

June 11th 2018

Dear City of Santa Rosa,

I had the pleasure of meeting Shivawn Brady as both of us volunteer our time at *Arlene Francis Center*. Since then, I have gotten to know her as a personally as well as professionally through hosting events supporting multiple non-profits.

As I am *Director of Operations*, it was evident during my time with Shivawn that she is conscientious, hard working, thorough, professional, and is a pleasure to be around. She's a native of Sonoma, third generation resident. She brings respect for her community, balanced with the immersion of the cannabis regulations.

Her expertise in cannabis pre-dates me getting to know Shivawn, and I support her contributions to operating a licensed cannabis retail facility in the City of Santa Rosa. I urge you to support the permit for Justice Grown, as I am confident this well run organization will be a model to obtain cannabis that exceed any expectations.

Thank you for your consideration,

A handwritten signature in cursive script, appearing to read "Bruce Rhodes".

Bruce Rhodes

brucealanrhodes@gmail.com

June 10th, 2018

Re: Supporting Justice Grown Retail Dispensary Application at 1137 Petaluma Hill Road

Dear Santa Rosa Planning Staff & Cannabis Policy Subcommittee,

I am a Sonoma County resident, and I would like to express my support for Justice Grown's Medical Cannabis Dispensary application, at 1111 Petaluma Hill Road in Santa Rosa.

Since implementation of Santa Rosa's dispensary ordinance in 2005, the city has only granted two permits for medical cannabis patients to purchase cannabis. With recent revisions to their ordinance, Santa Rosa staff is evaluating applications to ensure that access is available in neighborhoods through out the city.

Justice Grown is a professional organization with their roots in social justice, as a civil rights law firm. Justice Grown continues to develop ways to improve the lives of patients, their communities, and beyond by setting high expectations for standards, practices, and procedures. Each member of their management team has over 10 years experience working for the cannabis industry in Sonoma County, for cultivation and licensed retail facilities.

Justice Grown currently holds two cultivation licenses in Sonoma County, and it is their goal to offer qualifying patients, and adult users over the age of 21, safely produced, lab tested, quality cannabis products. I support this dispensary applicant, under the assumption they will follow the standards, requirements, taxes, and fees set by California law and the City of Santa Rosa. I look forward to their opening, and contributing to be a positive influence in the local community, creating well-paying jobs, and contributing to nearby economic development.

Sincerely,

TERRAR HOECKER
[Name]
[Signature]
[Signature]

06/10/18
[Date]
95401
[Zip Code]

I am a medical cannabis patient, and look forward to Justice Grown's services
I am a recreational user of cannabis, and look forward to Justice Grown's services
I do not use cannabis, but support a well operated licensed cannabis business

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Sincerely,

Wilder Sharp

[Name]



[Signature]

6/10/18

[Date]

94923

[Zip Code]

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Sincerely,

José Gutierrez

[Name]

6-10-18

[Date]

[Signature]

95407

[Zip Code]

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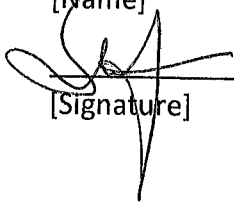
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Sincerely,

Jessica Castiglione

[Name]



[Signature]

6/11/18

[Date]

95401

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Sincerely,

Cristóbal Dahm

[Name]



[Signature]

6/10/18

[Date]

95401

[Zip Code]

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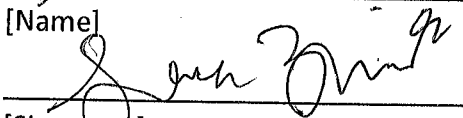
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Sincerely,

Sean Breik
[Name]

[Signature]

6-10-17
[Date]
94505
[Zip Code]

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Trippel, Andrew

From: Trippel, Andrew
Sent: Monday, July 09, 2018 5:38 PM
To: 'Lynda Jo Sheehan'
Subject: RE: respond to Northern Cannabis Dispensary Application

Good afternoon,

Thanks for your email. I think you might already know, but pursuant to Zoning Code Section 20-46.080, Cannabis Retail (Dispensary) uses are not allowed within 600 feet of one another. For applications that are closer than 600 feet to one another, a Merit-based Ranking and Selection Process has been established to determine which application may go forward to Planning Commission for review and decision. We measure this distance from parcel lines and because your parcel is only approximately 64 feet wide, these two applications will be subject to the Merit-based review component of the Cannabis Retail Use Application process (you can review this process at <https://srcity.org/DocumentCenter/View/19572/Cannabis-Retail-Use-Application-Program-Guide?bidId=>).

Both applications are also within 600 feet of another Cannabis Retail (Dispensary) application at 1010 Santa Rosa Ave. If 1010 Santa Rosa Ave. is selected, then neither 1111 Petaluma Hill nor 1137 Petaluma Hill would go forward. If 1010 Santa Rosa is NOT selected, then either 1111 Petaluma Hill or 1137 Petaluma Hill would be selected to go forward.

I will add your comments to the project folder. The Merit-based Ranking and Selection Process does not review public comments as part of its evaluation process; however, should one of the projects be selected to move forward to Planning Commission review and decision, your comments will be included in the review process.

Is this helpful?

Andrew

Andrew Trippel | City Planner
Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404 Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org

-----Original Message-----

From: Lynda Jo Sheehan [<mailto:luckhasit@sonic.net>]
Sent: Monday, July 09, 2018 1:41 PM
To: Trippel, Andrew <atrippel@srcity.org>
Subject: respond to Northern Cannabis Dispensary Application

Hello Andrew Trippel

I will start off by mentioning that we are Lynda Sheehan and John Fuhrmann, who own and live at the property at 1119 Petaluma Hill Road, between the two potential dispensaries: Justice Grown and Northern.

