

Attachment 27. Public Comments

**Early Comments received prior to publication of
Negative Declaration (prior to 2/26/2021)**

Crystal Acker

From: Paul Morrison <pmorrison@marinwater.org>
Sent: January 12, 2018 3:56 PM
To: Crystal Acker; jani@apothever.com
Subject: UPC17-0094. 15499 Arnold Dr Use Permit

Hi Crystal and Janette,

My name is Paul Morrison, and I live in close proximity to the proposed Cannabis Dispensary. My family and the neighbors that I have discussed this potential use change are adamantly against this type of use for this building in our residential neighborhood. We all believe that this use will increase the traffic, impact the limited on street parking, increase crime, lower our property values, and change the entire neighborhood in a negative irreversable way. We have many children and families within the sphere of this location in high density and this type of use is like putting a dispensary right next to a school. In fact, the local school bus has a stop at the address of the proposed dispensary.

Please find another location in a commercial location away from all residential neighborhoods including ours. If this project goes to a planning commission meeting for approval, I will personally attend to protest this use and will bring all neighbors who are able to attend and a signed protest petition from those who can't attend but disagree with this type of use in our neighborhood. Please contact me if you would like to discuss this further.

Thanks,

Paul and Liz Morrison

976 Glenwood Dr.

Sonoma

707-337-1106

Sent from my iPhone

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Crystal Acker

From: Kate Eagles <eagleskate11@gmail.com>
Sent: January 03, 2018 12:29 PM
To: Crystal Acker
Subject: Cannabis Dispensary application Sonoma Valley, UPC17-0094

Hello Ms. Acker,

I called and left you a voicemail today to see if I could get a little more information on a proposed planning application for a cannabis dispensary at 15499 Arnold Drive, file number UPC17-0094.

I am a local resident very close to this site (across Madrone Road on Glenwood Drive). I am curious as to whether this is intended as a retail establishment and what sort of customer traffic patterns are anticipated. This is a residential area with limited parking, and in my 18 years here, I'm not aware of the 15499 Arnold site as ever having had a retail presence. It's been office / residential space to best of my knowledge. We currently have folks parking on Glenwood Drive to visit the small market next to the 15499 Arnold site — which has not been a problem as market serves the immediate community — but adding another retail site to this general location requires some thought from my point of view. I'll be honest in that I am wondering if this site has been chosen because it's in an incorporated area of the county. It doesn't seem a particularly suitable site for a potentially busy retail establishment, let alone one selling regulated, over-21 products. If it was a 3,000 sq. ft. foot liquor store, I'd have the same concerns. Why intentionally drive retail traffic to this semi-rural and already busy valley intersection (Madrone and Arnold) when we have retail hubs in Sonoma and Santa Rosa?

How do we best track progress and thought process for this application? Maybe I'm not truly understanding the nature of the proposed business so if you have a moment, I'd appreciate hearing from you by phone or email.

Thank you,
Kate Eagles
707-888-9322

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**Ricardo & Lisa Capretta
1200 Morningside Mountain Drive
Glen Ellen, CA 95442**

February 8, 2018

Ms. Crystal Acker
Project Planner
County of Sonoma PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Via Email at Crystal.Acker@sonoma-county.org

Re: File Number UPC17-0094
Proposed Cannabis Dispensary

Dear Crystal,

Thanks for chatting with me on the telephone last week. Per our conversation, I am sending you an explanation of why we feel the proposed facility is not allowed per County of Sonoma Municipal Code 26-88-256:

1. Code Section 26-88-256 (j) (1) requires that a medical cannabis dispensary shall not be established on any parcel within 100 feet of a residential zoning district. I have attached an Assessor Map and their residential zoning designations showing the five properties effected by this proposed project. This proposed facility has five residential parcels within one hundred feet. It is duly noted that Section 26-88-256 (j) (4) allows the County to waive this condition if a "*physical separation*" exists between the cannabis facility and the residential land uses. No physical separation exists between the proposed cannabis facility and the five residential uses.
2. Code Section 26-88-256 (k) (11) requires that the proposed facility meet the parking requirements of Section 26-86-010. This proposed 1,891 square foot cannabis facility requires parking as follows: *2 spaces, including at least 1 van-accessible space; plus 1 additional space for every 200 square feet of gross floor area, plus 1 additional space for each employee on maximum shift; but in no case less than 5 off-street parking spaces*. Assuming a maximum of four employees which includes security personnel (and that estimate may be light), this proposed facility would require 2 spaces plus 10 spaces plus 4 spaces for a total of 16 spaces. Then taking the additional 6 parking space requirement for the remaining 1,109 square feet of the 3,000, square feet of the project, a total parking requirement of 22 spaces is required. This property only has 2 legal parking spaces on the front of the building and 8 striped parking spaces at the rear of the building. The project also has three large loading doors at the rear of the property. I assume they

could do some restriping to create a few more spaces but I don't see any way this project could have 22 legal parking spaces.

I support all approved County Municipal Codes – including 26-88-256 – but only as long as proposed facilities meet the requirements of such approved County codes.

Please call me if you would like to discuss further. Based on the fact that this proposed cannabis facility does not meet Sonoma County Municipal Code requirements – and further based on the fact that no hardships exist where a variance application could be justified - we hope to see the County reject this proposed facility application as soon as possible.

Regards,



Ricardo Capretta
rcapretta@capretta.com
415-489-1703

CC; Susan Gorin, County Supervisor



County of Sonoma
Permit & Resource Management Department

December 12, 2017

Re: Proposed Planning Application in your Neighborhood

File No.: UPC17-0094
Address: 15499 Arnold Dr., Glen Ellen
APN: 054-130-024

Dear Property Owner:

As the Project Planner for Permit Sonoma I am notifying you of a recently received application for a Use Permit for a 1,891 square foot Cannabis Dispensary in an existing 3,000 square foot office building on a 0.33 acre parcel located at the above referenced address.

We are very early in the application review process and no action has been taken on this application. However, the purpose of this communication is to provide you early notification and an opportunity to review, comment, or ask questions about the proposed project.

You can contact the project applicant directly Janette Friedman/415-999-8446/jani@apothever.com, or you can review the project application in more detail at Permit Sonoma Records Counter located at 2550 Ventura Avenue, Santa Rosa. Alternatively, please feel free to contact me at 707-565-8357 or at Crystal.Acker@sonoma-county.org if I can be of assistance. Please refer to the file number UPC17-0094 and site address when making inquiries.

No response is necessary at this time unless you need additional information on the project. Please be advised that you will receive a separate public notice related to action to be taken on the project.

Thank you for your input.

Sincerely,


Crystal Acker for C.A.
Project Planner

zch

c: File No: UPC17-0094
Janette Friedman
Ergas Properties LLC

2550 Ventura Avenue Santa Rosa CA 95403-7859 (707) 565-1900
www.PermiSonoma.org



Sec. 26-88-256. - Medical cannabis dispensary uses.

- (a) Purpose. This section provides the location and operational standards for any medical cannabis dispensary within the unincorporated county in order to promote the health, safety, and general welfare of its residents and businesses.
- (b) Applicability. Medical cannabis dispensaries shall be permitted only in compliance with the requirements of this section, and all other applicable requirements of the underlying zoning district.
- (c) Permit Requirements. A use permit issued in compliance with Sections [26-92-070](#) and [26-92-080](#) shall be required for any medical cannabis dispensary. Medical cannabis dispensaries shall also be subject to permit requirements and regulations established by the Sonoma County Department of Health Services. Additionally, medical cannabis dispensaries must comply with all other applicable building codes and requirements, including accessibility requirements.
- (d) Limit on Number of Dispensaries. No more than nine (9) medical cannabis dispensaries shall be permitted within the unincorporated county at any one (1) time.
- (e) Compliance with Operating Plan and Conditions Required. A medical cannabis dispensary shall submit, as a part of the use permit application, an operating plan that specifies the manner in which operations will be handled and security provided, and which details the number of employees, number of patients, hours and days of operation allowed and approved. The operating plan shall provide that the dispensary shall require, at a minimum, a doctor's written recommendation in compliance with state law, as well as a photo identification for any person entering the site. Any medical cannabis dispensary approved under this section shall be operated in conformance with the approved operating plan and shall meet any specific, additional operating procedures and measures as may be imposed as conditions of approval to ensure that the operation of the dispensary is consistent with protection of the health, safety and welfare of the community, qualified patients, and primary caregivers, and will not adversely affect surrounding uses.
- (f) Limited Term. Use permits for medical cannabis dispensaries shall be limited-term, and shall be issued for a maximum period of one (1) year.
- (g) Exercise and Renewal of Permit. Use permits for medical cannabis dispensaries shall be exercised only by the applicant and shall expire upon termination of the business for which it was issued, or upon sale or transfer of ownership of the medical cannabis dispensary. All use permits issued for a medical cannabis dispensary shall include the following provision: "This use permit shall expire upon change of tenancy or sale or transfer of the business or property." Any use permit that is abandoned for a period of six (6) months shall automatically expire, and shall become null and void with no further action required on the part of the county. A use permit renewal may be administratively approved by the planning director only if all of the following findings are made:
- (1) The use has been conducted in accordance with this section, with the dispensary's approved operating plan, and with all applicable use permit conditions of approval;
 - (2) The business for which the use permit was approved has not been transferred to another owner or operator;
 - (3) There are no outstanding violations of health, safety, or land use.

(h) Revocation or Modification. A use permit approved under this section may be revoked or modified at any time following public hearing in accordance with [Section 26-92-120](#).

(i) Signed Affidavit. The property owner and applicant, if other than the property owner, shall sign the application for the use permit, and shall include affidavits agreeing to abide by and conform to the conditions of the use permit and all provisions of the Sonoma County code pertaining to the establishment and operation of the medical cannabis dispensary use, including, but not limited to, the provisions of this section. The affidavit(s) shall acknowledge that the approval of the medical cannabis dispensary use permit shall in no way permit any activity contrary to the Sonoma County code, or any activity which is in violation of any applicable laws.

(j) Location Requirements.

(1) A medical cannabis dispensary shall not be established on any parcel containing a dwelling unit used as a residence, nor within one hundred feet (100') of a residential zoning district.

(2) A medical cannabis dispensary shall not be established within one thousand feet (1,000') of any other medical cannabis dispensary, nor within five hundred feet (500') from a smoke shop or similar facility selling drug paraphernalia.

(3) A medical cannabis dispensary shall not be established within one thousand feet (1,000') from any public or private school, park, childcare center, drug or alcohol treatment facility.

(4) Notwithstanding, the subsections (j) (1) — (2) may be waived by the decision-maker when the applicant can show that an actual physical separation exists between land uses or parcels such that no off-site impacts could occur.

(5) A medical cannabis dispensary proposed within the sphere of influence of a city will be referred to the appropriate city for consultation.

(k) Operating Standards. The following are the minimum development criteria and operational standards applicable to any medical cannabis dispensary use:

(1) The building in which the dispensary is located shall comply with all applicable local, state and federal rules, regulations, and laws including, but not limited to, building codes and accessibility requirements;

(2) The dispensary shall provide adequate security on the premises, including lighting and alarms, to insure the safety of persons and to protect the premises from theft. The applicant shall submit a security plan for review and approval by PRMD. The Security Plan shall remain confidential.

