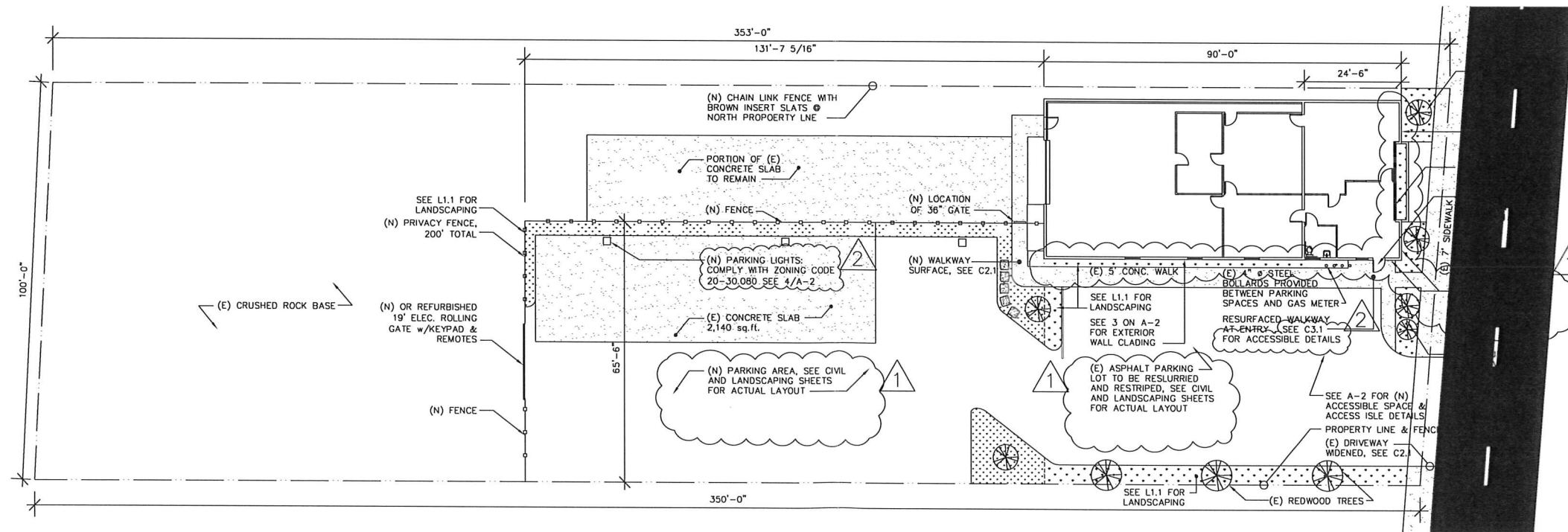
Care of Santa Rosa Medical Cannabis Dispensary Permit

1061 N. Dutton Ave
Responsible Patient Care Neighborhood Context Map



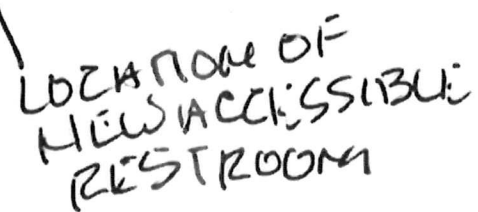


① SITE DEMO PLAN
SCALE: 1/16" = 1'-0"



② PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

SITE & PARKING NOTES
REPLANT AND PROVIDE LIGHTING & IRRIGATION TO ALL LANDSCAPING AREAS @ EXISTING PARKING LOT & FRONT OF BUILDING
NEW PARKING SURFACE TO DRAIN TO INFILTRATION TRENCHES
PROVIDE LINES FOR CCTV AND ELEC. ROLLING GATE ALONG NEW FENCE TO NEW LOCATION OF 19' GATE



**RESPONSIBLE PATIENT CARE, INC.
PEACE IN MEDICINE**

Review and approval of these documents is based upon compliance with the 2013 California Code of Regulations, Title 24 and all applicable City of Santa Rosa ordinances and State of California laws

1061 NORTH DUTTON AVE



February 24, 2016

Sean McGlynn, City Manager
City of Santa Rosa
100 Santa Rosa Ave., Room 10
Santa Rosa, CA 95404

Re: City of Santa Rosa Medical Cannabis Dispensary renewal application package

Dear Mr. McGlynn:

Thank you for the opportunity to renew our medical cannabis dispensary permit with the City of Santa Rosa. Peace in Medicine takes great pride in the ability to serve the patient community with compassion, quality care, and in full compliance with all state and City regulations.

Within this renewal application we request that the permit no longer contain monthly limitations on the number of patients to be served and that the display and sales of devices for administration of medical cannabis be expressly allowed, in accordance with the provisions of City Ordinance No. 4020, adopted January 14, 2014, effective February 15, 2014. Having worked with City staff and through the public hearing process on Ordinance 4020, and having filed for our cannabis dispensary permit after its effective date, we assumed that the limitations regarding patient numbers and display area found in the previous Medical Cannabis Dispensary Ordinance (No. 3754) were not part of our existing permit. In close review, we were mistaken and ask that our permit be updated.

Please note that the applicant name has changed from Barry Wood in previous applications to myself in this renewal and going forward. After discussing the matter with Assistant City Manager Chuck Regalia, it is our understanding that this change still allows for a renewal of our permit versus a reapplication. Please do not hesitate to reach out to us should you need further information. Thank you again for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Robert Jacob".

Robert Jacob
Executive Director

<p>City of Santa Rosa Medical Cannabis Dispensary renewal application package</p>	<p>February</p> <p>2016</p>
<p>Submitted by Robert Jacob, Responsible Patient Care, Inc.</p>	<p>Submitted to Sean McGlynn, Santa Rosa City Manager</p>

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DISPENSARY PERMIT APPLICATION*Please Type or Print**Department Use Only*

File No.

GENERAL INFORMATION

Application Type (*check one*):
 New Application/Transfer
☒ Biennial Renewal

Description (describe your proposed permit request): **Medical cannabis dispensary**

Number of Patients Requested: **Served: 9471** Total Number of Primary Caregivers: **Served: 442**

Employee information (Job titles, number of employees, volunteers, and other persons who will work at the dispensary):
Please see next page.

First	Last	Primary Job Function
Tiffany	Belote	Member Consultant
Jeffrey	Buttell	Production Associate I
Nelson	Cossey	Production Lead
Samuel	Donaghy	Production Associate I
Jake	Donham	Production Associate II
Silas	Dyken	Member Consultant
Jonas	Eriksson	Assembly Technician
Jo	Galauski	General Manager
Cari	Garcia	Member Services Coordinator
Amy	Goodwin	Production Associate I
Samuel	Gordon	Production Associate II
Christopher	Hayes	Operations Supervisor
Annalisa	Hopper	Member Services Coordinator
Michael	House	Operations Specialist
Robert	Jacob	Executive Director
Laura	Johnson	Member Consultant
Carlos	Juarez	Assembly Technician
Evan	Lenatti	Member Consultant
Stephanie	Lucas	Production Associate II
Ryan	Malone	Dispensary Lead
Morgan	Manlopig	Safety & Security Manager
Ivy	Miller	Member Consultant

Johnathan	Nolen	Chief Operating Officer
Alexander	Olmos	Safety Host
Orville	Osborne	Safety Host
Royce	Park	Community Coordinator
Erich	Pearson	President
Cory	Reuter	Product Manager
Gustavo	Rodriguez	Assembly Technician
Kelly	Rogoff	Finance Manager
Jamie	Scott	Production Associate I
Mitcho	Thompson	Community Liaison
Barry	Wood	Associate Director

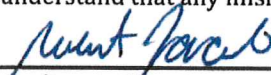
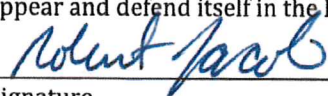
Proposed Location: 1061 N. Dutton Ave, Santa Rosa, California 95401	Assessor's parcel number(s): 010-441-012
Size of parcel (sq. ft. or acres): 35,101 square feet	Site Zoning District: General Commercial- CG
Leased building area (gross sq. ft.): 3,376 square feet	Site General Plan designation: Retail and Business Services
Prior tenant occupancy: Auto recycling	
Allowed building occupancy: Approx. 50 people	

APPLICANT INFORMATION

Applicant Name: Robert Jacob for Responsible Patient Care, Inc.		
Physical description of applicant.	DL#: B3148979	SSN: 624-32-9925
Sex: <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female	Hair color: Brown	Eye color: Brown
Height: 5' 11"	Weight: 200 lbs	DOB: 03/17/1977
Applicant Mailing Address: 6771 Sebastopol Ave. #100		
City: Sebastopol	State: CA	Zip: 95472
Business Phone: 707-823-4206	Home Phone:	
Previous addresses (List all previous addresses for the past five years immediately prior to the present address of the applicant):		
1. 708 Gravenstein Hwy N #324, Sebastopol, CA 95472		
2. _____		
Employment history of applicant. (Business/occupation/employment of applicant for five years immediately preceding application):		
1. <u>Board Member and Executive Director, Responsible Patient Care, Inc., DBA Peace in Medicine</u>		
2. <u>Board Member and Executive Director, Bay Pacific Networks, Inc., DBA SPARC</u>		
3. <u>Councilmember, City of Sebastopol</u>		