We have concerns about both operations, mainly about parking, traffic and safety (especially given the fact that we have two grandchildren living here along with a daughter and nephew).

We're concerned about safety, both our own, and the whole neighborhood.

If you've read the reports from Colorado since legalizing recreational marijuana, there has been a correlation between dispensaries in the area the crime rate increasing.

Second of all, if you read the traffic reports from around here, you will find that there is a large number of accidents in front of our residents. Our insurance is quite high because of it and our nephews truck just got run into while being park out front .

As for parking in this neighborhood: it's been bad, and has gotten worse. Cash and Carry has enlarged their store without increasing their parking lot and their customers use most of that parking lot, as well as street parking. There isn't enough parking for the current businesses here, and we'd prefer that any new business that comes in exceeds the requirements for parking.

We have more concerns about Northern then Justice Grown. Justice Grown has agreed to work with us on the safety issues that we have. They have a significantly larger parking lot, as well as dedicated employee parking, and they have been actively securing access to a private parking lot with a businesses across the street.

Both because of the geographic location of the business (the location makes it difficult to block away from my home) and because of personal dealings with Jeff Covey in the past, Northern is my least favorite of the two candidates and the one I will mainly deal with today.

First I would like to mention that Jeff Covey was 20 minutes late to the meeting. The applicant, Elliott Waldman didn't show nor did the representative Brian Elliott. The other owner Tarou Scott was also a no show to the meeting.

There is also the issue of parking for this location. Please take a look at the proposed layout of the parking area: it's not an easy place to pull out of, and when parking is limited people will try to park along the grassy strip, making it even more difficult to leave. In addition, there is a "parking garage" which was not included in the overall square footage of the space (potentially meaning that the number of parking spots do not meet the requirements for parking per square foot. It has direct access to the office and vault, meaning the space will be used to transfer money or cannabis to and from the dispensary, and therefore is not a public parking area. This seems to be Jeff trying to get around the parking requirements for the square footage of the building.

I assume that the electric car parking space will be for the delivery vehicle to charge up that will not be a parking place for employees or customers.

The next issue we wish to address with how the building will look. Jeff referenced a metal scissor security gate over every part of the building, but I'd prefer not living next to a building that looks like a prison. I understand they want to secure the drugs and money, but I thought that was what all the cameras were for. There should be a visual representation of what it's going to look like. There is also an issue with the design plan showing an open view of his property for safety reasons. There is currently a fence: if he takes it down on his side, I will put it back up on my side. I don't want anyone parking in my yard, or having a clear view of my family.

There are other issues with Jeff's plan for Northern. Much of what he writes has no details on how he plans to do it. He claims to value this neighborhood but he has not shown how he has contributed to it in the seven years he's owned this building. The proposal says that "our surrounding neighbors will always have immediate access to a top representative from Northern for discussions or concerns", but they do not tell us who that will be. Their statement says "they" have a history of strong retail management, but doesn't list a store they have run, or any business they have operated. The only concrete detail I see is the mention of being a winner of two different cups. Based on previous interactions with Jeff, I decided to verify this. In the last two years they haven't been on the winners list with either Cup. I don't know how long ago they won, but maybe it was when the Cup contention first began and there wasn't much competition.

After reading his application, I find it mildly amusing that he's concerned about the environment now. Back when he went to plant the trees along the fence between our properties. I asked him to plant local trees that would be helpful for the pollinators and birds in the area after he asked for my input. He didn't take my advice, and planted trees that trigger my allergies after I had told him they would.

I'm sure if you check his water usage you will find it quite high even during the drought. He doesn't even have watering drums for the water runoff. We do (more than one). He put in a big huge two phase power system in his garage for the shop he supposedly built, but we don't see any solar panels on his roof. Other than the smell of pot coming from his building now and again, we've never seen or heard any operation of machinery.

As we read his application we have to wonder, do any of the applicants have experience in the legal cannabis industry? How do we know that this application for a retail facility is not a front for illegal goods to the market? None of the farms listed on Northern's paperwork hold their temporary cultivation licenses nor their annual cultivation license from CDFA.

Jeff says he's going to be a local business but his business models do not show any local farms. As for Jeff's claim a history of relationships with small independent farmers, he wasn't talking about local farmers. There are many farmers in Sonoma County that are licensed and permitted that could use a place to sell their inventory, but Jeff doesn't have partnerships with them.

There is a mention reaching out to key partners for a variety of things, but no reference to who the key partner is, nor what they will be supporting (perhaps this is the missing legal partner, since they don't seem to have that listed). Northern says they will support a drug abuse support group as well as a healthy adult and children program but without concrete details about the group, or what they are offering. Of course, these contributions will be done in the future, but may I add that the best gauge of what someone will contribute in the future is to look at what they have done in the past. For Jeff, this seems to be all talk and no game.

I was a business owner in Marin over 20 years. I contributed to the schools and volunteered as a manager of The Family Store (Which helps fund suicide prevention) as my way of giving back. I'm not seeing him or any of his partners list any contributions they have given to society.

One final thing that confuses me is why Jeff is complaining about his competition being outsiders when he was willing to lease or sell his building to them. In fact, the reason Justice Grown thought my home was vacant was because of what they said. I was informed after the first meeting with Justice Grown when I complained that they didn't have me listed as living in my own home was that they had been told by the neighbor next-door that "no one lives there".

I am not happy about having a business like this open up next to me, but if I have to have one, I'd prefer the less of two evils. I hope that you insist on all of the same requirements you'd use on putting a bar or Liquor store next to a family home.