(3) The site plan, circulation, parking, lighting, facility exterior, and any signage shall be subject to design review committee review and approval. The planning director may waive this requirement where the applicant can demonstrate that existing facilities, including parking, lighting and landscaping, already meet the requirements of this section;

- (4) No exterior signage or symbols shall be displayed which advertises the availability of cannabis, nor shall any such signage or symbols be displayed on the interior of the facility in such a way as to be visible from the exterior;
- (5) No person shall be allowed onto the premises unless they are an employee, vendor or contractor of the dispensary, a primary caregiver, and/or a qualified patient or an employee of an agency having jurisdiction monitoring or investigating the terms of regulatory compliance. If the dispensary denies entry for monitoring and inspection to any employee of an agency having jurisdiction, the dispensary may be closed. In strict accordance with California Health and Safety Code Section 11362.5 et seq. no person under the age of eighteen (18) shall be allowed on the dispensary site. All persons entering the site shall present a photo identification and shall establish proof of doctor's recommendation except as representing a regulatory agency. The operating plan submitted as a part of the use permit application shall specify how this provision will be complied with and enforced;
- (6) No dispensary shall hold or maintain a license from the State Department of Alcoholic Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages. No alcoholic beverages shall be allowed or consumed on the premises;
- (7) An exhaust and ventilation system shall be utilized to prevent off-site odors;
- (8) No dispensary shall conduct or engage in the commercial sale of any product, good or service unless otherwise approved by the use permit. A dispensary may sell live starter plants, clones and seeds from qualified nurseries, but shall not cultivate or clone cannabis. A dispensary may sell manufactured cannabis, including edible products, and vaporizing devices if allowed by a permit issued by the Department of Health Services. Not more than ten percent (10%) of the floor area, up to a maximum of fifty (50) square feet may be devoted to the sale of incidental goods for personal cultivation but shall not include clothing, posters or other promotional items.
- (9) No cannabis shall be smoked, ingested or otherwise consumed on the premises. The term "premises" includes the actual building, as well as any accessory structures, parking areas, or other immediate surroundings.
- (10) No dispensary may increase in size without amending the use permit. The size limitation shall be included in the operational plan required by [Section 26-88-126\(e\)](#), of this section;
- (11) **Parking must meet the requirements of [Section 26-86-010](#).**
- (12) Operating days and hours shall be limited to Monday through Saturday from 7:00 a.m. to 7:00 p.m., including deliveries, or as otherwise allowed by the use permit. Operating hours may be further restricted through the use permit process where needed to provide land use compatibility.
- (13) Medical cannabis delivery services may only be allowed with a dispensary use permit.

Glen Ellen Cannabis Facility

Properties in Proximity

APN	Distance From Proposed Facility	Site Address	Mailing Address	Zoning
054-120-038	70 Feet	1200 Morningside Mountain Drive Glen Ellen, CA 95442	P.O. Box 1836 Mill Valley, CA 94942	RR B6 10, RC50/50 SR VOH
054-130-047	50 Feet	909 Madrone Road Glen Ellen, CA 95442	3697 Mt. Diablo Blvd. #250 Lafayette, CA 95459	R3 B6 20 DU, SR VOH
054-371-001	90 Feet	989 Glenwood Drive Glen Ellen, CA 95442	989 Glenwood Drive Glen Ellen, CA 95442	R1 B6 4 DU, SR VOH X
054-372-021	50 Feet	998 Glenwood Drive Glen Ellen, CA 95442	998 Glenwood Drive Glen Ellen, CA 95442	R1 B6 4 DU, SR VOH X
054-400-018	50 Feet	Arnold Drive Glen Ellen, CA 95442	19201 Highway 12 #403 Sonoma, CA 95476	RR B6 10, SR VOH



County of Sonoma
Permit and Resource Management Department
California

Permit and Resource Management Department
DEPARTMENT OF INFORMATION SYSTEMS
COUNTY OF SONOMA

Base Map Theme



0.00003350 0.007 Miles

Planning

- Area & Specific Plans
- Local Area Development Guidelines
- Redevelopment Plans
- Williamson Act Land Contracts
 - Type I
 - Type I (Phase-out)
 - Type II
 - Type II (Phase-out)
 - Type II (Open Space)

Air Quality Measure

- Air Quality Control Board
 - Northern Sonoma County
 - Bay Area

Well and Septic

- Water Quality Control Board
 - North Coast Region
 - San Francisco Region
- Waiver Prohibition Areas
- Flood Prone Urban Areas

Wet Weather Zones

- Zone A - Petaluma
- Zone B - Sonoma
- Zone C - Santa Rosa
- Zone D - Sebastopol
- Zone E - Guerneville
- Zone F - Healdsburg
- Zone G - Cloverdale

Base Layers

- Geographic Places
 - City Sphere of Influence
 - City Urban Growth

- Planning Areas
- Urban Service Areas

- Lake Sonoma
- Streets
 - US Federal Highway
 - State Highway
 - Major Road
 - Residential Street
- Streams
 - Perennial
 - Intermittent

- Parcels
- City Limits
- Supervisor Districts
 - District 1
 - District 2
 - District 3
 - District 4
 - District 5
- Fire Protection Responsibility Area
 - Federal
 - State
 - Local

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purpose only, and is not suitable for parcel-specific decision making. Site-specific studies are required to draw parcel-specific conclusions. Aerial photos are provided by DigitalGlobe Copyright 2008.

Map Generated by:
ActiveMap

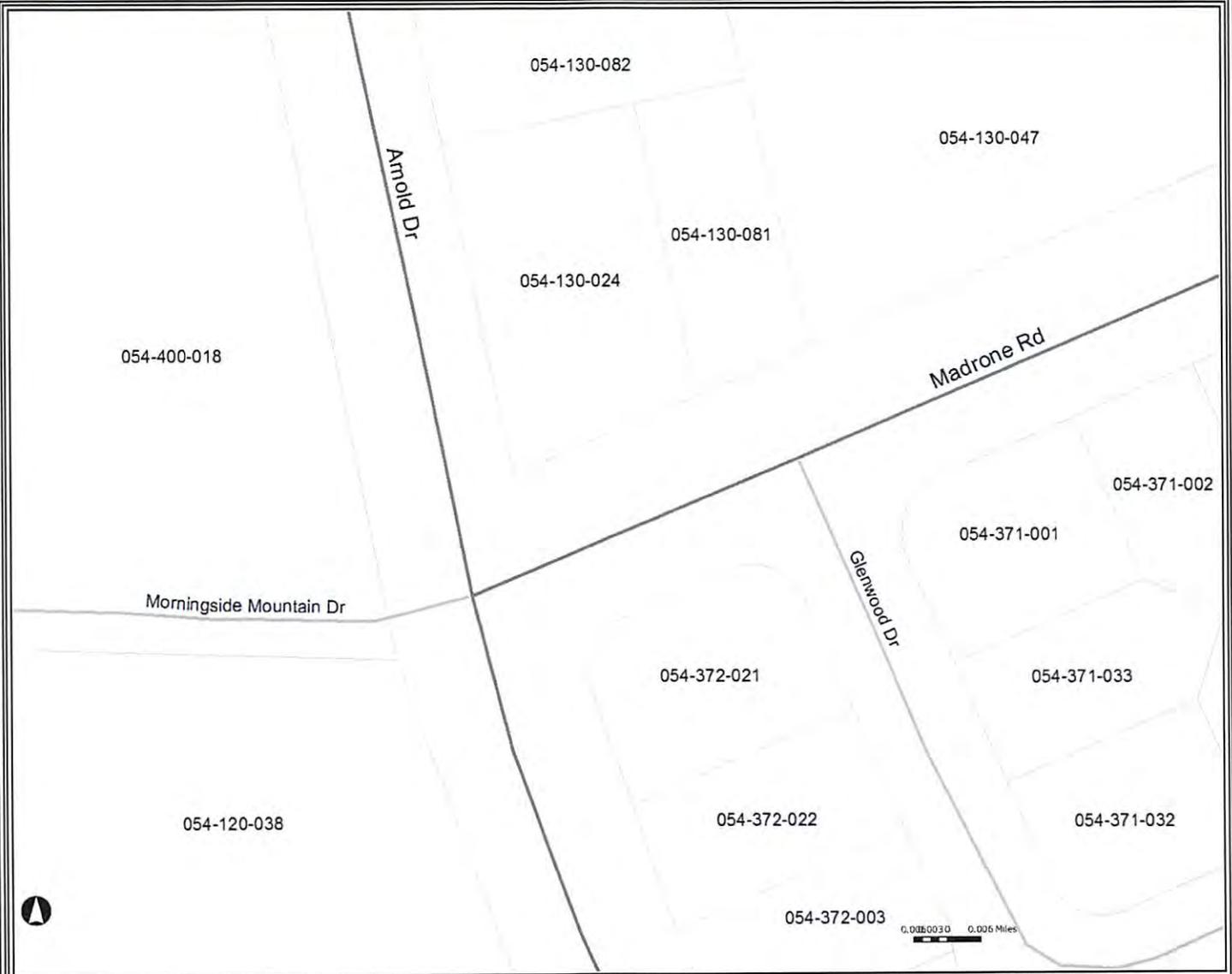
Created on 2/6/2018 at 3:36PM



County of Sonoma
Permit and Resource Management Department
California

Permit and Resource Management Department
DEPARTMENT OF INFORMATION SYSTEMS
COUNTY OF SONOMA

Base Map Theme



0.0000030 0.006 Miles

Planning

- Area & Specific Plans
- Local Area Development Guidelines
- Redevelopment Plans
- Williamson Act Land Contracts
 - Type I
 - Type I (Phase-out)
 - Type II
 - Type II (Phase-out)
 - Type II (Open Space)

Air Quality Measure

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Wet Weather Zones

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- Zone F - Healdsburg
- Zone G - Cloverdale

Base Layers

- Geographic Places
- City Sphere of Influence
- City Urban Growth

Planning Areas

- Urban Service Areas
- Lake Sonoma
- Streets
 - US Federal Highway
 - State Highway
 - Major Road
 - Residential Street
- Streams
 - Perennial
 - Intermittent

Parcels

- City Limits
- Supervisor Districts
 - District 1
 - District 2
 - District 3
 - District 4
 - District 5
- Fire Protection Responsibility Area
 - Federal
 - State
 - Local

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Crystal Acker

From: Gerry Brinton <gerry@lasonrisafamily.com>
Sent: February 08, 2018 9:15 AM
To: Crystal Acker
Subject: UPC17-0094

Dear Crystal -

We live on Morningside Mt Drive in Glen Ellen and have become aware of the application that has been filed to open a cannabis facility at the foot of our street. This is a quiet residential neighborhood with many families with young children living in close proximity to the property at 15499 Arnold Drive. We strongly object to the idea of a cannabis facility operating at this location. Traffic in the area is already a problem with the Highway Patrol often parked at the intersection to stop those who disobey the stop signs. This business would only add to the difficulties. Cannabis dispensaries should be located in commercial areas, not a residential area where the only commercial activity today is a small grocery store.

Thank you,

Gerry Brinton

2600 Morningside Mt Drive

Glen Ellen, CA 95442

707 996-6502

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Crystal Acker

From: Steve Rosenblatt <steve@sonomastone.com>
Sent: February 08, 2018 9:22 AM
To: Crystal Acker
Cc: Susan Gorin
Subject: Proposed Cannabis Dispensary

Dear Crystal,

I am writing to you to share my concerns over the application of a proposed cannabis dispensary application (UPC17-0094). I have read my neighbor Ricardo Capretta's letter to you and feel that he does a good job of highlighting the areas where this application does not comply with the law.

Your consideration from another standpoint would be appreciated. The entire "cannabis law" is brand new to our state. There is no precedence for us to consider. The future may show that there is no more disturbance than a typical drug store. On the other hand, the history associated with the sale of cannabis with drug dealers selling to our youth, is a cause of very reasonable concern for a residential neighborhood.

I think it would be wise for the county to very cautiously allow trial dispensaries in known commercial areas. At this early stage, the approval of this type of an application will stress neighborhoods, it will cause a devaluation in both the financial and the emotional value of existing peaceful residential neighborhoods. If, in four or five years these dispensaries become as promised in every application, then sensible inclusion into neighborhoods could be considered. Until then, the responsibility of allowing this type of an application is not something that I would like to see my governmental representatives assume.

Thank you for your consideration of this personal concern.