MANAGEMENT INFORMATION

Management information. (Name(s) and address(es) of person(s) having management or supervision of facility):

Name: Robert Jacob, Barry Wood, Ashley Nelson, Johnny Nolen, Morgan Manlopig, Erich Pearson		
Address: 6771 Sebastopol Ave. #100		
City: Sebastopol	State: CA	Zip: 95472
Business Phone: 707-823-4206	Home Phone: 707-537-5800	
<small>PROPERTY OWNER INFORMATION</small>		
Property Owner Name(s): Frank Faraudo		
Address: 1828 Janero Drive		
City: Santa Rosa	State: CA	Zip: 95407
Business Phone: 619-972-0603	Home Phone:	
<small>CERTIFICATIONS AND AGREEMENTS</small>		
<p>PROPERTY OWNER'S CONSENT - I declare that I am the owner of said property or have written authority from property owner to file this application. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.</p> <p> (Please see Attachment A – Property Owner's Consent) <u>2/24/2016</u></p> <p>Applicants Signature Date</p>		
<p>INDEMNIFICATION AGREEMENT: As part of this application, I agree to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, council members, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions and Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect. The City of Santa Rosa shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorneys' fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation. I have read and agree with all of the above.</p> <p> <u>2/24/2016</u></p> <p>Applicants Signature Date</p>		
CITY DISCLAIMER: Acceptance of filing of this application by the City of Santa Rosa is not intended to conflict with state and federal law or otherwise permit any activity that is lawfully and constitutionally prohibited.		
Office Use Only		
APPLICATION RECEIVED:		
FEE RECEIVED \$:		
RECEIPT NUMBER:		

Medical Cannabis Dispensary Permit

Application Renewal Submittal Requirements

An application for annual permit renewal shall include the following:

<u>Annual Renewal Submittal Requirements</u>	
Applications for annual renewal shall be accompanied by the following minimum information:	
1. Provide Application Renewal Fee. See Attachment B.	
2. Provide Background Check Fee (for updated investigation). Background checks are completed by SRS Investigations of Santa Rosa, who provides pre-employment candidate screening for all staff and annual reviews of managerial staff backgrounds. Data is submitted to the City of Santa Rosa directly.	
3. Provide documentation that security patrol services comply with City Code Title 6 Private Patrol requirements. N/A	
4. Provide documentation that alarm systems comply with City Code Title 6 Alarm System permit requirement. See Attachment C.	
5. Provide a sworn statement indicating the number of patients served by the dispensary during the previous operating period and number of primary caregivers participating. See Application page 4.	
6. Provide a statement identifying any operational issues and how they were addressed. See Attachments D and E.	
7. Describe of any adjustments and changes proposed or that have occurred in dispensary operations to address issues, or comply with laws. See Attachment E.	
8. Identify how the dispensary has managed its operations to comply with the Operating requirements of this chapter and with state law. See Attachment F.	
9. Provide evidence showing that all business license fees and taxes have been paid, including applicable employment and sales taxes, etc. See Attachments G1-G4.	
10. Any other information deemed necessary by the City Manager or designee. Peace in Medicine is happy to provide any other information needed by the City of Santa Rosa.	

NOTE: All application materials shall be presented in a well-organized manner that provides clear identified/labeled responses to each of the submittal requirements listed above. A signed copy of this checklist shall be affixed to the top of the submittal packet.

Applicant's Acknowledgement:

I hereby attest that I have checked off each of the above items, and verified that each of the submittal requirements has been addressed and is included in this submittal packet. I further understand that this application shall not be deemed filed unless and until all required application fees have been paid.



Applicant's Signature

2/24/2016

Date

Supplemental Submittal and Compliance Checklist

10-40.130. Criteria for Review.	App Resp'd	Staff Check'd
The review authority shall consider the following criteria in determining whether to grant or deny a dispensary permit, and annual renewals:		

Identify responses to the criteria below based on applicant's own research, information and application materials.

(A) That the dispensary permit is consistent with the intent of Proposition 215 and related state law, the provisions of this chapter and the City Code, including the Application submittal and Operating requirements herein. Response: The dispensary permit clearly demonstrates that Peace in Medicine adheres to the intent of Proposition 215 and related state law, the provisions of this chapter and City Code, including the Application submittal and Operating requirements herein. Peace in Medicine proactively studies the new regulations to ensure that all operations continue to be fully compliant.		
(B) That the dispensary location is not identified as having significant crime issues (e.g., based upon crime reporting district/statistics as maintained by the police department). Response: There are no significant crime issues known to the applicant per Santa Rosa Police Department Review. Per Attachment H (Statistics Report for 1061 N. Dutton Ave.), no significant criminal activity has been reported in the area that are related to the dispensary.		
(C) That there have not been significant numbers of calls for police service, crimes or arrests in the area or to an existing dispensary location. Response: There have not been significant numbers of calls for police services, crimes or arrests in the area or to an existing dispensary location per the Santa Rosa Police Department review (Please refer to Attachment H).		
(D) That an applicant or employee is not under eighteen (18) years of age. Response: The applicant and all employees are over the age of 18 years. Please see Attachment I-Applicant California Driver License.		
(E) That all required application materials have been provided and/or the dispensary has operated successfully in a manner that shows it would comply with the Operating Requirements and standards specified in this chapter. Response: Peace in Medicine operates successfully in a manner that complies with all Operating Requirements and standards specified within		

this chapter 10-40.130. All required application materials have been presented with the Dispensary Permit Application.		
<p>(F) That all required application or annual renewal fees have been paid and reporting requirements have been satisfied in a timely manner. Response: Reporting requirements have been satisfied in a timely manner and the use permit renewal fee payment is included with the submission of this renewal (see Attachment B).</p>		
<p>(G) That an appropriate limit on size of the dispensary has been established and the requested permit would not exceed limitations on number of patients and/or permits allowed by this chapter. Response: As demonstrated in the original application and subsequent renewals, the 533 square foot dispensing area of Peace in Medicine is an appropriate size area to allow personal service and safety. Peace in Medicine requests that the permit issued contain no monthly limitations on the number of patients to be served.</p>		
<p>(H) That issuance of a dispensary permit for the size requested is justified to meet needs of residents. Response: Please reference the Statement of Dispensary Need (Attachment J).</p>		
<p>(I) That issuance of the dispensary permit would serve needs of residents at this location. Response: Please reference the Statement of Dispensary Need (Attachment J).</p>		
<p>(J) That the location in not is prohibited by the provisions of this chapter or any local or state law, statute, rule or regulation and no significant nuisance issues or problems are anticipated or resulted. Response: The current location of Peace in Medicine is not prohibited by provisions within this chapter or any local or state law, statute, rule or regulation and no significant nuisance issues or problems are anticipated nor resulted. (Please refer to Attachment H: Statistics Report 2014-2015.)</p>		
<p>(K) That the site plan, floor plan, and security plan have incorporated features necessary to assist in reducing potential crime-related problems and as specified in the Operating Requirements section. These features may include, but are not limited to, security on-site; procedure for allowing entry; openness to surveillance and control of the premises; the perimeter, and surrounding properties; reduction of opportunities for congregating and obstructing public ways and neighboring property; illumination of exterior</p>		

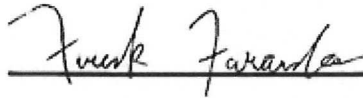
<p>areas; and limiting furnishings and features that encourage loitering and nuisance behavior.</p> <p>Response: All provisions have been met or exceeded. Please refer to original Safety Plan, and Attachments C (Alarm Permit Renewal 2016) and K (Good Neighbor Policy).</p>		
<p>(L) That no dispensary use, owner, permittee, agent, or employee has violated any provision of this chapter including grounds for suspension, modification or revocation of a permit.</p> <p>Response: Affirmed.</p>		
<p>(M) That all reasonable measures have been incorporated into the plan and/or consistently taken to successfully control the establishment's patrons' conduct resulting in disturbances, vandalism, crowd control inside or outside the premises, traffic control problems, ingesting cannabis in public, or creation of a public or private nuisance, or interference of the operation of another business.</p> <p>Response: Peace in Medicine has experienced none of the issues outlined above, and continues to operate responsibly, without interfering in the operation of any other business.</p>		
<p>(N) That the dispensary would not adversely affect the health, peace or safety of persons living or working in the surrounding area, overly burden a specific neighborhood with special needs or high impact uses, or contribute to a public nuisance; or that the dispensary has resulted in repeated nuisance activities including disturbances of the peace, illegal drug activity, ingesting cannabis in public, harassment of passerby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct, or police detentions or arrests.</p> <p>Response: The Peace in Medicine team believes that positive, community-based dispensaries are the model solution for our community. Through our Good Neighbor Policy (see Attachment K), we prevent nuisance activities, and will continue to prevent their occurrence to the best of our professional abilities.</p>		
<p>(O) That any provision of the City Code or condition imposed by a City issued permit, or any provision of any other local, State or Federal law, regulation, or order, or any condition imposed by permits issues in compliance with those laws has not been violated.</p> <p>Response: Affirmed.</p>		

<p>(P) That the applicant has not violated any local or state law, statute, rule or regulation respecting the distribution, possession, or consumption of cannabis.</p> <p>Response: Affirmed.</p>		
<p>(Q) That the applicant has not knowingly made a false statement of material fact or has knowingly omitted to state a material fact in the application for a permit.</p> <p>Response: Affirmed.</p>		
<p>(R) That the applicant, his or her agent or employees, or any person who is exercising managerial authority on behalf of the applicant has not been convicted of a felony, or of a misdemeanor involving moral turpitude, or has engaged in misconduct related to the qualifications, functions or duties of a permittee. A conviction within the meaning of this section means a plea or verdict of guilty or a conviction following a plea of nolo contendere.</p> <p>Response: Affirmed.</p>		
<p>(S) That the applicant has not engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.</p> <p>Response: Affirmed.</p>		

Attachment A: Property Owner's Consent

Statement of Owner's Consent:

As the property owner and landlord at 1061 North Dutton Avenue, Santa Rosa, California 95401, I, Frank Faraudo, hereby certify under penalty of perjury that the dispensary permit applicant, Robert Jacob, has my consent to operate a dispensary at said location, as permitted by the City of Santa Rosa.



11/2/15

Frank Faraudo, Property owner and landlord

Date

Attachment B: Application Renewal Fee Check Copy

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPIING

COMERICA BANK
90-3752/1211

7060

2/16/2016

BPN-RPC FINANCIAL INC.
708 GRAVENSTEIN HWY N. #335
SEBASTOPOL, CA 95472

PAY TO THE ORDER OF City of Santa Rosa

\$**3,626.00

Three Thousand Six Hundred Twenty-Six and 00/100 ***** DOLLARS

City of Santa Rosa
P.O. BOX 1658
SANTA ROSA, CA 95402-1658

MEMO Responsible Patient Care: MCD Permit Renewal


007060 121137522 1894988219

7060

Date	Type	Reference	Original Amt.	Balance Due	2/16/2016 Discount	Payment
2/16/2016	Bill	02.16.16	3,626.00	3,626.00		3,626.00
Check Amount						3,626.00

RPC - Operations (Co Responsible Patient Care: MCD Permit Renewal 3,626.00

Attachment C: Alarm Permit Renewal 2016

 Please complete this form and return it with your payment
BURGLAR ALARM RENEWAL AND NEW PERMIT FOR M
Santa Rosa Police Department • 965 Sonoma Avenue, Santa Rosa, CA
95404 Alarm Permit Phone # 707-543-3616

FILE / PERMIT # 14757

FOR RESIDENTIAL AND COMMERCIAL PERMITS

Name (of Resident or Business):	<u>Peace in Medicine</u>	Premise Telephone #:	<u>707 843 3227</u>
Address of Alarm: (Include Suite# and Zip Code):	<u>1061 N. Dutton AVE Santa Rosa, CA 95401</u>		
Mailing Address (If different from above):			
Name of Person Responsible For Payment of Fees:	Responsible's Telephone #:		

FOR COMMERCIAL ALARMS ONLY


Business Owners Full Name:	<u>Robert Jacob</u>
Ownership Type:	<u>California Not-for-Profit Corporation</u>
Owner's Address:	<u>6771 Sebastopol Ave #100 Sebastopol, CA 95472</u>
Has business changed ownership within past 12 months: (please circle one) Yes or <u>(No)</u>	

ALARM COMPANY INFORMATION

Alarm Company Name:	<u>Weinstein Security</u>	Telephone #	<u>707 836-1022</u>
Alarm Monitoring Service Name:	<u>"</u>	Telephone #	<u>"</u>
Type of Alarm: (Circle all that apply) <u>Commercial</u> Residential Audible <u>Fire</u> <u>Silent</u> <u>Hold-Up/Panic Alarm</u>			

LIST THREE PERSONS WITHIN A 30 MINUTE DRIVE WHO CAN BE CONTACTED IN AN EMERGENCY
If you have an alarm monitoring service, please give us the same names and numbers they have for your alarm

Name # 1:	<u>Morgan Manloig</u>	Telephone #	<u>707 696 4369</u>
Name # 2:	<u>Johnny Nolen</u>	Telephone #	<u>415 341 3526</u>
Name # 3:	<u>Barry Wood</u>	Telephone #	<u>707-480 0624</u>

Please Print Name: Morgan Manloig Signature: 

See Reverse Side for Ordinance Summary and Fee Schedule

PD-012 Rev. 9/2008

Attachment D: Response to Annual Renewal Submittal Requirements, Item 6—Statement of Operational Issues

Per the "Medical Cannabis Dispensary Permit—Annual Renewal Submittal Requirements," Item 6:
"Provide a statement identifying any operational issues and how they were addressed."

Santa Rosa Peace in Medicine experienced no significant operational issues in calendar years 2014-2015. If there are future operational issues, they will be addressed immediately and included in the statement for future renewals.

A handwritten signature in blue ink, appearing to read "Robert Jacob", is written over a horizontal line.

Robert Jacob
Executive Director

Attachment E: Response to Annual Renewal Submittal Requirements, Item 7—Dispensary Operation Adjustments and Changes (Includes Floor and Site Plans)

7. Provide any adjustments and changes proposed or that have occurred in dispensary operations to address issues, or comply with laws.

Completed Operation Adjustments and Changes Made

In reference to amendments in January of 2014 to the Santa Rosa ordinance relating to medical cannabis, Peace in Medicine proposed several changes in our 2014 permit application renewal. Peace in Medicine was able to make some improvements and others have yet to be implemented. Peace in Medicine thanks the City of Santa Rosa for the opportunity to better serve patients and the community with the following improvements:

1. Per section 10-40.110 (C) of the amended Santa Rosa City Ordinance, Peace in Medicine changed the business hours to be within:
 - a. Sunday - Saturday 9am to 9pm, 7 days per weekThis change allows us to serve patients who work full-time or are otherwise unable to access dispensary services under the previous limited hours. Having longer hours also decreases traffic in and out of the dispensary and county-wide, as patients no longer have to drive further in order to find safe access to their medicine.
2. Per section 10-40.110 (F) of the amended ordinance, Peace in Medicine obtains and maintains verification from the recommending physician that the individual patient is a qualified patient and verifies as-needed, at least every 12 months or upon expiration of the recommendation on file.
3. Per section 10-40.110 (D) of the amended ordinance, Peace in Medicine no longer turns patients away once we have reached 500 patients in one month. We continue to record and track the number of patient visits, and now serve all qualified patients needing safe access to medicine.
4. Per section 10-40.110 (G)(1) of the amended ordinance, cannabis is not consumed on the premises by any member of the public. Employees may consume cannabis in a designated area outside of the presence of the public with the use of a vaporizing device or oral consumption. This allows those staff with a medical need to consume cannabis during their workday to use the medicine that benefits their condition or eases their symptoms so that they may provide better service to patients during the workday.
5. Peace in Medicine continues to use back-of-the-house warehouse space—a designated flexible-use space for seasonal demands to support dispensary operations. (Please see Attachment E-1: Site Plan.)
6. In order to increase staff productivity and to create a usable break area, Peace in Medicine added a small kitchenette to the office/break-room located behind Member Services. (Please refer to the Floor Plan at the end of this Attachment E.)
7. In order to decrease the possibility of staff injury while increasing security, Peace in Medicine built a secured storage area. This secured storage is located beyond the office (please see Attachment E-1: Site Plan) and features metal reinforced security doors,

reinforced walls and ceiling, surface lighting, and is fully alarmed, including motion sensors as well as CCTV camera monitoring.

8. Peace in Medicine made several upgrades in the dispensing area in order to improve lighting, patient flow and resolve space issues, as follows:
 - a. Removal of intermediate post in dispensing area
 - b. Upgrading light fixtures in dispensing area
 - c. Upgrading display cases to allow better patient access and bringing more medicine to eye-level view.
9. Per section 10-40.110 (H) (3) of the amended ordinance Peace in Medicine requests express permission within this permit to display and sell educational materials and tools to administer medical cannabis to qualified patients and their caregivers, and to educate patients and their caregivers on alternative methods of consumption in compliance with the city's zoning code (not to exceed 150 sq. ft.) and any other applicable state or local regulations.

Planned Operation Adjustments and Changes

1. Peace in Medicine recently received Design Review Board clearance to improvements to the building and lot in order to more effectively serve our members and community. Peace in Medicine has contracted with Earthtone Construction (Lic. 744846), General Contractors of Sebastopol to manage all construction, remodel and build-out as proposed below.