Steve Rosenblatt

1741 Morningside Mountain Road
Glen Ellen, CA 95442

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Crystal Acker

From: Susan Costello <Susan.Costello@EverBank.com>
Sent: February 08, 2018 9:29 AM
To: Steve Rosenblatt; Crystal Acker
Cc: Susan Gorin
Subject: RE: Proposed Cannabis Dispensary

Mark Davidow and I are fully in agreement with Steve Rosenblatt and Ricardo Capretta. There is no place for a commercial endeavor like this in our residential community. We have enough issues in our County with drug and alcohol use causing road issues, degradation of neighborhoods, loss of property value, etc. Adding this to the mix will only harm our fragile community further. The place to test this sort of business is in a commercial district, and there are plenty of places in the County that fit that description.

Susan Costello

Susan Costello...the key to home.

Senior Mortgage Loan Consultant

TIAA/EverBank

101 California Street, 30th Floor

San Francisco, CA 94111

o: 415.419.1230

f: 415.296.6463

susan.costello@everbank.com

NMLS ID: 293132



From: Steve Rosenblatt [mailto:steve@sonomastone.com]
Sent: Thursday, February 08, 2018 9:22 AM
To: crystal.acker@sonoma-county.org
Cc: susan.gorin@sonoma-county.org
Subject: Proposed Cannabis Dispensary

Dear Crystal,

I am writing to you to share my concerns over the application of a proposed cannabis dispensary application (UPC17-0094). I have read my neighbor Ricardo Capretta's letter to you and feel that he does a good job of highlighting the areas where this application does not comply with the law.

Your consideration from another standpoint would be appreciated. The entire "cannabis law" is brand new to our state. There is no precedence for us to consider. The future may show that there is no more disturbance than a typical drug store. On the other hand, the history associated with the sale of cannabis with drug dealers selling to our youth, is a cause of very reasonable concern for a residential neighborhood.

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Thank you for your consideration of this personal concern.

Steve Rosenblatt

1741 Morningside Mountain Road
Glen Ellen, CA 95442

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Crystal Acker

From: Moriah Dunning <moriahdunning@yahoo.com>
Sent: March 02, 2018 11:29 AM
To: Crystal Acker
Subject: File Number UPC17-0094

March 2, 2018

Crystal Acker
Project Planner
County of Sonoma PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: File Number UPC17-0094
Proposed Cannabis Dispensary

Dear Crystal,

I was recently informed of a possible marijuana dispensary going in at the corner of Madrone Road and Arnold Drive here in Glen Ellen. I did not receive a notice in December, but I am hearing that some of our neighbors did. Since I have only just learned of the possibility of this establishment, I would like my voice to be heard on the topic. I know that others in our neighborhood have broken down what the violation of county codes are and I would like to echo the concern I have for this establishment.

1. Code Section 26-88-256 (j) (1) requires that a medical cannabis dispensary shall not be established on any parcel within 100 feet of a residential zoning district.

My main concern is that this is a residential neighborhood, with houses and apartments all around it. Other than a corner market, there are no other businesses in that area of Madrone Road. I am a mother of two young children and I am appalled at the idea of a marijuana dispensary opening across the street from our home, where children are always present. The school bus even drops children off daily not far from this location. Although I hear dispensary's have very good security on the actual site, the research also states that crime rates may go up in the area surrounding the dispensary. As a mom, a taxpayer and a homeowner, I feel very strongly against this establishment. I hope you can take my letter into consideration.

Most importantly, I would also ask that if there is a public meeting on this topic, that I be notified. Thank you for listening and if I can provide more information, please feel free to contact me. Thank you

Moriah Dunning
958 Glenwood Drive
Sonoma, CA 95476

(although this is a Sonoma address, we are considered Eldridge)

moriahdunning@yahoo.com

707-721-1252

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Crystal Acker

From: Judy Condon <glenellenjudy@gmail.com>
Sent: March 07, 2018 8:31 AM
To: Crystal Acker
Subject: pot dispensary on Arnold

Hi Crystal

My name is Judy Condon and I live half a block from the proposed pot dispensary on the corner of Madrone Rd and Arnold Dr. This is a residential neighborhood surrounded by vineyards, not the place for a pot dispensary. There are plenty of vacant businesses in Sonoma and Boyes Springs. Those areas are zoned for commerce and have parking. This quiet neighborhood does not need more traffic, nor the potential for criminal activity that would be attracted to this business.

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March 9, 2018

Paul and Liz Morrison
976 Glenwood Drive
Sonoma, CA 95476

First District Supervisor Susan Gorin
Sonoma County Board of Supervisors
575 Administration Dr. Room 100 A
Santa Rosa, CA 95403

RE: Sonoma County PRMD File No. UPC17-0094 15499 Arnold Drive Glen Ellen, CA

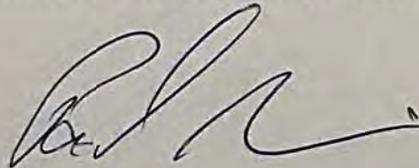
Dear Supervisor Gorin,

On January 12, 2018, I emailed Crystal Acker, of the Sonoma County PRDM in response to a mailing that was sent to my home in December concerning the conversion of an old firehouse into a Cannabis Dispensary. She was informed that this type of use is opposed by us and our neighbors. The proposed parcel is 1 of 2 commercial properties, that is an island surrounded by residential and multi-residential properties, and was a fire house for more than 20 years prior to becoming a mixed use - Residential/Engineering Firm, which is very low impact.

My family and all the neighbors that I have discussed this potential use change are adamantly against a Cannabis Dispensary use for this building in our residential neighborhood. We all believe that this use will increase the traffic, impact the limited on street parking, increase crime, lower our property values, and change the entire neighborhood in a negative irreversible way. We have many children and families within the sphere of this location in high density and this type of use is like putting a dispensary right next to a school. In fact, the local school bus has a stop at the address of the proposed dispensary, dropping off elementary, middle school and high school students that have to walk right past this location! This is bad PLANNING!

Please find another location in a commercial location away from all residential neighborhoods including ours. If this project goes to a commission meeting for approval, I will personally attend to protest this use and will bring all neighbors who are able to attend and a signed protest petition from those who can't attend but disagree with this type of use near our homes. Please assist us by stating your opposition to this type of use in our residential neighborhood. We all appreciate your assistance with this life changing decision that affects so many families. Please contact me if you would like to discuss this further.

Thank you,
Paul and Liz Morrison
707-337-1106



Cc: Sonoma County Board of Supervisors
Crystal Acker, Planner III, Sonoma County Planning Division
Press Democrat

Crystal Acker

From: Judy Condon <glenellenjudy@gmail.com>
Sent: March 09, 2018 5:55 PM
To: Crystal Acker
Subject: pot dispensary in residential neighborhood

I am writing to protest allowing a pot dispensary to open in my residential neighborhood. I live half a block from the old firehouse on the corner of Arnold Drive and Madrone Road and do not want this sort of business in our neighborhood. There are many vacant buildings in Boyes Springs and Sonoma in commercially zoned areas, this is a neighborhood.

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Crystal Acker

From: Dave Palmgren <dave.palmgren1@gmail.com>
Sent: March 10, 2018 4:08 PM
To: Paul Morrison
Cc: Susan Gorin; David Rabbitt; Shirlee Zane; James Gore; Lynda Hopkins; Crystal Acker; steve.levin@pressdemocrat.com; Liz Morrison; Judy Condon; Elias Casolla
Subject: Re: Cannabis Dispensary proposed in neighborhood surrounded by children

Paul,

Thanks for your letter.

I just posted a copy of this on Nextdoor.com so that our neighborhood is aware:

Re: Proposed Cannabis Dispensary, File No. UPC17-0094 15499 Arnold Drive Glen Ellen, CA APN: 054-130-024 A Cannabis Dispensary has been proposed for the bldg at the corner of Arnold & Madrone, next to Rancho Market. The proposal is currently proceeding thru permit process at the Sonoma County Permit and Resource Dept (PRMD). I have talked to several neighbors on the West end of Glenwood Drive and there is unanimous support against this project. I wanted to make our neighborhood aware and hopefully you will express your concerns to PRMD. We plan to set up a petition against the project. Attached is a sample letter sent by the Morrisons. Thank you for your consideration of this matter because we feel it could have a very detrimental impact to our neighborhood. Sincerely,
Dave Palmgren

964 Glenwood Dr.
Sonoma, CA 95476
707-319-2050 cell

On Mar 9, 2018, at 10:40 AM, Paul Morrison <Pmorrison@marinwater.org> wrote:

Hi all, please do not let this happen. I have attached my letter of opposition to this poor planning decision. Please contact me and let me know that I can have your support. Thank you for your assistance.

Paul and Liz Morrison
707-337-1106

<IMG_1594.jpg>

Sent from my iPhone

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Crystal Acker

From: Karla Noyes <Karla@KarlaNoyes.com>
Sent: March 11, 2018 12:38 PM
To: Susan Gorin
Cc: Crystal Acker
Subject: Proposed Cannabis Dispensary, File No. UPC17-0094

Proposed Cannabis Dispensary, File No. UPC17-0094
15499 Arnold Drive Glen Ellen, CA
APN: 054-130-024

Dear Supervisor Gorin,

I live in the Rancho Madrone subdivision outside of the mandatory notification limit for the proposed Cannabis Dispensary at 15499 Arnold Drive Glen Ellen, CA, and was late to learn of this project.

A Cannabis Dispensary in this location is a terrible idea, for these reasons:

- 1.) This mixed use property, formerly a Fire House, is surrounded by residential neighborhoods. The nice little market next door, while commercial, sells wholesome food, the rest of the area is residential in one form or another. A - drug store - in a residential neighborhood with children is abhorrent.
- 2.) As it is, this location has a lot of traffic and the in-and-out traffic of dispensary customers would negatively impact safety.
- 3.) This location has very little parking.
- 4.) As a licensed real estate agent I can tell you that this proposed business would – without a doubt - decrease the values of the homes in this area.

A far better location would be in a commercial strip mall, not in a residential neighborhood.

I hope you can help us with this problem,

Sincerely,

Karla Noyes
15549 Brookview Drive
Sonoma, CA 95476

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3/12/18

via email

Crystal.Acker@sonoma-county.org

707-565-1900

County of Sonoma, Permit & Resource Management Department
Crystal Acker, Project Planner 2550 Ventura Ave.
Santa Rosa, CA 95403-2859

Re: Proposed Cannabis Dispensary, File No. UPC17-0094
15499 Arnold Drive Glen Ellen, CA
APN: 054-130-024

Dear Crystal,

I have become aware of the application for this permit and I wanted to take this opportunity to provide my initial comments for your consideration.

We live approximately 1.8 miles from this facility and are very concerned about having a Cannabis Dispensary in our neighborhood. We have also talked to several neighbors and all are against the proposed use. Below is list of reasons we are against this project.

1. This area is zoned residential and we are convinced that cannabis dispensaries belong in commercially zoned areas. Put simply, we don't want drugs in our neighborhood.
2. The location is adjacent to homes, an apartment complex "The Grove", and a school bus stop; consequently many school-aged children would be exposed to the negative impacts.
3. Since Recreational sales of Cannabis are now legal this site will inevitably cause an increase in cannabis use in the area immediately surrounding the premises, the scent of cannabis will be perpetually in the air and wafting over into the surrounding neighborhoods.
4. We are concerned about a potential increase in crime and consequently a decrease in property values due to the proximity of the dispensary.
5. The adjacent Madrone Rd. and Arnold Drive intersection is already busy and prone to accidents. This will only be exacerbated as customers become impaired before getting back out on the road.
6. We did not vote for the legalization of recreational cannabis, now we are faced with the prospect of being subjected to having this right outside our front door.

If the permit application continues to move forward we and our neighbors will do all we can to resist the approval of this project.

Thank you for your time.