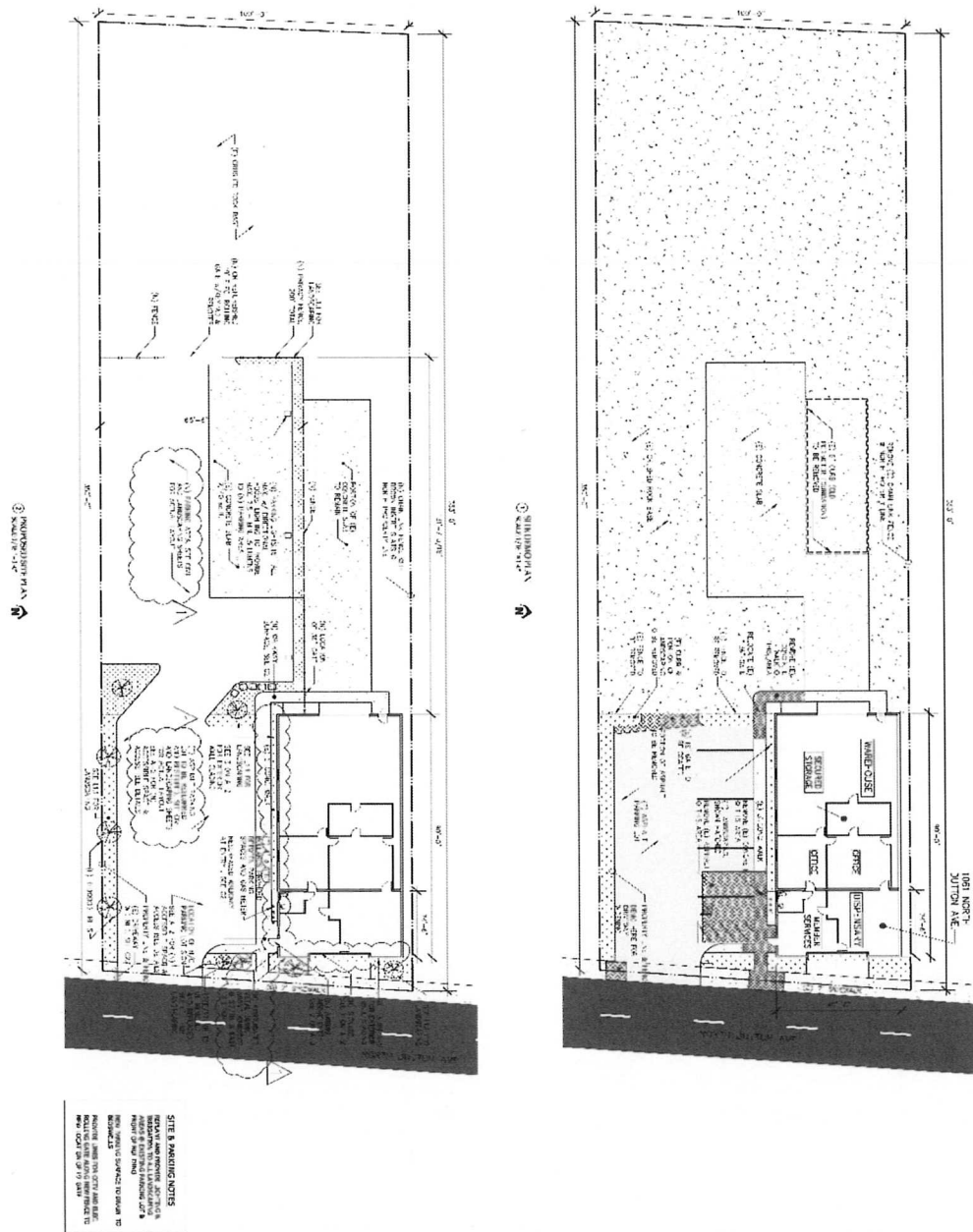
In order to increase patient safety, accessibility and convenience as well as overall aesthetics and improvement of the property, Peace in Medicine is proposing to expand the existing parking lot from eight total spaces, with one handicapped space to thirty total spaces, with two handicapped spaces. This project would also include the following (Please see attachments E-1, E-2, E-3, E-4.

- a. Widen driveway at street to accommodate simultaneous entry and exit of vehicles
- b. Modify driveway to reduce the sharp slope transition between roadway and parking lot
- c. New drought tolerant landscaping, including 2 new street trees & irrigation
- d. New corrugated metal siding and wainscot at building (parking lot and street facing sides only)
- e. New signage at street
- f. New fabric awning at entry
- g. New lighting at building and parking lot
- h. New access controlled rolling gate for deliveries
- i. New paved turn around area for access to warehouse
- j. New ADA compliant access from parking spaces to building entry
- k. Two new bike parking spaces
- l. New fence separating parking area from back lot and warehouse area

- m. New asphalt (overex, recompact lot), and at existing area new slurry seal, striping, wheel stops, signage
 - n. New drainage swales to handle additional storm water run off
 - o. Replace exterior lights at the visible façade
 - p. Replace existing trim “like for like” as needed and repaint exterior trim.
- 2. Peace in Medicine recently received feedback from a neighbor during our design process for the aforementioned exterior remodel. Peace in Medicine is addressing each item proactively, and following are some of the features added to our remodel plans and/or ongoing operations:
 - a. Permitting pop-up structures used to protect staff and property from the elements.
 - b. Ensuring no staff utilize a breach in the fence from Dutton Ave. to access the property. Peace in Medicine Safety Team verified that no staff utilize this entrance. The team discovered that trespassers had used a hole cut into the fence in order to access the recycle bin to take out redeemable items. Peace in Medicine immediately repaired the fence and reached out to our waste hauler to procure a locking recycle bin to discourage any trespass in the future.
- 3. In line with newly passed state laws, Peace in Medicine plans to better serve the patient community by offering delivery services, as most pharmacies do. Seriously ill patients, low-income patients and, most often, patients who are both seriously ill and have low income, face the greatest challenge to access a dispensary, no matter its location.


Peace in Medicine was founded with the goal of providing access to medicine to the most underserved in our community--disabled, low income, and seriously ill patients. The addition of a delivery option will give these patients a safe, reliable way to access the medicine they depend on.

**Attachment E-1: Response to Annual Renewal Submittal Requirements, Item 7—
Dispensary Operation Adjustments and Changes (Site Plan)**