Barbara W. Wilson

Barbara W. Wilson
wilson415@gmail.com

Crystal Acker

From: Sarah Rafanelli <s_rafanelli@yahoo.com>
Sent: March 14, 2018 3:39 PM
To: Crystal Acker
Cc: Glen Ellen; Gina Rafanelli
Subject: Neighbor Opposed to proposed cannabis dispensary in Glen Ellen

Dear Ms. Crystal Acker,

We represent the owners of The Grove at Glen Ellen at 909-913 Madrone Road. We recently learned of the proposed cannabis dispensary to be located right around the corner from our property. As a community filled with families and kids, we do not support this proposed cannabis dispensary. The location of the proposed dispensary is very close to where children regularly pass by and congregate. It has been shown that exposure of healthy minors to medical marijuana dispensaries may encourage them to sample the substance. Further, a cannabis dispensary would substantially increase traffic congestion in and around our property.

Thank you for your consideration,

Sarah Rafanelli & Gina Rafanelli

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Crystal Acker

From: Stephen Brett <stephennoelbrett@gmail.com>
Sent: March 15, 2018 8:15 PM
To: Crystal Acker
Subject: Proposed Marijuana Dispensary

Ms. Acker: The Kenwood Press article mentioned that you are inviting comments regarding the Permit Request for a medical marijuana dispensary at 15499 Arnold Drive. I live in Glen Ellen .We bought our home 25 years ago. I am 71, retired from 45 years in the insurance industry . Held many titles including CEO f a major company (1,400 employees world-wide). I am not a naïve person and hold a graduate degree in finance. I mention this not to toot my horn but to add some gravitas to what opinions I hold about the planned dispensary. I will admit to one area where I find myself naïve ; I had NO IDEA that SO MANY PEOPLE require medical marijuana ! What a joke ! And, the altruistic air of GOOD HAROLD who wants us (and you) to believe he's just another budding Albert Schweitzer . In our university days -he was just another POT DEALER. That's all he is - making a soft buck on society's gullibility.

Glen Ellen is a very, very small town. After the fire, I doubt if we have as many as 600 residents. Yet, here's an exact count for your consideration. You might ask, How many places can one buy ALCOHOL in this little town. Answer:

From One Supermarket (The G.E. Market- wine thru booze). From the two convenience stores -Wine thru booze. From the 3 tasting rooms ; from the 5 wineries- who also have tasting rooms ; From the 8 restaurants. Jy goodness; 600 people and 19 commercial places to buy alcohol. Saturation ????

Then we have Transcendence blasting its music thru the warm weather. How we love the music beating at our windows and thru them and making our ears and chests vibrate .Then there's the PARTY HOUSES -yes, many of them -one night thru 3 night long weddings and all that hopping and hollering .Just ask the Sheriff about all these calls to the same houses to shut them up. And, the weddings that blast sound from the London Lodge/ What fun for us residents.And ,of course, the other rentals -not all - but some where the Sheriff is also called to "quiet things down." If you don't believe me, just read the Kenwood Press each week -Under Crime Watch column.

Just what is the County's "vision" for us? I simply think you never think of Glen Ellen as a residential neighborhood. It is one -we are still hanging in there- paying our taxes - BIG TAXES (I pay \$ 11,400 per annum -But no one is listening. just heaping in more and more Disney-style attractions into little Glen Ellen. I recall Wes Jacobsen -may he rest in peace- My old neighbor wishing to sell some of his acres Guess what ? He ws told that he can't .Why: Because the county wanted to preserve AT LEAST one town so that the historic bucoliuic nature would be preserved. What balderdash .Poor Wes he couldn'

t sell a few acres because of historic preservation. My God, all we need to complete the county's vision for Glen Ellen is (1) A Bordello (2) A Game Arcade (3) an Indian Gambling Casino (4) A Ballroom with Taxi Dancers. Oh yes, you've already approved a Micro Brewery for downtown Glen Ellen- at least the Kenwood press said so some time ago and I know the family that looks forward to setting it up.

So, why not a Pot Business -we already have legal and illegal(unenforced) Pot Farming -why not a Pot Stand on Arnold Drive?

It is a tragedy what has been approved for this little town. Just another destination point for nothing of value to those with higher standards ,appreciation for country life ,wild animals , farming and raising families. ...and a touch of history.

I hope you make the correct decision this time .If you approve of the dispensary you are not setting up another Albert Schweitzer but you are further degrading our lives- the lives of the permanent residents of Glen Ellen.

Respectfully, Stephen N. Brett

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Crystal Acker

To: Crystal Acker
Subject: RE: Medical Cannabis Dispensary in Glen Ellen- UPC17-0094; 15499 Arnold Dr

From: Leslie Vaughn [mailto:leslie_vaughn@att.net]
Sent: March 15, 2018 6:40 PM
To: Crystal Acker <Crystal.Acker@sonoma-county.org>
Subject: Re: Medical Cannabis Dispensary in Glen Ellen- UPC17-0094; 15499 Arnold Dr

Dear Crystal,

I actually had the foresight to download the 100+ page application in PDF format, and found it a short while ago. So I'm good with that now. I would like to submit a comment that "After talking with the Transportation Supervisor for the Sonoma Valley Unified School District, confirming that the school bus drops off children at the residence next door and just north of the address in question, it solidifies for me that this would be an inappropriate location for the dispensary." And I would appreciate being added to the project notification list. Stacy Ledou, from the School District, would like to also be added. His email is sledou@sonomaschools.org. Please let me know if you need him to request this personally, and I will contact him.

Thank you,
Leslie

Leslie Vaughn
PO Box 2046
Glen Ellen CA 95442
707-494-6197 cell

Crystal Acker

From: Elias Casolla <elias80@sbcglobal.net>
Sent: April 18, 2018 11:49 AM
To: Crystal Acker
Subject: Proposed dispensary

Crystal and Janette,

My name is Elias Casolla, and I live in close proximity to the proposed Cannabis Dispensary. My family and the neighbors that I have discussed this potential use are against this type of use for this building in a residential neighborhood. You have a public bus stop that stops right in front of the proposed dispensary. How can you control who and how many individuals will be coming from Santa Rosa, Vallejo, Napa, Petaluma. Further more you have a school bus stop in front of the location. Where children get dropped off daily (photos to come). Would you like your granddaughter or child to get dropped off at a marijuana dispensary?? That is going to have armed guards at the entrances!!! Possibly bring in suspect individuals, this an all cash business. Crime goes up!!

Less then 100 ft away you have hundreds of children running around riding bicycles playing ball etc! This is not a location for a dispensary children do not deserve to have this around their childhood. What type of precedent are we setting? This this will increase the traffic, putting our children at risk. We ALREADY have NO street parking. We have a local park in the location where are children play.

Please hear our voices the petitions. Do not let this happen in our residential neighborhood. We all work so hard day in and day out to do right for our children and raise them the best we can. Having a marijuana dispensary does not help or benefit the well being of our children or are neighborhood. Please do not let this happen!!!

Best Regards,
Elias Casolla
[970 Glenwood Dr.](#)
[Sonoma](#)
[707-321-0595](#)

Sent from my iPad

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Crystal Acker

From: Karla Noyes <Karla@KarlaNoyes.com>
Sent: April 19, 2018 8:44 AM
To: Susan Gorin; Pat Gilardi
Cc: Crystal Acker
Subject: No Marijuana Dispensary at old Fire House at Madrone & Arnold

Dear Supervisor Gorin and District Director Gilard,

You should know that the residents of the Rancho Madrone subdivision, directly across from the proposed retail marijuana drug store at Madrone and Arnold, are adamantly opposed to the approval of the use permit for this business in that location.

In a little over a week we have collected 60 signatures opposing this project. Here is the online version: <https://goo.gl/NKFX8T> with 28 signatures; we have hard-copies with an additional 32, and are actively collecting more.

It heartens us to know that the owners of the apartment complex, The Grove, and the owner of the Madrone Market, strongly oppose this project for many of the same reasons we do. This project - in that location - is wrong in so many ways.

- 1.) It is not compatible with the neighborhood because it is surrounded by residences with a large number of children. FYI there are 122 units with about 400 people in The Grove, and 121 households and many children in the Rancho Madrone subdivision.
- 2.) The increased traffic will add congestion to an already busy intersection, including the difficulty of making a left turn out of their main parking lot on Arnold and having to cross traffic heading north on Arnold.
- 3.) While the project will have the required number of parking spaces for its square footage, we do not think this number is adequate, especially during the first weeks. Customers of the business will take parking away from the much needed on-street parking of the apartment and subdivision residents.
- 4.) This proposed business will cater to, not only medical marijuana users, but recreational users including the 135 known gang members in the Valley as well as hard core drug users. This activity will increase crime in our neighborhood.
- 5.) As a licensed real estate agent I can say, without a doubt, this business will reduce the desirability of our property to potential buyers, especially those with children, thereby reducing the number of potential buyers, and thus property values.

The Rancho Madrone residents:

- Will continue to collect signatures on our petition.
- Will stage at least one public protest on the sidewalk in front of the Fire House as a photo opportunity for the local newspapers. If we're lucky it will be a slow news day and we'll be on the front pages. We are coordinating with local writers and hope to have publication the week of May 13 before the May 23 meeting of the SVCAC.
- We believe we will be able to obtain letters opposing this project in this location from City of Sonoma Chief of Police Bret Sackett, and Sonoma County Sheriff Robert Giordano.

In addition, the residents of Rancho Madrone will speak against approval of this use permit at the upcoming Sonoma Valley Citizens Advisory Commission meeting May 23, as well as at the Board of Zoning Adjustments, and if approved, we are prepared to appeal it before the Board of Supervisors.

Nobody disputes that the sale of marijuana is legal - but not at this location.

Sincerely,

Karla Noyes

P.S. Crystal, would you please distribute this email to the applicant, no one deserves to be blind-sided. Thank you.

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Crystal Acker

From: Pat Gilardi
Sent: May 23, 2018 10:32 AM
Cc: 'Jani Friedman'; Crystal Acker
Subject: FW: Cannabis Dispensary at Madrone and Arnold in Glen Ellen

FYI - Public comment on UPC17-0094 on tonight's agenda. This has been forwarded to the SVCAC commissioners as well.

Best regards,

Pat Gilardi
District Director, Supervisor Susan Gorin First District, County of Sonoma

575 Administration Drive, Room 100A
Santa Rosa, CA 95403
pat.gilardi@sonoma-county.org
phone: 707-565-2241

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

From: Barb Roy [mailto:b_d_roy@yahoo.com]
Sent: Monday, May 21, 2018 12:24 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Cannabis Dispensary at Madrone and Arnold in Glen Ellen

Dear Supervisor Gorin:

While I do not live in the immediate vicinity of Madrone Road, as a resident of Glen Ellen, I am very concerned about the proposal to create a cannabis dispensary in a residential neighborhood. Inasmuch as this location is also a school bus loading zone, it seems particularly inappropriate. The proposal that a fence somehow stops all impacts to the neighborhood does not seem realistic especially when one considers that it is an open corner property with a parking lot entry and borders two public pedestrian walkways. Given the nature of the products, while legal, I believe the location of these entities should be limited to industrial or business areas away from residences.

Thank you,
Barbara Roy
1310 Hill Road
Glen Ellen

Sent from my iPad

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Crystal Acker

From: Pat Gilardi
Sent: May 23, 2018 1:25 PM
Cc: 'Jani Friedman'; Crystal Acker
Subject: FW: Constituent Matter: proposed medical marijuana dispensary at Arnold and Madrone Rd

Commissioners -

Please see below comment on UPC17-0091 on tonight's agenda.