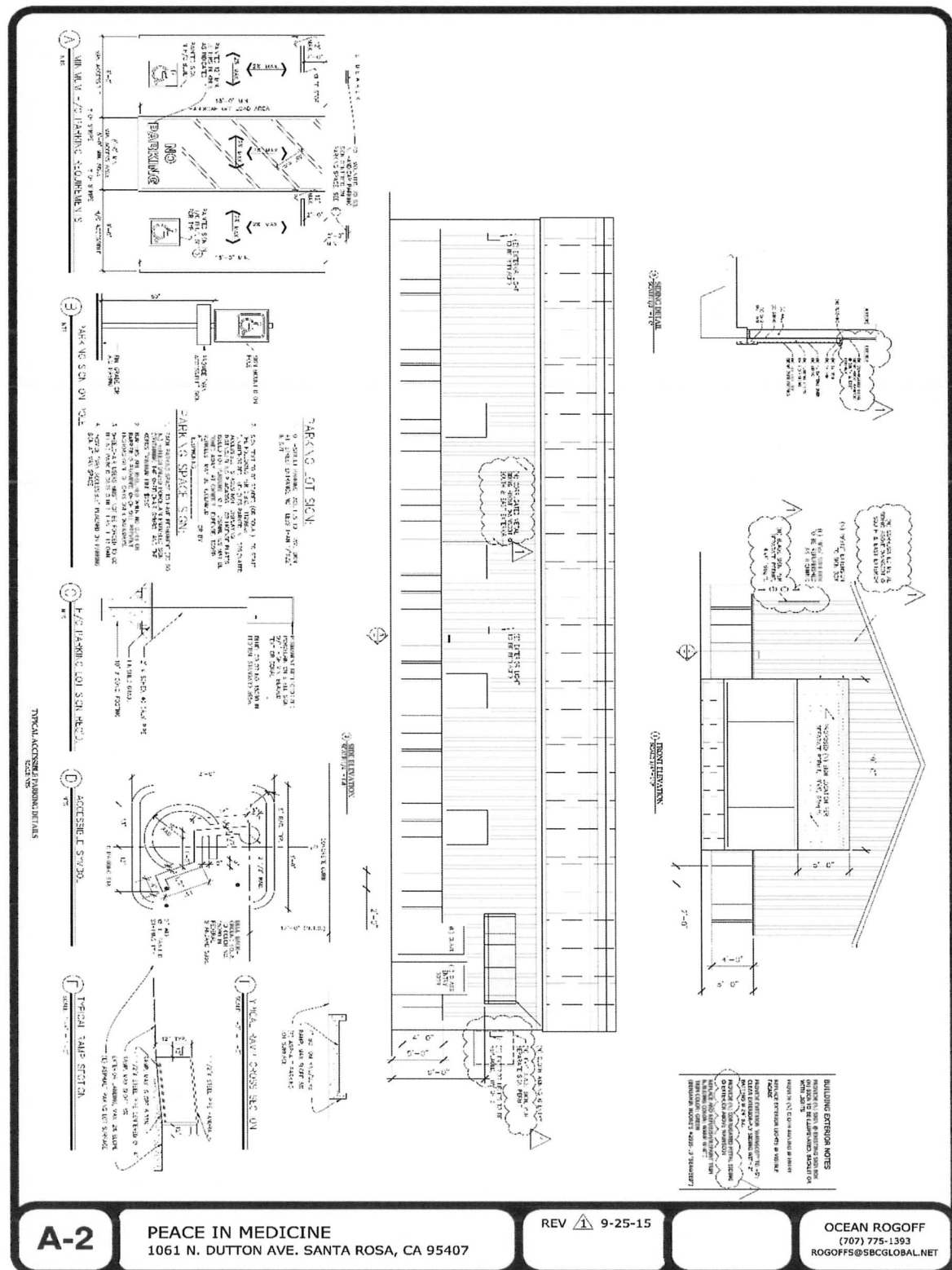
A-1

PEACE IN MEDICINE
1061 N. DUTTON AVE. SANTA ROSA, CA 95407

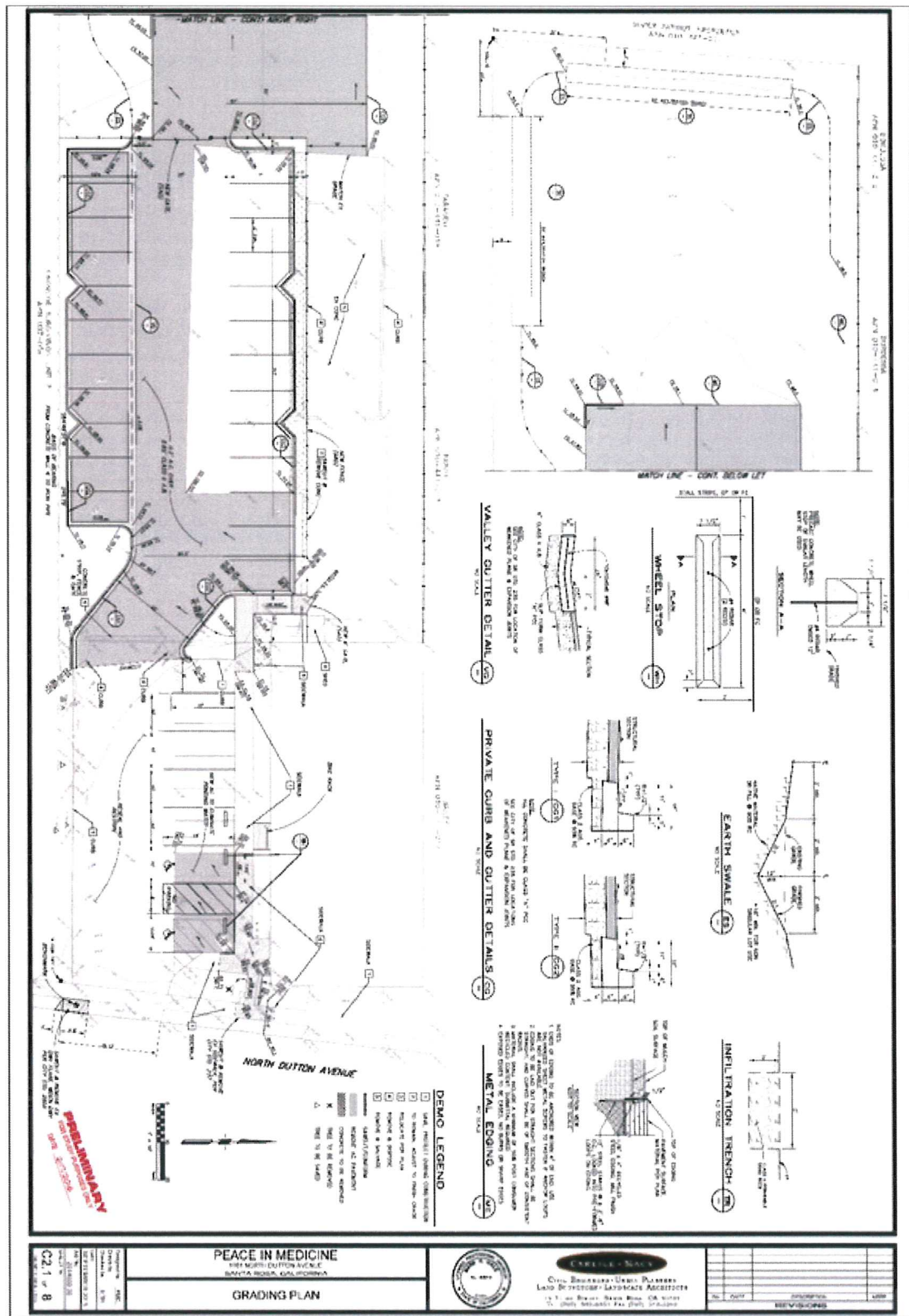
REV  9-25-15

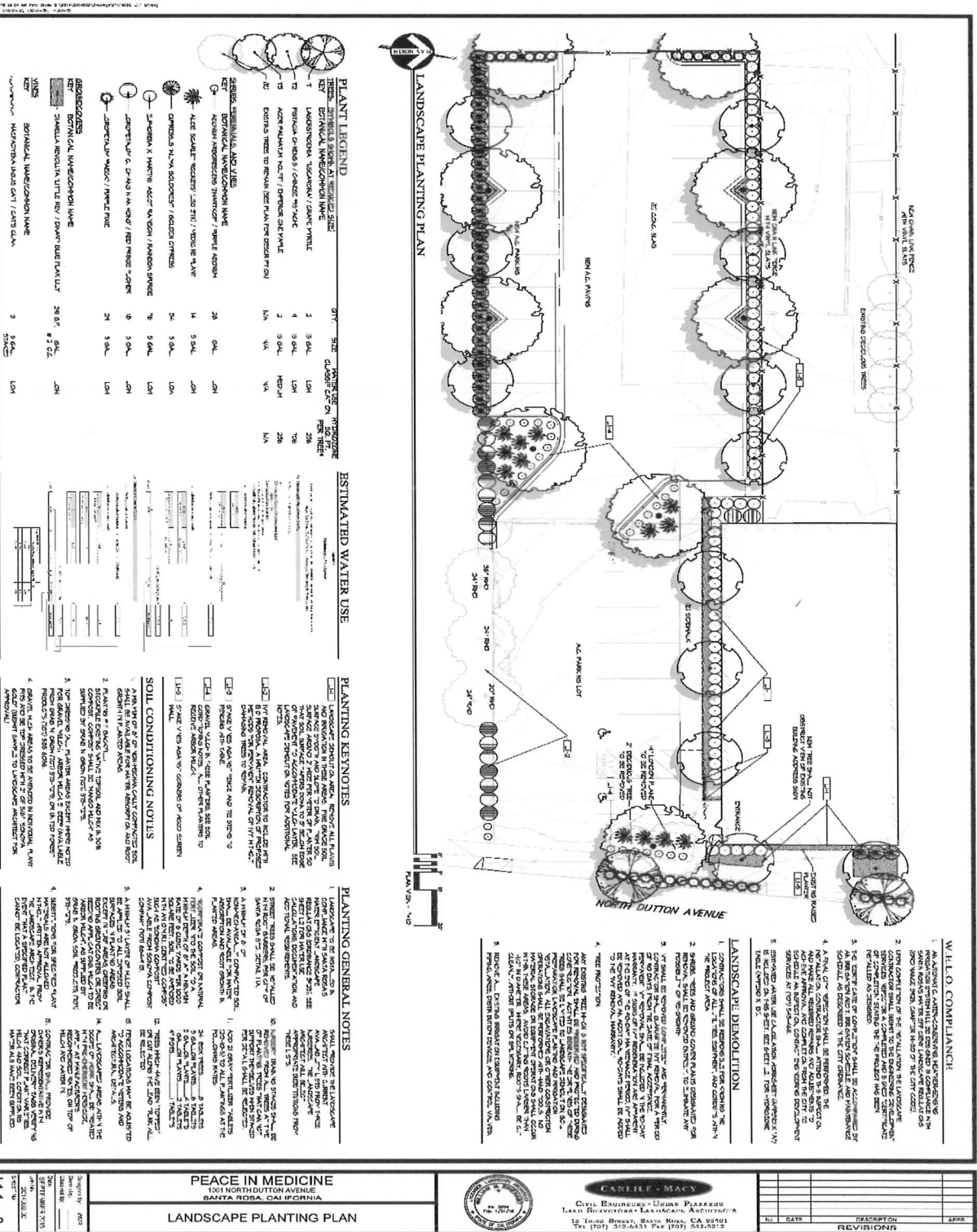
OCEAN ROGOFF
(707) 775-1393
ROGOFFS@SBCGLOBAL.NET

**Attachment E-2: Response to Annual Renewal Submittal Requirements, Item 7—
Dispensary Operation Adjustments and Changes (Building Exterior Plan)**



**Attachment E-3: Response to Annual Renewal Submittal Requirements, Item 7—
Dispensary Operation Adjustments and Changes (Grading Plan)**





Attachment F: Response to Annual Renewal Submittal Requirements, Item 8: Compliance with Operating Requirements and State Law

Supplemental Application and Compliance Checklist

**App
Form** **Field
Check**

10-40.110 Operating Requirements.

Dispensary operations shall be established and managed only in compliance with the following standards:

Indicate how the following requirements are addressed in the Dispensary Permit application proposal.

(A) Criminal History.

Any applicant, his or her agent or employees, or any person exercising managerial authority of a dispensary on behalf of the applicant shall not have been convicted of a felony, or of a misdemeanor involving moral turpitude, or engaged in misconduct related to the qualifications, functions or duties of a permittee. A conviction within the meaning of this section means a plea or verdict of guilty or a conviction following a plea of nolo contendere. *Note: The city may elect to conduct a separate investigation.*

Response:

Robert Jacob, Barry Wood Ashley Nelson, Johnny Nolen, Morgan Manlopig, and Erich Pearson, primary managers at Peace in Medicine Santa Rosa, have not been convicted of a felony or misdemeanor involving moral turpitude, nor have they engaged in misconduct related to the qualifications, functions or duties of a permittee. Please refer to background checks submitted directly to the City of Santa Rosa by SRS Investigations.

(B) Minors.

**App
Form** **Field
Check**

(1) It shall be unlawful for any permittee, operator, or other person in charge of any dispensary to employ any person who is not at least eighteen (18) years of age.

(2) Persons under the age of eighteen (18) shall not be allowed on the premises of a dispensary unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or guardian.

(3) The entrance to a dispensary shall be clearly and legibly posted with a notice indicating that person under the age of eighteen (18) are precluded from entering the premises unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or guardian.

Response:

- (1) Peace in Medicine only employs individuals at least 18 years old.**
- (2) Although Peace in Medicine acknowledges the benefit of cannabis for all persons deemed medically appropriate regardless of age, Peace in Medicine seeks to mitigate any possible risks and will not serve patient members under the age of 18 at this time. We look forward to a more transparent federal policy in the future.**

- (3) **Peace in Medicine has clear signage displayed conspicuously upon the building stating that, “All persons under the age of 18 years old are precluded from entering the dispensary.”**

(C) Operating Hours. Dispensaries may operate between the hours of 9:00 a.m. to 9:00 p.m. up to seven (7) days per week unless the reviewing authority imposes more restrictive hours due to specific considerations for a particular location. The basis for any restriction on hours shall be specified in any permit issued.

App Form Field Check

Response:

The business hours of Peace in Medicine in Santa Rosa are currently within 9am to 9pm, seven days per week.

(D) Dispensary Size and Access.

App Form Field Check

(1) Dispensary size shall be limited, as deemed appropriate and necessary, to best serve patient needs within the intent of this chapter and reduce potential adverse impacts that might otherwise occur on surrounding neighborhoods, businesses and demands on City services. The City may, upon renewal of an application, limit the number of patients at a particular location if there is shown to be adverse impacts to the surrounding neighborhoods, businesses and demands on City services due to the number of patients being served.

(2) A dispensary shall not be physically increased in size (i.e., floor area or buildings utilized) without a prior approval amending the existing dispensary permit.

(3) The entrance into the dispensary building shall be locked at all times with entry strictly controlled; e.g., a “buzz-in” electronic/mechanical entry system is highly encouraged. A viewer shall be installed in the door that allows maximum angle of view of the exterior entrance.

(4) Security personnel shall be employed to monitor site activity, control loitering and site access.

(5) Only dispensary staff, primary caregivers, qualified patients and persons with bona-fide purposes for visiting the site shall be permitted at a dispensary.

(6) Potential patients or caregivers shall not visit a dispensary without first having obtained a valid written recommendation from their physician recommending use of Medical Cannabis.

(7) Only a primary caregiver and qualified patient shall be permitted in the designated dispensing area with dispensary personnel. All other authorized visitors shall remain in the designated waiting area in the front entrance/lobby.

(8) Restrooms shall remain locked and under the control of management.

Response:

(1) **Peace in Medicine uses secure member tracking procedures to control member access and monitoring. See the original application for more information.**

(2) **Peace in Medicine has not increased the dispensary floor area without a prior approval amending the existing dispensary permit.**

- (3) Peace in Medicine keeps the dispensary buildings locked at all times, with entry strictly controlled. The door leading into the dispensary allows maximum angle of view of the exterior entrance, and is controlled by a “buzz-in” entry system.
- (4) At all times during open hours, Peace in Medicine employs one dedicated security staff member to monitor site activity, control loitering and site access.
- (5) Peace in Medicine permits access to the dispensary only to dispensary staff, primary caregivers, qualified patients and persons with legitimate purposes for visiting.
- (6) Peace in Medicine requires all potential patients and their caregivers to obtain a valid written recommendation from their physician before they may apply for membership to the collective and to visit the dispensary.
- (7) Peace in Medicine permits only qualified patients and their primary caregivers in the designated dispensing area with dispensary personnel. All other visitors remain in the designated waiting area in the lobby.
- (8) Peace in Medicine keeps all restrooms locked and under the control of management.

(E) Dispensary Supply.

App Form Field Check

A dispensary may possess no more than eight (8) ounces of dried cannabis per qualified patient or primary caregiver, and maintain no more than six (6) mature or twelve (12) immature cannabis plants per qualified patient or primary caregiver. However, if a qualified patient or primary caregiver has a physician’s recommendation that this quantity does not meet the qualified patient’s medical needs, the dispensary may possess an amount of cannabis consistent with the patient’s needs.

Response:

Peace in Medicine possesses on-site a quantity of medicine commensurate with patient volume and needs while maintaining compliance with the City of Santa Rosa’s Cannabis Dispensary ordinance section 10-40.110 E.

(F) Dispensing Operations.

App Form Field Check

(1) A dispensary shall dispense medical cannabis to meet monthly medication needs of qualified patients, similar to typical pharmacy operations. The dispensary shall strongly discourage and avoid daily or weekly visits by patients as a routine practice.

(2) A dispensary shall only dispense to qualified patients or caregivers with a currently valid physician’s approval or recommendation in compliance with the criteria in California Health and Safety Code sections 11362.5. et seq.

(3) Prior to dispensing Medical Cannabis, the dispensary shall obtain and maintain verification from the recommending Physician that the individual requesting Medical Cannabis is a qualified patient.

(4) A dispensary shall not have a physician on-site to evaluate patients and provide a recommendation for medical cannabis.

(5) Patient records shall be maintained on-site and verified as needed, which is determined to be at least every twelve (12) months or upon expiration of the verification on file if it expires sooner than twelve (12) months with the qualifying patient’s physician or Doctor of Osteopathy.

(6) Information on prior year's operations shall be provided annually, as required in this chapter. The operator shall adjust the operations as necessary to address issues.

Response:

- (1) **Peace in Medicine dispenses medical cannabis to meet medication needs of qualified patients. Peace in Medicine disallows multiple visits per day, and discourages daily or weekly visits by patients as a routine practice.**
- (2) **Peace in Medicine only dispenses to qualified patients or caregivers with a currently valid physician's approval or recommendation in compliance with the criteria in California Health and Safety Code Section 11362.5.**
- (3) **Prior to dispensing medical cannabis, Peace in Medicine obtains verification from the recommending physician that the individual requesting medical cannabis is a qualified patient and that the recommendation is valid.**
- (4) **Peace in Medicine does not have a physician on-site to evaluate patients and provide a recommendation for medical cannabis.**
- (5) **Peace in Medicine maintains a record of all members preserving copies of written recommendations from the medical doctor or osteopath, in compliance with the Health Insurance Portability and Accountability Act (HIPAA). Peace in Medicine verifies recommendations at least annually, or as required if the expiration is less than one year.**
- (6) **Peace in Medicine provides information on the prior year's operation annually and shall adjust operations as necessary to address issues.**

(G) Consumption Restrictions.

App Form	Field Check
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(1) Cannabis shall not be consumed on the premises of the dispensary by any member of the public. The term "premises" includes the actual building, as well as any accessory structures, parking areas, or other surroundings within 200 feet of the dispensary's entrance. Dispensary employees who are qualified patients may consume cannabis within the enclosed areas of the building in designated spaces outside the presence of members of the public and provided that such consumption is by vaporization or oral consumption and not smoking.

(2) Dispensary operations shall not result in illegal redistribution of medical cannabis obtained from the dispensary, or use in any manner that violates local, state or City Codes.

(3) Patients shall not openly medicate in public places.

Response:

- (1) **Peace in Medicine does not allow cannabis to be consumed by members of the public on the premises of the dispensary including the actual building as well as the accessory structures, parking areas, or other surroundings within 200 feet of the dispensary's entrance. Every member agrees to this and other rules in the Good Neighbor Policy (see Attachment K). Those found not abiding these rules are permanently ejected.**
- (2) **Peace in Medicine takes every initiative to ensure that dispensary operations shall not result in illegal redistribution of medical cannabis obtained from the dispensary, or use in any manner that violates local, State or City Codes. Every member agrees to this and other rules in the Good Neighbor Policy (see Attachment K). Those found not abiding these rules are permanently ejected.**

- (3) **Peace in Medicine does not allow patients to openly medicate in public places. Every member agrees to this and other rules in the Good Neighbor Policy (see Attachment K). Those found not abiding these rules are permanently ejected.**

(H) Retail Sales and Cultivation Prohibited.

App Field
Form Check

(1) No cannabis shall be cultivated on the premises of the dispensary, except in compliance with Health and Safety Code 11362.5. et seq.

(2) Except as provided in subsection (3) below, no dispensary shall conduct or engage in the commercial sale of any product, good or service. The term "commercial sale" does not include the provision of medical cannabis on terms and conditions consistent with this chapter and applicable law.