Best regards,

Pat Gilardi
District Director, Supervisor Susan Gorin First District, County of Sonoma

575 Administration Drive, Room 100A
Santa Rosa, CA 95403
pat.gilardi@sonoma-county.org
phone: 707-565-2241

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

From: no-reply@sonoma-county.org [mailto:no-reply@sonoma-county.org] On Behalf Of Meridith Mace
Sent: Wednesday, May 23, 2018 12:48 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Constituent Matter: proposed medical marijuana dispensary at Arnold and Madrone Rd

Sent To: County of Sonoma
Topic: Constituent Matter
Subject: proposed medical marijuana dispensary at Arnold and Madrone Rd
Message: Dear Supervisor Gorin,

I am writing to express my concern and frustration over the proposed dispensary in Glen Ellen. I live close to the location, in Eldridge, and feel strongly this is not an appropriate location for a dispensary. First and foremost, it does not meet all of the criteria set in place for this type of business. Building a wall/fence does not change the proximity to residences. These criteria, specifically created to review this type of business, should not be ignored or overlooked. Secondly, the anticipated 150 customers/day, 6 days a week, is far too much traffic for this intersection. Traffic already backs up during peak traffic times. The limited parking at this location will only add to congestion.

In addition to these 2 practical factors, the timing of this proposal is unfair. The small community of Glen Ellen is already dealing with the uncertainty of the SDC property. Our lives will be changed drastically, regardless of what happens to that land. Perhaps there will be an appropriate space for a dispensary, with adequate parking in the SDC? We'll have to wait and see. Lastly, as you are well aware, many Glen Ellen residents were displaced by the fires last October. These community members are either living temporarily outside of GE or are too distracted by their own life changes to notice this dispensary is in the works. It's unfair to approve this business without their input.

Personally, I am shocked the county would even consider this permit request. This part of Arnold Dr is basically a country road. Anyone who feels this business is appropriate is not representing this small community. We have very few

businesses servicing us locally. A dispensary expecting 900 customers/week is clearly not focused on serving the local population of roughly 1000 people.

Unfortunately, I'm not able to attend the public meeting this evening. I have a commitment with the Mentor Alliance. I hope you will fight to stop this permit from being approved. Thank you for your time.

Meridith Mace

Sender's Name: Meridith Mace
Sender's Email: write2meri@yahoo.com
Sender's Address: 820 Cecelia Dr
Glen Ellen, CA 95442

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Crystal Acker

From: Paul Morrison <pmorrison@marinwater.org>
Sent: June 11, 2018 1:03 PM
To: Crystal Acker
Cc: Karla Noyes (Karla@KarlaNoyes.com); 'Ricardo Capretta'; dave.palmgren1@gmail.com; 'Pam Palmgren'; Liz Morrison (lmorewalk@gmail.com); elias80@sbcglobal.net; Judy Condon (glenellenjudy@gmail.com); Moriah Dunning (moriahdunning@yahoo.com); Reinhardt.lorena@gmail.com; connjd@hotmail.com; ronjudysmalley@yahoo.com; 'write2meri@yahoo.com'
Subject: RE: Follow-Up; UPC17-0094

Crystal, this is why I don't want this brought into my neighborhood. Eight times this year alone! And you wonder why we are upset about your department allowing the less than 100 feet from residential to move forward! Read the article and just think of this going next to your home.

Paul

<http://www.pressdemocrat.com/news/8417727-181/armed-robbers-steal-cash-drugs?sba=AAS>

The break-in marked the eighth known time this year where robbers have entered a home in the county in search of marijuana. Law enforcement has dealt with five separate cases, including two where the robbers broke into more than one house on the same day.

Many of the suspects arrested in connection with such robberies have come from the East Coast, where authorities say they are seeking to take advantage of the black market available for California-grown cannabis.

You can reach Staff Writer Robert Digitale at 707-521-5285 or robert.digitale@pressdemocrat.com.

Armed robbers steal cash, drugs from Sebastopol-area home in latest Sonoma County robbery

ROBERT DIGITALE

THE PRESS DEMOCRAT | June 9, 2018, 3:21PM



A group of armed robbers invaded a Sebastopol-area home early Saturday morning and fired shots as they fled with an undisclosed amount of cash, drugs and personal property, according to the Sonoma County Sheriff's Office.

The case appears to involve marijuana, a Sheriff's Office spokesman said, making it the latest in a series of violent, pot-related home-invasion robberies in Sonoma County this year. A February break-in on Santa Rosa's southwestern outskirts ended with a homeowner shot dead and his relatives tied up.

Saturday's robbery was reported sometime before 2:15 a.m. in the area of Big Plum Drive and Bing Tree Way, south of Sebastopol near Bloomfield and Lone Pine roads.

A man placed a 911 call reporting he had been robbed by four men and that gunshots had been fired before the robbers fled in two vehicles, described as a black sedan and a white sedan. A detailed description of the suspects was not provided.

In some past home-invasion break-ins, groups of robbers came from out of state and used rental cars to get around, said Sheriff's Sgt. Spencer Crum. But investigators couldn't yet say if Saturday's robbery followed that pattern because they have yet to identify those involved.

"We don't know who it is," Crum said of the group of robbers.

Investigators Saturday were releasing few details.

Crum said the victim claimed the robbers were there to steal marijuana. "It's undetermined if they got any or not," he added.

Investigators aren't saying exactly what types of drugs were taken from the home or why the robbers fired shots as they fled.

No one was injured, he said.

Deputies responded to the predawn 911 call, and detectives from the Violent Crimes Unit continued to investigate Saturday.

The break-in marked the eighth known time this year where robbers have entered a home in the county in search of marijuana. Law enforcement has dealt with five separate cases, including two where the robbers broke into more than one house on the same day.

Many of the suspects arrested in connection with such robberies have come from the East Coast, where authorities say they are seeking to take advantage of the black market available for California-grown cannabis.

You can reach Staff Writer Robert Digitale at 707-521-5285 or robert.digitale@pressdemocrat.com.

06/09/18

Crystal Acker, M.S.
Planner III
www.PermitSonoma.org
County of Sonoma
Planning Division I Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403

Dear Ms. Acker,

I attended the Sonoma Valley Citizens Advisory Commission meeting, May 23, because I do not support a marijuana dispensary at the Firehouse at the corner of Madrone and Arnold. I was given this enclosed document by a man that was claiming fraud against the applicant for the marijuana dispensary on Fremont Dr. off of Hwy. 121.

The man and Jani Friedman, the applicant for the Firehouse, are both listed in the fraud papers. I think the decision makers at the county should know about this.

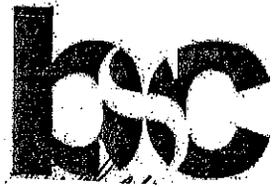
Please include this document in the packet that is being prepared for the Board of Zoning Adjustments about the dispensary at the Firehouse.

Let me know if you have any questions.

Thank you,

A handwritten signature in cursive script that reads "Judy Smalley". The signature is written in black ink and is positioned above the printed name and address.

Judy Smalley
15232 Arnold Dr.
Glen Ellen, CA 95442
707-364-7665



May 21, 2018

VIA EMAIL ONLY

Sonoma County Citizens Advisory Commission
Pat Gilardi
Supervisor Gorin

RE: Re: Jessah Dunn/Haight Street, Inc.'s Cannabis Dispensary
Application UPC17-0091
BCS File No. 8322-10

Dear Commission Members, Mr. Gilardi and Supervisor Gorin,

I represent Anthony's Love, LLC. In advance of the Sonoma Valley Citizens Advisory Commission meeting set for this Wednesday, May 23rd, I write to provide you with information to hopefully assist you in evaluating Jessah Dunn's request for a cannabis dispensary use permit at 105 Fremont Drive ("the Property").

To begin, Anthony's Love, LLC has filed the attached civil complaint (Exhibit A) in Sonoma County Superior Court for fraud and other causes of action against Jessah Dunn and the owner of the Property, Big Toy Storage, LLC ("Big Toy"). As you will read, my clients believe Jessah Dunn, Big Toy and Jessah's father, Christopher Dunn (deceased), made many false representations to my clients in order to persuade them to pay approximately \$198,000 to cultivate, distribute and manufacture on the Property. Promises were made by Ms. Dunn that she would obtain the appropriate permits for the Property to conduct these activities and my clients were told that the zoning (currently Limited Commercial) could be changed to a manufacturing (M1, M2 or M3) based upon the Property's prior manufacturing past. As it turns out, Ms. Dunn never even applied for the zoning change and any such change would be extremely unlikely given the current rules and regulations governing cannabis in Sonoma County. When my clients requested a return of their money, Ms. Dunn refused. Hence, the attached civil complaint.

BEYERS CORBIN SIMON

A Professional Corporation
200 Fourth Street, Suite 400
Post Office Box 878
Santa Rosa, California 95402-0878
Tel 707.547.2000 Fax 707.526.2746
beyerscoslin.com

As additional support for the factual allegations in the civil complaint, I have attached two recordings of Ms. Dunn taken on May 8th when touring the Property (the recordings are attached directly to this email-not as Exhibits). My clients still have possession of the Property (given that Ms. Dunn has not returned a penny of the \$198,000 and my client's right of first refusal), and the recordings were the product of equipment installed by my clients near the commencement of their lease to protect their personal property on site. My clients have run the legality of these recordings past criminal defense attorney Chris Andrian and he agrees that they were legally recorded given that Jessah Dunn did not have a reasonable expectation of privacy when entering the premises. These recordings have also been sent to Brian Keefer of Permit Sonoma, Tim Ricard, and the Sonoma County Sheriff's Department.

Along with each recording is also a word document (Exhibits B and C) to highlight relevant portions of the recordings that support my clients' case that they were lied to and that Ms. Dunn is in the process of finding other investors whose money she hopes to possess. You will also hear (or read if you want to refer just to the word documents) where Jessah Dunn repeatedly states that she is not interested in running a cannabis dispensary and simply wants to sell the dispensary and move on. She also appears to misrepresent the current status of the use permit as approved.

Confirming that Ms. Dunn is currently in the process of selling the Property (and the non-transferable dispensary use permit), I was recently informed by Jessah Dunn's attorney that they were expecting a \$100,000 deposit for the sale of the Property.

As additional support for the belief that Ms. Dunn is currently seeking to sell the Property (and the use permit), I have also attached some recent Craig's List and Loop Net postings (Exhibit D). As you will see, Ms. Dunn represents that she is selling an "Approved Cannabis Dispensary Application" for \$7,000,000. (Of course, her use permit is far from being "approved.") She also advertised for investors in a "Cannabis Campus Development" and represents that the Property has "previously been used for cannabis cultivation" which, given the current zoning, is illegal. Moreover, in Jessah Dunn's dispensary permit application, she represented that there were currently no other cannabis uses associated with the Property--a statement that is difficult to reconcile with her recent advertisements.

As additional support that Jessah Dunn's attempt to sell the Property will likely be fraudulent, I thought you should know that the owner of the Property at 105 Fremont, Big Toy Storage, LLC is a suspended entity and has been suspended since 2014. I'm not sure how this impacts the Dispensary Use Permit Application, but the impact of an LLC or corporation being placed in suspended status is substantial. When an LLC is suspended, it loses all rights and privileges and cannot legally operate. In that

regard, a suspended LLC is typically required to close its business and stop all business-related activity. Moreover, a suspended LLC cannot sue or defend an action in court. Furthermore, a suspended LLC that provides services, or goods, to third parties while suspended may not be able to collect payment for such services or goods since the suspended LLC technically was not permitted to engage in any business transactions.

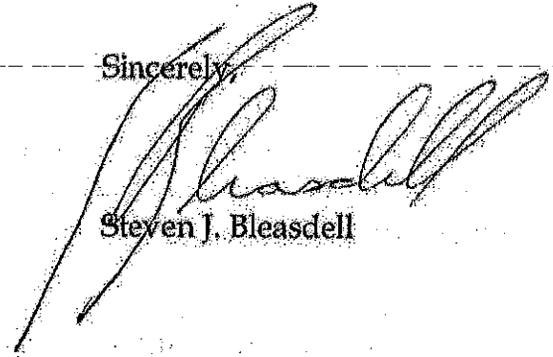
In a very real sense, any attempt to sell the Property would be impossible given that the owner (Big Toy) cannot enter into contracts. Moreover, whatever contractual relationship exists between the owner of the Property and the applicant (Haight Street, Inc.) is likely unenforceable since the owner has not had legal capacity to contract since January 2, 2014 (long before Haight Street even came into existence).