(3) No dispensary shall sell or display any drug paraphernalia or any implement that may be used to administer medical cannabis unless specifically authorized in its permit. An applicant may request that up to 150 square feet be authorized to display or sell devices for administration of medical cannabis which may only be sold to qualified patients or primary caregivers or to sell other related products to qualified patients if the sale of such products is a use approved by the Zoning Administrator to be in compliance with the City's zoning code and any other applicable state or local regulations.

(4) A dispensary shall not cultivate, distribute or sell medical cannabis for a profit.

(5) A dispensary shall not pay any supplier(s) of medical cannabis more than the costs incurred for cultivation and preparation.

(6) A dispensary shall meet all the operating criteria for the dispensing of medical cannabis as is required pursuant to California Health and Safety Code sections 11362.5. et seq.

Response:

- (1) **Peace in Medicine does not cultivate on the premises of the dispensary, except in compliance with Health and Safety Code Section 11362.5 et seq.**
- (2) **Peace in Medicine Santa Rosa does not conduct or engage in the commercial sale of any product, good or service outside of the provision of medical cannabis and related items and educational materials on terms and conditions consistent with this chapter and applicable law.**
- (3) **Peace in Medicine requests express authorization to display and sell educational materials and devices used for the administration of medical cannabis which may only be sold to qualified patients or primary caregivers, and to sell other related products to qualified patients if the sale of such products is a use approved by the Zoning Administrator to be in compliance with the City's zoning code and any other applicable state or local regulations.**
- (4) **Peace in Medicine does not cultivate, distribute or sell medical cannabis for a profit.**
- (5) **Peace in Medicine includes in its member provider association agreement a remuneration for expenses clause that ensures that funds received are only for the purposes of covering the costs associated with cultivation.**
- (6) **Peace in Medicine is aware of the operating criteria for the dispensing of cannabis as set forth in Health and Safety Code Section 11362.5 et seq. Peace in Medicine affirms that they meet all of these criteria.**

(I) Operating Plans.

App Form Field Check

(1) Floor plan. A dispensary shall have a lobby "waiting area" at the entrance to receive clients, and a separate and secure designated area for Dispensing Medical Cannabis to qualified patients or designated caregivers. The primary entrance shall be located and maintained clear of barriers, landscaping and similar obstructions so that it is clearly visible from public streets, sidewalks or site driveways.

(2) Storage. A dispensary shall have a suitable locked safe on premises, identified as a part of the security plan, for after-hours storage of Medical Cannabis.

(3) Minimum staffing levels. The premises shall be staffed with at least one person during hours of operation who shall not be responsible for dispensing medical cannabis.

(4) Odors control. A dispensary shall have an air treatment system that ensures off-site odors shall not result.

(5) Security plans. A dispensary shall provide adequate security on the premises, as approved by the City Manager, including lighting and alarms, to insure the safety of persons and to protect the premises from theft.

(6) Security cameras. Security surveillance cameras shall be installed to monitor the main entrance and exterior of the premises to discourage loitering, crime, illegal or nuisance activities.

(7) Security video retention. Security video shall be maintained for 72 hours.

(8) Alarm system. A professionally monitored robbery alarm system shall be installed and maintained in good working condition. Santa Rosa City Code section 6-68.130 requires that an alarm permit be obtained prior to installing an alarm system.

(9) Emergency contact. A dispensary shall provide the City Manager with the name, phone number and facsimile number of an on-site community relations staff person to whom one can provide notice if there are operating problems associated with the dispensary. The dispensary shall make every good faith effort to encourage neighborhood residents to call this person to try to solve operating problems, if any, before any calls or complaints are made to the City.

Response:

- (1) **Peace in Medicine's facility includes a lobby, and separate and secure designated area for dispensing medical cannabis to qualified patients and designated caregivers. The entrance is clear of barriers and any obstructions in order to ensure that it is clearly visible from public streets, walkways and site driveways.**
- (2) **Peace in Medicine maintains a suitable locked safe on its premises.**
- (3) **Peace in Medicine ensures that at least one staff member is not responsible for dispensing medical cannabis during the hours of operation.**
- (4) **Peace in Medicine utilizes an air-treatment system in order to negate any off-site odors.**
- (5) **Peace in Medicine employs adequate security as outlined in our original application and approved by the City Manager, including lighting, alarms, foot patrol, and CC cameras in order to ensure the safety of persons and to protect the premises from theft.**
- (6) **Peace in Medicine employs the use of security surveillance cameras installed in the main entrance and exterior of the premises to discourage loitering, crime, and illegal or nuisance activities. Please reference the original application for more detailed information.**
- (7) **Peace in Medicine retains all video footage for a minimum of 72 hours.**

- (8) Please see original application for the Security Plan. See Attachment C for the proof of Alarm Permit renewal.
- (9) Peace in Medicine provides the following Emergency Contact who shall be the on-site community relations staff person to whom one can provide notice if there are operating problems associated with the dispensary:

Barry Wood

Phone: 707-480-0624

Fax: 707-823-4212

Peace in Medicine makes every good faith effort to encourage neighborhood residents to contact Mr. Wood to try to solve operating problems, if any, before any calls or complaints are made to the City.

(J) Signage and Notices.

App Form Field Check

(1) The building entrance to a dispensary shall be clearly and legibly posted with a notice indicating that smoking, ingesting or consuming cannabis on the premises or in the vicinity of the dispensary is prohibited.

(2) Signs on the premises shall not obstruct the entrance or windows.

(3) Address identification shall comply with City Code Section 18-16.034 and Fire Department Illuminated Address Signs bulletin.

(4) Business identification signage shall be approved in accordance with the City's sign permit process set forth in Chapter 20-38 and any other applicable ordinances with the additional requirement that signs shall not contain any logos or information that identifies, advertises or lists the specific products or services offered by the dispensary.

Response:

(1) The building entrance to Peace in Medicine is clearly and legibly posted with a notice indicating that smoking, ingesting or consuming cannabis on the premises or in the vicinity of the dispensary is prohibited.

(2) Signs on the premises of Peace in Medicine do not obstruct the entrance or windows.

(3) The address identification at the site of Peace in Medicine complies with City Code Section 18-16.034 and Fire Department illuminated address signs bulletin.

(4) Peace in Medicine's signage consists of a single wall sign that does not exceed six square feet of area. Signs comply with ordinances and do not contain any logos or information that identifies, advertises or lists the services offered.

(K) Employee Records.

App Form Field Check

Each owner or operator of a dispensary shall maintain a current register of the names of all employees currently employed by the dispensary, and shall disclose such registration for inspection by any City officer or official for purposes of determining compliance with the requirements of this section.

Response:

Peace in Medicine maintains a current register of the names of all current employees, and agrees to disclose such for inspection by any City officer or official for the purpose of determining compliance with this section.

(L) Patient Records.

App
Form Field
 Check

A dispensary shall maintain records of all patients and primary caregivers using only the identification card number issued by the county, or its agent, pursuant to California Health and Safety Code Section 11362.71 et seq., as a protection of the confidentiality of the cardholders, or a copy of the written recommendation from a physician or Doctor of Osteopathy stating the need for medical cannabis.

Response:

Peace in Medicine maintains a record of all members in a secure location, preserving copies of written recommendations from the medical doctor or osteopath, in compliance with the Health Insurance Portability and Accountability Act (HIPAA).

(M) Staff Training.

Dispensary staff shall receive appropriate training for their intended duties to ensure understanding of rules and procedures regarding dispensing in compliance with state and local law, and properly trained or professionally-hired security personnel.

Response:

Peace in Medicine staff and volunteers receive appropriate training for their intended duties to ensure understanding of rules and procedures regarding dispensing in compliance with state and local law, and properly trained security personnel.

(N) Site Management.

App
Form Field
 Check

(1) The operator of the establishment shall take all reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours if directly related to the patrons of the subject dispensary.

(a) "Reasonable steps" shall include calling the police in a timely manner; and requesting those engaging in objectionable activities to cease those activities, unless personal safety would be threatened in making the request.

(b) "Nuisance" includes but is not limited to disturbances of peace, open public consumption of cannabis or alcohol, excessive pedestrian or vehicular traffic, illegal drug activity, harassment of passerby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct or police detentions and arrests.

(2) The operator shall take all reasonable steps to reduce loitering in public areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours.

(3) The operator shall ensure that the hours of operation shall not be a detriment to the surrounding area.

(4) The operator shall provide patients with a list of the rules and regulations governing medical cannabis use and consumption within the City and recommendations on sensible cannabis etiquette.

Response:

(1)(a) Peace in Medicine has a safety policy that specifies security personnel will request those engaging in objectionable activities to cease those activities, unless doing so would

threaten personal safety, and call police in a timely manner if activities warrant doing so or persist.

(1)(b) Peace in Medicine has a policy to take takes all reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours if directly related to the patrons of the subject dispensary.

(2) Peace in Medicine has a policy to take all reasonable steps to discourage and reduce loitering in public areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours.

(3) Peace in Medicine is a conscientious neighbor, ensuring that during the hours of operation every effort is made to keep noise level to a minimum, there is no loitering, excess traffic, etc., that would in any way be a detriment to the surrounding area.

(4) Peace in Medicine has developed, as part of its member education handbook, a list of rules and regulations governing medical cannabis use and consumption within the City, with recommendations on sensible cannabis etiquette (see Attachment K—Good Neighbor Policy).

(O) Trash, Litter, Graffiti.

App Field
Form Check

(1) The operator shall clear the sidewalks adjoining the premises plus 10 feet beyond property lines along the street as well as any parking lots under the control of the operator as needed to control litter, debris and trash.

(2) The operator shall remove all graffiti from the premises and parking lots under the control of the operator within 72 hours of its application.

Response:

(1) Peace in Medicine clears the sidewalks adjoining the premises plus at least 10 feet beyond property lines along the street, parking lot, and back lot to control litter, debris and trash.

(2) Peace in Medicine removes all graffiti from the premises and parking lots under its control within 72 hours of its application.

(P) Compliance with Other Requirements.

App Field
Form Check

The operator shall comply with all provisions of all local, state or federal laws, regulations or orders, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders.

Response:

Peace in Medicine complies with all provisions of all local, state and federal laws, regulations and orders, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. Peace in Medicine is dedicated to the advocacy of positive new regulations and the community engagement process.

(Q) Confidentiality.

App Form Field Check

The information provided for purposes of this section shall be maintained by the City Manager as confidential information, and shall not be disclosed as public records unless pursuant to subpoena issued by a court of competent jurisdiction.

Response:

Peace in Medicine understands and appreciates the City's confidentiality for the purposes of the information provided.

(R) Display of Permit.

App Form Field Check

Every dispensary shall display at all times during business hours the permit issued pursuant to the provisions of this chapter for such dispensary in a conspicuous place so that the same may be readily seen by all persons entering the dispensary.

Response:

Peace in Medicine displays during business hours the permit issued pursuant to the provisions of this chapter in a conspicuous place.

(S) Reporting and Payment of Fees.

App Form Field Check

Each permittee shall file a sworn statement with the City Manager indicating the number of patients served by the dispensary within the previous calendar year, and pay all annual permit fees.

Response:

Peace in Medicine shall file a sworn statement with the City Manager and pay all annual permit fees (see Attachment B: Application Renewal Fee Check).

10-40.120 Application Preparation and Filing.

App Form Field Check

(G) Annual Renewal. Applications for renewal shall be accompanied by the following minimum information:

- (1) The operator shall report the number of patients served and pay applicable fees, as required by this chapter.
- (2) The operator shall provide a detailed description of any adjustments and changes proposed or that have occurred in dispensary operations to address issues, or comply with laws.
- (3) The operator shall identify any problems encountered during operations and how they have been addressed.
- (4) The operator shall identify how the dispensary has managed its operations to comply with the Operating requirements of this chapter and with state law.

A permittee shall not operate a dispensary under the authority of a dispensary permit at any place other than the address of the dispensary stated in the application for the permit.

Response:

Responses for all parameters in this section are contained throughout the renewal application and attachments.

10-40.180 Transfer of Permits.

App Form	Field Check
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(B) A permittee shall not transfer ownership or control of a dispensary or transfer a dispensary permit to another person unless and until the transferee obtains an amendment to the permit from the City Manager stating that the transferee is now the permittee.

Response:

Peace in Medicine acknowledges that there shall be no transfer of ownership or control to another person. This renewal application documents a change in the applicant name—from Barry Wood to Robert Jacob—but does not denote a transfer of permit, nor does it warrant a new application, as confirmed with Assistant City Manager Chuck Regalia in September 2015.

Attachment J: Statement of Dispensary Need

California voters spoke loud and clear in 1996 when they declared that people in need with a doctor's recommendation have the right to cultivate and use medical cannabis. Proposition 215 was overwhelmingly passed by Sonoma County voters, passing by 69.5%¹ versus the California average of 55.6%.² This law has allowed for the development of local dispensary ordinances. The City of Santa Rosa has taken the leadership role in creating one of California's first medical cannabis dispensary ordinances. Other cities such as Sebastopol have followed Santa Rosa's good example of regulating medical cannabis. As a result, local patients in need have been given access to medicine in a safe environment, but there is still a need for more and better access.

On a national level, legal, regulated medical cannabis has continued to gain legitimacy and public support. 23 states, as well as Washington, DC have legalized medical cannabis. In 2009 the American Medical Association came out in favor of moving cannabis from a schedule one controlled substance to a schedule three controlled substance. The American Academy of Neurology has also called for changing the schedule one status of cannabis to allow for further medical testing.

Mirroring the shift in governmental policy and regulations, individuals are becoming increasingly comfortable using and talking about medical cannabis openly. The stigma that has long been associated with medical cannabis is rapidly disappearing, allowing patients to have serious conversations with their medical providers about the benefits that medical cannabis may offer them. Nonetheless, whether for concerns of legality, security, space, time, or physical ability, most people are unable to cultivate their own medicine, hence they need to access it from somewhere. The 2015 Americans for Safe Access report, "Where Will Medical Marijuana Patients Obtain Their Medicine?" details the need for dispensaries to meet the needs of the most at-risk patients; "Dispensaries benefit the community by providing safe access for those who have the greatest difficulty getting the medicine their doctors recommend: the most seriously ill and injured. Over two million patients now have safe access to their medicine through dispensaries."³

The January 2014 decision by the Santa Rosa City Council to eliminate the monthly 500-patient cap at dispensaries within city limits complements developments on the national stage, allowing better access for those who need it most. The result has been overwhelmingly positive. Patients are now able to access medicine without driving long distances, and the tax dollars remain in Santa Rosa. Patients are also becoming increasingly well informed about their needs and preferences as they are able to access our education materials and discuss their desired results with our staff. The ability to legally procure medicine also removes much of the stress and fear that some patients have felt in the past, allowing them to have a calm, informed conversation with Peace in Medicine's highly-trained employees.

¹ Sonoma County Registrar of Voters, *Statement of the Vote, 1996*, (unavailable online)

² Secretary of State, *elections results*, http://www.sos.ca.gov/elections/elections_elections.htm

³ Americans for Safe Access, *Where will Medical Marijuana Patients Obtain Their Medicine?*, 2015 https://american-safe-access.s3.amazonaws.com/documents/dispensary_report_2015.pdf

For five years, Peace in Medicine Santa Rosa has provided a safe, professional environment for patients to access medicine. In this period, Peace in Medicine Santa Rosa has been responsive to the needs of both the neighborhood where it is located and the community at large. Feedback from patients has been overwhelmingly positive. This success is due in large part to the progressive, cutting edge regulations that the City has created and continues to update. Peace in Medicine Santa Rosa thanks the City of Santa Rosa for the opportunity to serve our community. We look forward to Santa Rosa and Peace in Medicine continuing to be leaders in patient access and quality of care.

Attachment K: Good Neighbor Policy



Member Policies Agreement

Peace in Medicine believes each member acts as an ambassador for our entire collective as well as the medical cannabis community. We want our fellow members to feel cared for, to be recognized as important members of society and to leave our facility inspired to be a positive voice for medical cannabis.

We have developed these policies to maintain strong relationships with our surrounding neighborhood and ensure that all our members are treated with respect and dignity. Each member is required to comply with these policies and Peace in Medicine reserves the right to terminate membership for any violations with no warnings or second chances.

1. Member agrees to turn phones, video gaming devices, or other electronics to "silent" or "vibrate", and to refrain from making or receiving calls while in the building.
2. Member agrees that they will not use any electronic communication or recording devices **while in the dispensing area**.
3. Members **may not take photographs or record video** or audio on the premises without consent from an authorized agent.
4. Members are required to carry valid, government issued, **identification** and proof of their status as a valid California **medical patient** or **qualified caregiver** whenever they are visiting the dispensary or events.
5. All medicine obtained through the dispensary is for the personal medical use of the patient member and may **not be resold or distributed** under any circumstances.
6. Purchases will not exceed the **limits** designated as **personal consumption** for the qualified patient regardless of the number of caregivers.
7. Members are to be **respectful of the neighborhood** where the dispensary is located. No loitering, loud music, littering, posting, flyering or soliciting is allowed on the dispensary premises or within the parking area.
8. Members and staff are to treat each other with **respect** and **courtesy** at all times. Offensive, abusive and/or threatening language and/or behavior is prohibited.
9. Members are not to bring and/or use **alcohol, illegal drugs, or weapons** inside or around the premises of the dispensary.
10. Members are not to misrepresent Peace in Medicine by **posting stickers**, posters, or any other dispensary materials in any public spaces.
11. You must be at least **eighteen (18)** years old and have government issued identification to access dispensary services.
12. Only qualified patients or their caregivers are **permitted** within the dispensary area of Peace in Medicine.
13. **We invite all guests** to wait in our lobby as each member is responsible for guest behavior inside and outside the building.
14. **No consumption** of cannabis is allowed within the dispensary property and overall premises.
15. Members are limited to **one dispensary visit** per day.
16. Only **qualified service animals** are allowed inside the premises, all other pets are not allowed.
17. For your safety, place all medication and plants **out of sight** before leaving the building.
18. **Please be friendly and support our neighbors with your patronage.**
19. In case of an emergency (law enforcement action, fire, power outage, etc.) stay calm and follow the instructions from the Peace in Medicine staff.