To support the suspended status of Big Toy, I have attached certified copies of documents recently obtained from the California Secretary of State (Exhibit E). Instead of paying the back taxes or penalties that must have caused the suspension, Chris Dunn (Jessah Dunn's father and original signatory to the use permit application) instead filed a new LLC with exactly the same name on January 16, 2018. This new Big Toy Storage, LLC has a different entity number (201801610426) than the Big Toy Storage LLC that actually owns the Property (200723210028) and has no ownership interest in the Property (I have checked public records and the last deed transfer for the Property was 9/19/2007 from the Spanier Family Living Trust to Big Toy Storage, LLC. This was just before Big Toy Storage was registered with the California Secretary of State on August 20, 2007).

Finally, I suspect the Board will be interested to know that Big Toy's lender on the Property, Thomas Spanier, recently recorded the attached "Notice of Default" (Exhibit F) informing that Big Toy owes \$3,050,000+ on the Property and demanding that amount be paid to avoid foreclosure. Along with the recordings and the recent postings attempting to sell the Property, the Notice of Default supports a conclusion that Ms. Dunn is desperate to sell the Property for millions and has no interest in becoming a responsible and contributing member of the cannabis community. This is all about money for Ms. Dunn and, most probably, money that will be ill gotten in the end.

I understand that when use permit applicants present to your Board, they often stand before you with a message of community spirit, responsible cannabis stewardship and caring about the citizenry. I write to hopefully provide some context for you to better appreciate the veracity of Jessah Dunn's anticipated presentation. Thank you for your time and consideration.

Sincerely,



Steven J. Bleasdel

Enclosures

EXHIBIT A

1 16. Upon entering into the Lease, and in reliance upon Defendants' promises and
2 representations, ANTHONY'S paid \$84,000 to Defendants. Of this amount, \$64,000 was a deposit and
3 \$21,000 was for rent for the period of December 1, 2017 through December 31, 2017. Thereafter,
4 ANTHONY'S paid an additional \$21,000 in rent for the month of January, 2018 and an additional
5 \$21,000 for the month of February and commenced improvements to the Premises in preparation for
6 commencing operations consistent with the use provisions of the Lease.

7
8 17. Eventually, ANTHONY'S discovered that Defendants' representations as to the permits
9 and the zoning of the Property were untrue. No temporary permits had been obtained and the Property
10 was not zoned for the cultivation of cannabis. ANTHONY'S has recently discovered that the zoning for
11 the Property is LC ("Limited Commercial") and, based upon information and belief as well as
12 discussion with Sonoma County employees, is a zoning designation which means that cannabis cannot
13 legally be cultivated or manufactured anywhere on the Property. As a result, the Lease is currently
14 illegal (at least partially) without any possible benefit to ANTHONY'S as ANTHONY'S cannot make
15 use of the Premises without violating the law and without violating the terms of the Lease which
16 provides that "no other use" other than "Cannabis Associated Uses" is allowed.

17
18 18. After discovering the misrepresentations, ANTHONY'S ceased paying any further rent,
19 demanded that Defendants cure their breach of the Lease and demanded the return of the prior monthly
20 Lease payments given that ANTHONY'S derived no value from the Lease and BIG TOY failed to
21 deliver the Premises as promised.

22
23 19. In response, J. DUNN represented to ANTHONY'S that Defendants are working on
24 curing the lack of permits and believes that she can convince the Sonoma County Permit & Resource
25 Management Department ("PRMD") to issue cannabis related permits due to the historic use of the
26 Property for textile manufacturing. To date, this has not occurred and ANTHONY'S remains unable to
27 use the Premises consistent with the Lease use provision specifying "cannabis associated uses and for
28

1 no other purposes" without violating the law. While ANTHONY'S is willing to temporarily keep the
2 \$63,000 deposit in place in order to allow Defendants time to cure their breach and obtain appropriate
3 permits, ANTHONY'S seeks return of the \$63,000 paid as rent for the months of December, 2017
4 (\$21,000), January, 2018 (\$21,000) and February, 2018 (\$21,000). ANTHONY'S has expressly
5 informed J. DUNN that when Defendants deliver the Premises in a condition such that ANTHONY'S
6 can use the Premises for "Cannabis Associated Uses", ANTHONY'S will re-commence making timely
7 rental payments.

8
9 20. Upon ANTHONY'S discontinuation of rental payments, J. DUNN has demanded that
10 ANTHONY'S continue to make rental payments and represented that she will seek to rent the Premises
11 to a new tenant should rental payments not resume. However, ANTHONY'S is not seeking to
12 terminate the Lease and contends that Defendants are bound by the terms of the Lease and must use all
13 reasonable efforts to cure their breaches and misrepresentations. The Lease Addendum also provides
14 that BIG TOY "desires to obtain a permit for a dispensary on the property" and that BIG TOY "agrees
15 to provide Lessee with the right of first refusal in connection with the purchase of the permit for the
16 dispensary." The Lease Addendum further provides that "Lessee shall have the right of first refusal to
17 rent any and all rental space available in any new building(s) constructed on the Property."

18
19 21. ANTHONY'S contends that these rights of first refusal are binding upon BIG TOY and
20 Defendants as a whole, regardless of whether Defendants are able to cure Defendants breach of the
21 Lease and the associated lack of permitting for the Property. ANTHONY'S further contends that the
22 \$63,000 deposit obligates BIG TOY, and or its successors, assigns or affiliated companies, including
23 but not limited to Haight Street, Inc. (an entity believed to be controlled by Defendants that has applied
24 to Sonoma County for the Dispensary Permit on the Property), to honor the rights of first refusal. If
25 BIG TOY cannot, and either fails to get the dispensary permit and/or cannot legally transfer the
26 dispensary permit to ANTHONY'S, Defendants must also return the \$63,000 deposit.

The Letters of Intent To Lease Dispensary and Other Areas

1
2 22. In December of 2017, Defendants prepared and delivered to Plaintiffs LOBRO,
3 FRIEDMAN and ANTHONY'S, three Letters of Intent. One was entitled "Letter Of Intent To Lease
4 Dispensary" ("Dispensary LOI"). The others were entitled "Letter of Intent To Lease Area For
5 Cannabis" and "Letter Intent To Lease" that were, respectively, letters pertaining to 108 Fremont Drive
6 and 109 Fremont Drive. Collectively, all three Letters of Intent shall be referred to herein as the
7 "LOIs". True and correct copy of the 3 LOIs are attached hereto as Exhibit B. Plaintiffs LOBRO,
8 FRIEDMAN and ANTHONY'S are "referred to as Lessee" and BIG TOY and C. DUNN are "referred
9 to as Lessor" in each of the LOIs.

10
11 23. As set forth in identical language in each of the LOIs, they were "intended solely as a
12 preliminary expression of general intentions and is to be used for discussion purposes only and as a
13 format for the terms and conditions of a Lease Agreement." Each also specifies that they are "non-
14 binding" and that "[o]nly a fully executed Lease Agreement for the above described property will be the
15 binding agreement between the parties."

16
17 24. While the LOIs were signed by LOBRO and FRIEDMAN on December 27, 2017,
18 Plaintiffs are informed and believe that none were signed by any of the Defendants. In connection with
19 the LOIs, Plaintiff LOBRO delivered to J. DUNN a total of \$70,000 (Seventy Thousand Dollars) and J.
20 DUNN provided a receipt for the \$70,000. A copy of the receipt signed by J. DUNN is attached hereto
21 as Exhibit C. The payment of \$70,000 was only a good faith payment (\$50,000 for the Dispensary LOI
22 and \$10,000 for the other two LOIs) which were paid upon Defendants' representations that the
23 payments were necessary to secure the possibility of binding lease agreements, and also upon
24 Defendants' representations and promises that if binding lease agreements were not executed, the funds
25 would be returned.

SECOND CAUSE OF ACTION
(Breach of Oral Contract)
By Plaintiffs Against All Defendants and Does 1-10

1
2
3 30. Plaintiffs hereby incorporate by reference, as if fully stated herein, paragraphs 1 through
4 29 above.

5
6 31. By the plain terms of the non-binding LOIs, and by and through representations and
7 promises made by Defendants, it was agreed by Defendants and Plaintiffs that any funds tendered by
8 Plaintiffs in connection with LOIs would be returned unless an actual binding lease agreement for the
9 dispensary was executed.

10 32. No binding lease agreements were executed and Plaintiffs have demanded the return of
11 the \$70,000 payment. Defendants have failed and refused to return any of the funds.

12
13 33. As a result of Defendants' breaches, Plaintiffs have suffered damages, and continues to
14 suffer damages, in the amount of \$70,000, plus pre-judgment interest, and attorney's fees and costs.

15 Wherefore, ANTHONY'S prays for judgment as set forth below.

THIRD CAUSE OF ACTION
(Fraud-Fraudulent Inducement)
Against all Defendants and Does 1-10

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17
18
19 34. Plaintiffs hereby incorporate by reference, as if fully stated herein, paragraphs 1 through
20 33 above.

21
22 35. In connection with, prior to, and during the negotiations for the Lease, Defendants, made
23 several material and intentional misrepresentations of fact and promises to perform. These
24 representations and promises were false because Defendants did not intend to abide by these promises
25 and did not believe the representations to be true. Among other misrepresentations, Defendants
26 represented that the Property was properly zoned for the cultivation and manufacture of cannabis.
27 Defendants also represented that they had obtained the appropriate temporary permits that would allow
28

1 ANTHONY'S to immediately commence operations consistent with the "Use" as set forth in Section 4
2 of the Lease. Defendants also expressly represented and promised in Addendum No. 1 to the Lease,
3 Section 6, that Defendants would "obtain all necessary permits, building permits and associated permits
4 relating to the use of the Premises" In connection with the LOIs, Defendants represented and
5 agreed that the LOI's were non-binding and that they would return the \$70,000 good faith tender by
6 Plaintiffs if the parties were unable to execute binding lease agreements with respect to the properties
7 referenced in the LOIs.

8
9 36. Plaintiffs reasonably and justifiably relied upon Defendants false representations in
10 agreeing to enter into the LOIs, making a \$70,000 good faith tender, and paying \$63,000 in lease
11 payments pursuant to the Lease. Plaintiffs also paid a deposit of \$63,000 in connection with the Lease
12 based upon Defendants' representations that they could get permanent permits to conduct cannabis
13 operations which may turn out to be untrue. Defendants knowingly or recklessly made these false
14 material representations and promises to Plaintiffs with the intent to deceive Plaintiffs and induce
15 Plaintiffs to rely upon the fraudulent representations so that Plaintiffs would pay money to Defendants.

16
17 37. Plaintiffs were unaware of the falsity of Defendants' representations. Had Plaintiffs
18 known that Defendants' representations were false, Plaintiffs would never have made any payments
19 pursuant to the Lease until it could actually have some benefit to Plaintiffs. Moreover, Plaintiffs would
20 never have paid \$70,000 to Defendants in connection with the non-binding LOIs. As a result of
21 Defendants' intentional misrepresentations and fraudulent inducement to get Plaintiffs to part with
22 money, Plaintiffs suffered damages and continue to suffer damages in an amount to be proven at trial
23 but believed to exceed \$133,000, plus interest. If Defendants' representation that the Premises can be
24 permitted for the cultivation and/or manufacture of cannabis also turns out to be untrue, Plaintiffs'
25 damages will increase to at least \$196,000 (\$63,000 in payments on the Lease, the \$63,000 Lease
26 deposit, plus the \$70,000 good faith tender pursuant to the Dispensary LOI).

1 38. Plaintiffs allege that the aforementioned conduct of Defendants was malicious,
2 fraudulent and oppressive within the meaning of California Civil Code § 3294 and was undertaken with
3 the intention on the part of Defendants to deprive Plaintiffs of property money and or legal rights and
4 constitutes conduct that is despicable, subjecting Plaintiffs to a cruel and unjust hardship in conscious
5 disregard of Plaintiffs' rights, so as to justify an award of exemplary and punitive damages according to
6 proof.

7 Wherefore, ANTHONY'S prays for judgment as set forth below.

8 **FOURTH CAUSE OF ACTION**
9 **(Negligent Misrepresentation)**
10 **By Plaintiffs Against All Defendants and Does 1-10**

11 39. Plaintiffs hereby incorporate by reference, as if fully stated herein, paragraphs 1 through
12 38 above.

13 40. When Defendants made the above set forth representations, Defendants had no
14 reasonable grounds to make the representations. Defendants made these representations with the
15 intention to deceive and defraud Plaintiffs and to induce them to act in reliance on these representations,
16 and with the expectation that Plaintiffs would so act.

17
18 41. At the time Defendants made these representations, Plaintiffs believed them to be true.
19 In reliance on these representations, Plaintiffs were induced to deliver, and did in fact deliver, \$196,000
20 in funds to Defendants.

21
22 42. Had Plaintiffs known the true facts, they would not have delivered the funds to
23 Defendants. Plaintiffs' reliance on Defendants' representations was justified.

24
25 43. As a proximate result of Defendants' conduct and representations, Plaintiffs suffered
26 damages and continues to suffer damages in an amount to be proven at trial but believed to exceed
27 \$133,000, plus interest. If Defendants' representation that the Premises can be permitted for the
28

1 cultivation and/or manufacture of cannabis also turns out to be untrue, Plaintiffs' damages will increase
2 to at least \$196,000 (\$63,000 in payments on the Lease, the \$63,000 Lease deposit, plus the \$70,000
3 good faith tender pursuant to the LOIs).

4
5 44. Plaintiffs allege that the aforementioned conduct of Defendants was malicious,
6 fraudulent and oppressive within the meaning of California Civil Code § 3294 and was undertaken with
7 the intention on the part of Defendants to deprive Plaintiffs of property money and or legal rights and
8 constitutes conduct that is despicable, subjecting Plaintiffs to a cruel and unjust hardship in conscious
9 disregard of Plaintiffs' rights, so as to justify an award of exemplary and punitive damages according to
10 proof.

11 Wherefore, ANTHONY'S prays for judgment as set forth below.

12
13 **FIFTH CAUSE OF ACTION**
14 **(Common Count—Money Had and Received)**
15 **By Plaintiffs Against All Defendants and Does 1-10**

16 45. Plaintiffs hereby incorporate by reference, as if fully stated herein, paragraphs 1 through
17 44 above.

18 46. In association with the Lease and the LOIs, defendant paid, laid out, provided and/or
19 expended, at least \$195,000 to Defendants, or some of them, at Defendants' special insistence and
20 request. Defendants were either not entitled to receive that money, or were obligated to return that
21 money to Plaintiffs upon demand. Despite Plaintiffs' demand and insistence that at least \$133,000 of
22 that money be returned, Defendants have failed and refused to return any of it.

23
24 47. As a proximate result of Defendants' conduct, Plaintiffs suffered damages and continues
25 to suffer damages in an amount to be proven at trial but believed to exceed \$133,000, plus interest. If
26 Defendants' representation that the Premises can be permitted for the cultivation and/or manufacture of
27 cannabis also turns out to be untrue, Plaintiffs' damages will increase to at least \$196,000 (\$63,000 in
28

1 payments on the Lease, the \$63,000 Lease deposit, plus the \$70,000 good faith tender pursuant to the
2 LOIs).

3
4 Wherefore, ANTHONY'S prays for judgment as set forth below.

5
6 **SIXTH CAUSE OF ACTION**

7 **(Declaratory Relief)**

8 **By ANTHONY'S Against All Defendants and Does 1-10**

9 48. Plaintiffs hereby incorporate by reference, as if fully stated herein, paragraphs 1 through
10 47 above.

11
12 49. Actual controversies have arisen and now exist between ANTHONY'S and Defendants
13 with respect to their rights and obligations under the Lease and the Lease Addendum.

14
15 50. ANTHONY'S contends all the following: a.) That the obligations set forth in the Lease
16 and Lease Addendum remain binding upon BIG TOY regardless of whether ANTHONY'S continues to
17 pay rent as demanded by Defendants; b.) That Defendants cannot lease the Premises to others; c.) That
18 Defendants must honor BIG TOY's lease obligations by making every effort to "obtain all necessary
19 permits" for the cultivation or manufacture of cannabis on the Property and, if unsuccessful return all
20 funds paid by ANTHONY'S in connection with the Lease (\$126,000); d.) That the \$63,000 deposit paid
21 by ANTHONY'S to BIG TOY in connection with the Lease, obligates BIG TOY, and or its successors,
22 assigns or affiliated companies, including but not limited to Haight Street, Inc. (an entity believed to be
23 controlled by Defendants that has applied to Sonoma County for the Dispensary Permit on the
24 Property), to honor the rights of first refusal contained in the Lease Addendum and that Defendants are
25 therefore barred from attempting to lease or sell the dispensary, or other buildings constructed on the
26 Property, to others without first offering to lease or sell them to ANTHONY'S; and e.) That Defendants
27 are only relieved of any of their Lease Obligations (if at all), once Defendants make every effort and fail

1 to obtain permits for the cultivation or manufacture of cannabis on the Property, and Defendants and
2 their related or controlled entities (including but not limited to Haight Street, Inc.) fail to get the
3 dispensary permit and Defendants return all funds paid to Defendants (\$126,000), and all of
4 ANTHONY'S expenses associated with the Lease and the Lease Addendum are reimbursed.

5
6 51. ANTHONY'S is informed and believes, and thereon alleges, that Defendants disagree
7 with the above contentions and believe that ANTHONY'S must continue to pay rent despite the fact
8 that the express use provision in the Lease for "Cannabis Associated Uses and for no other purpose" is
9 currently impossible and illegal. ANTHONY'S is also informed and believes, and thereon alleges, that
10 Defendants are seeking to violate the Lease by leasing the Premises to others, and that Defendants
11 believe they can keep all of ANTHONY'S money without honoring Defendants' obligations set forth in
12 the Lease and the Lease Addendum.

13
14 52. ANTHONY'S desires a judicial determination and a resultant declaration as to the
15 rights, obligations and duties of the parties vis-à-vis the Lease and the Lease Addendum as set forth
16 above. A declaration of the rights, obligations and duties of ANTHONY'S and Defendants with respect
17 to these issues is necessary and appropriate at this time in these circumstances in order that
18 ANTHONY'S and Defendants can ascertain their respective rights in the Property and the Premises and
19 their obligations going forward.

20
21 WHEREFORE, ANTHONY'S prays for judgment against Defendants as follows:

22 On the First Cause of Action for Breach of Written Contract:

- 23 1. Damages in the amount of \$63,000 or \$126,000 depending upon whether
24 Defendants can secure appropriate permits for the cultivation of cannabis on the
25 Property.

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On the Second Cause of Action for Breach of Oral Contract:

1. Damages in the amount of \$70,000.

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On the Third Cause of Action for Fraud:

1. Damages in the amount of \$133,000 or \$196,000 depending upon whether Defendants can secure appropriate permits for the cultivation of cannabis on the Property.
2. For Punitive Damages according to proof.

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On the Fourth Cause of Action for Negligent Misrepresentation:

1. Damages in the amount of \$133,000 or \$196,000 depending upon whether Defendants can secure appropriate permits for the cultivation of cannabis on the Property.
2. For Punitive Damages according to proof.

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21
On the Fifth Cause of Action for Money Had And Received:

1. Damages in the amount of \$133,000 or \$196,000 depending upon whether Defendants can secure appropriate permits for the cultivation of cannabis on the Property.

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On the Sixth Cause of Action for Declaratory Relief:

1. For a Judicial Declaration of the following:
- a.) That the obligations set forth in the Lease and Lease Addendum remain binding upon BIG TOY regardless of whether ANTHONY'S continues to pay rent as demanded by Defendants.
- b.) That Defendants cannot lease the Premises to others.

1 c.) That Defendants must honor BIG TOY's lease obligations by making every
2 effort to "obtain all necessary permits" for the cultivation or manufacture of
3 cannabis on the Property and, if unsuccessful return all funds paid by
4 ANTHONY'S in connection with the Lease (\$126,000).

5 d.) That the \$63,000 deposit paid by ANTHONY'S to BIG TOY in connection
6 with the Lease, obligates BIG TOY, and or its successors, assigns or affiliated
7 companies, including but not limited to Haight Street, Inc. (an entity believed to
8 be controlled by Defendants that has applied to Sonoma County for the
9 Dispensary Permit on the Property), to honor the rights of first refusal contained
10 in the Lease Addendum and that Defendants are therefore barred from attempting
11 to lease or sell the dispensary, or other buildings constructed on the Property, to
12 others without first offering to lease or sell them to ANTHONY'S.

13 e.) That Defendants are only relieved of any of their Lease Obligations (if at all),
14 once Defendants make every effort and fail to obtain permits for the cultivation
15 or manufacture of cannabis on the Property, and Defendants and their related or
16 controlled entities (including but not limited to Haight Street, Inc.) fail to get the
17 dispensary permit and Defendants return all funds paid to Defendants (\$126,000),
18 and all of ANTHONY'S expenses associated with the Lease and the Lease
19 Addendum are paid.

20 For All Causes of Action:

- 21 1. Pre-Judgment interest at the rate of 10% per annum from the time of Defendants
22 demanded return of the money until Judgment.
23 2. For reasonable attorneys' fees according to proof;
24 3. For costs of suit incurred herein; and
25

26 ////

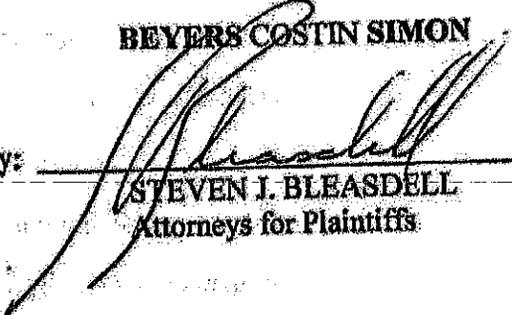
27 ////

4. For such other and further relief as the court deems just and proper.

DATED: March 16, 2018

BEYERS COSTIN SIMON

By: _____


STEVEN J. BLEASDELL
Attorneys for Plaintiffs

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EXHIBIT A

COMMERCIAL LEASE AND DEPOSIT RECEIPT

THIS FORM FOR USE
IN CALIFORNIA ONLY

Real Estate Forms
Since 1982

AGENCY RELATIONSHIP CONFIRMATION. Note: This confirmation does NOT take the place of the AGENCY DISCLOSURE form which may be required by law. The following agency relationship is hereby confirmed for this transaction and supersedes any prior agency election (if no agency relationship, insert "NONE"):

LISTING AGENT: _____ is the agent of (check one):
(Print Firm Name)

the Lessor exclusively; or both the Lessee and the Lessor.
LEASING AGENT: _____ (if not the same as the Listing Agent) is the agent of (check one):
(Print Firm Name)

the Lessee exclusively; or the Lessor exclusively; or both the Lessee and the Lessor.

RECEIVED FROM Anthony's Lane LLC hereinafter referred to as LESSEE, the sum of
\$ 24,000.00 cash and two months (dollars)
evidenced by _____ as a deposit which will belong to Lessor and will be applied as follows:

	TOTAL	RECEIVED	BALANCE DUE PRIOR TO OCCUPANCY
Rent for the period from <u>12/01/2017</u> to <u>12/31/2017</u>	\$ <u>21,000.00</u>	\$ _____	\$ <u>21,000.00</u>
Security deposit (not applicable toward last month's rent)	\$ <u>42,000.00</u>	\$ _____	\$ <u>42,000.00</u>
Other _____	\$ <u>21,000.00</u>	\$ _____	\$ <u>21,000.00</u>
TOTAL	\$ <u>84,000.00</u>	\$ _____	\$ <u>84,000.00</u>

In the event this Lease is not accepted by the Lessor within 3 days, the total deposit received will be refunded.

Lessee offers to lease from Lessor the premises described as 108 Fremont Dr Sonoma CA 95478
("the Premises") consisting of approximately 10,500 rentable square feet, which is approximately 10 % of the total rental square footage of the entire property, upon the following terms and conditions:

- TERM.** The term will commence on (date) December 01, 2017 and end on (date) November 30, 2020.
- RENT.** The base rent will be \$ 21,000.00 per month payable on the 1st day of each month.
After the first 12 months the rent will be adjusted as follows:

SELECT OPTION:

INDEXED LEASE: Effective upon the first day of the month immediately following the expiration of 12 months from date of commencement of the term, and upon the expiration of each 12 months thereafter in accordance with changes in the U.S. Consumer Price Index for All Urban Consumers (1982-84 = 100); or (other index) _____ ("CPI"). The base rent will be increased to an amount equal to the monthly rent, multiplied by a fraction, the numerator of which is the CPI for the second calendar month immediately preceding the adjustment date, and the denominator of which is the CPI for the second calendar month preceding the commencement of the Lease term; provided however, that the monthly rent will not be less than that immediately preceding the adjustment.

OR SELECT OPTION:

FLAT LEASE: Effective upon the first day of the month immediately following the expiration of 12 months from the date of commencement of the term, and upon the expiration of each 12 months thereafter, the rent will increase None % annually or _____.

All rents will be paid to Lessor or his or her authorized agent, at the following address: _____
or at such other places as may be designated by Lessor from time to time. In the event rent is not received by Lessor within 5 days after due date, Lessee agrees to pay a late charge of \$ 200.00 plus interest at 12 % per annum on the delinquent amount. Lessee further agrees to pay \$ 200.00 for each dishonored bank check. The late charge period is not a grace period, and Lessor is entitled to make written demand for any rent if not paid when due.

NET LEASE PROVISIONS.

Lessee agrees to pay, in addition to the base monthly rental set forth in item 2, Lessee's proportionate share of the Lessor's operating expenses, including utility and service costs, insurance, real property taxes, and common area maintenance. Lessee's share is based on the ratio of the square footage of the Premises to the total square footage of the rental space of the entire property of which the Premises are a part. Lessee's monthly share of said expenses at the commencement of the term is \$ to be determined.

- USE.** The premises are to be used for the operation of CANNABIS ASSOCIATED USES and for no other purpose, without prior written consent of Lessor. Lessee will not commit any waste upon the premises, or any nuisance or act which may disturb the quiet enjoyment of any tenant in the building.

- USES PROHIBITED.** Lessee will not use any portion of the premises for purposes other than those specified. No use will be made or permitted to be made upon the premises, nor acts done, which will increase the existing rate of insurance upon the property, or cause cancellation of insurance policies covering the property. Lessee will not conduct or permit any sale by auction on the premises.

Lessee [Signature] has read this page.

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6. **ASSIGNMENT AND SUBLETTING.** Lessee will not assign this Lease or sublet any portion of the premises without prior written consent of the Lessor, which will not be unreasonably withheld. Any such assignment or subletting without consent will be void and, at the option of the Lessor, will terminate this Lease.

7. **ORDINANCES AND STATUTES.** Lessee will comply with all statutes, ordinances, and requirements of all municipal, state and federal authorities now in force, or which may later be in force, regarding the use of the premises. The commencement or pendency of any state or federal court abatement proceeding affecting the use of the premises will, at the option of the Lessor, be deemed a breach of this Lease.

8. **MAINTENANCE, REPAIRS, ALTERATIONS.** Unless otherwise indicated, Lessee acknowledges that the premises are in good order and repair. Lessee will, at his or her own expense, maintain the premises in a good and safe condition, including plate glass, electrical wiring, plumbing and heating and air conditioning installations, and any other system or equipment. The premises will be surrendered, at termination of the Lease, in as good condition as received, normal wear and tear excepted. Lessee will be responsible for all repairs required during the term of the lease, except the following which will be maintained by Lessor: roof, exterior walls, parking lot structural foundations (including any retrofitting required by governmental authorities) and the following: **LESSOR IS TO MAINTAIN SURROUNDING**

AREAS AND LESSEE WILL REIMBURSE LESSOR FOR LESSOR'S EXPENSES

The cost of alterations required by local, state or federal law (such as the Americans with Disabilities Act) as a result of Lessee's use of the premises shall be the Lessee's responsibility.

Lessee will, will not maintain the property adjacent to the premises, such as sidewalks, driveways, lawns, and shrubbery, which would otherwise be maintained by Lessor.

No improvement or alteration of the premises will be made without the prior written consent of the Lessor. Prior to the commencement of any substantial repair, improvement, or alteration, Lessee will give Lessor at least two (2) days written notice in order that Lessor may post appropriate notices to avoid any liability for liens. If the improvement or alteration results in an increase in real property taxes, the amount of the increase (check one) will be paid by Lessee as additional rent, will be paid by Lessor.

9. **ENTRY AND INSPECTION.** Lessee will permit Lessor or Lessor's agents to enter the premises at reasonable times and upon reasonable notice for the purpose of inspecting the premises, and will permit Lessor, at any time within sixty (60) days prior to the expiration of this Lease, to place upon the premises any usual "For Lease" signs, and permit persons desiring to lease the premises to inspect the premises at reasonable times.

10. **INDEMNIFICATION OF LESSOR.** Lessor will not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the premises. Lessee agrees to hold Lessor harmless from any claims for damages arising out of Lessee's use of the premises, and to indemnify Lessor for any expenses incurred by Lessor in defending any such claims.

11. **POSSESSION.** If Lessor is unable to deliver possession of the premises at the commencement date in Item 1, Lessor will not be liable for any damage caused by the delay, nor will this Lease be void or voidable, but Lessee will not be liable for any rent until possession is delivered. Lessee may terminate this Lease if possession is not delivered within 30 days of the commencement term in Item 1.

12. **LESSEE'S INSURANCE.** Lessee, at his or her expense, will maintain plate glass, public liability, and property damage insurance insuring Lessee and Lessor with minimum coverage as follows: ONE MILLION COMPRESSIVE ONE MILLION LIABILITY/ONE MILLION FIRE. Lessee will provide Lessor with a Certificate of insurance showing Lessor as additional insured. The policy will require ten (10) day's written notice to Lessor prior to cancellation or material change of coverage.

13. **LESSOR'S INSURANCE.** Lessor will maintain hazard insurance covering one hundred percent (100%) of actual value of improvements throughout the Lease term. Lessor's insurance will not insure Lessee's personal property, household improvements, or trade fixtures.

14. **SUBROGATION.** To the maximum extent permitted by insurance policies which may be owned by the parties, Lessor and Lessee waive any and all rights of subrogation against each other which might otherwise exist.

15. **UTILITIES.** Lessee will be responsible for the payment of the following utilities and services:
 water gas electricity heat refuse janitorial
Lessor will be responsible for all other services and utilities, except:

16. **SIGNS.** Lessee will not place, maintain, nor permit any sign or awning on any exterior door, wall, or window of the premises without the express written consent of Lessor, which will not be unreasonably withheld, and of appropriate governmental authorities.

17. **ABANDONMENT OF PREMISES.** Lessee will not vacate or abandon the premises at any time during the term of this Lease. If Lessee does abandon or vacate the premises, or is dispossessed by process of law, or otherwise, any personal property belonging to Lessee left on the premises will be deemed to be abandoned, at the option of Lessor.

18. **CONDEMNATION.** If any part of the premises is condemned for public use, and a part remains which is susceptible of occupation by Lessee, this Lease will, as to the part taken, terminate as of the date the condemnor acquires possession. Lessee will be required to pay such proportion of the rent for the remaining term as the value of the premises remaining bears to the total value of the premises at the date of condemnation; provided, however, that either party may, at his or her option, terminate this Lease as of the date the condemnor acquires possession. In the event that the premises are condemned in whole, or the remainder is not susceptible for use by the Lessee, this Lease will terminate upon the date which the condemnor acquires possession. All sums which may be payable on account of any condemnation will belong solely to the Lessor, except that Lessee will be entitled to retain any amount awarded to him or her for his or her trade fixtures and moving expenses.

19. **TRADE FIXTURES.** Any and all improvements made to the premises during the term will belong to the Lessor, except trade fixtures of the Lessee. Lessee may, upon termination, remove all his or her trade fixtures, but will pay for all costs necessary to repair any damage to the premises occasioned by the removal.

Lessee [Signature] has read this page.

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- 20. **DESTRUCTION OF PREMISES.** In the event of a partial destruction of the premises during the term, from any cause except acts of war or acts of Lessee, Lessor will promptly repair the premises, provided that such repairs can be reasonably made within sixty (60) days. Such partial destruction will not terminate this Lease, except that Lessee will be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs interferes with the business of Lessee on the premises. If the repairs cannot be made within sixty (60) days, this Lease may be terminated at the option of either party by giving written notice to the other party within the sixty (60) day period.
- 21. **HAZARDOUS MATERIALS.** Lessee will not use, store, or dispose of any hazardous substances upon the premises, except the use and storage of such substances that are customarily used in Lessee's business, and are in compliance with all governmental laws, regulations and ordinances. Lessee will be responsible for the cost of removal of any such materials caused by Lessee's use of the premises.
- 22. **INSURANCE.** The acquisition of a fire policy, an endorsement for the interests of creditors, or the filing of a petition in bankruptcy by or against Lessee, will constitute a breach of this Lease by Lessee.
- 23. **EXPENSES.** In the event of any breach of this Lease by Lessee, Lessor may, at his or her option, terminate the Lease and recover from Lessee: (a) the worth at the time of breach of the unpaid rent which had been earned at the date of termination (b) the worth at the time of breach of the payment by which the unpaid rent which would have been earned after termination and the term of the period exceeds the amount of such rental less that the Lessee would have been reasonably obligated to pay at the time of the time of breach of the amount by which the unpaid rent for the balance of the term after the time of breach exceeds the amount of such rental less that the Lessee would have been reasonably obligated; and (c) any other amount necessary to compensate Lessor for all the damages proximately caused by the Lessee's failure to perform his or her obligations under the Lease or which in the ordinary course of things would be likely to result therefrom, including, but not limited to, that portion of any leasing commission paid by Lessor and applicable to the unexpired term of the lease. Lessor may, in the alternative, terminate this Lease in effect, as long as Lessor does not terminate Lessor's right to possession, and Lessor may exercise all of Lessor's rights and remedies under the Lease, including the right to recover the rent as if Lessee had breached the Lease. If such breach of Lease continues, Lessor may, at any time thereafter, elect to terminate the Lease. These provisions will not restrict any other rights or remedies which Lessor may have.
- 24. **SECURITY.** The security deposit will ensure the performance of the Lessee's obligations. Lessee may, but will not be obligated to, apply all or portions of the deposit or portions of Lessee's obligations. Any balance remaining upon termination will be returned to Lessee. Lessee will not have the right to apply the security deposit to payment of the rent owed.
- 25. **DEPOSIT REFUND.** The balance of all deposits will be returned within thirty (30) days, by mail, to the party who provided the deposit, less any charges made against the deposit by Lessee.
- 26. **ATTORNEY FEES.** In any action, arbitration, or other proceeding involving a dispute between Lessor and Lessee arising out of this Lease, the prevailing party will be entitled to reasonable attorney fee, expert witness fees, and costs.
- 27. **WAIVER.** No failure of Lessor to enforce any term of this Lease will be deemed to be a waiver.
- 28. **NOTICES.** Any notice which either party may or is required to give, will be given by mailing the notice, postage prepaid, to Lessee at the premises, or to Lessor at the address shown in Item 2, or at such other places as may be designated in writing by the parties from time to time. Notice will be effective five (5) days after mailing, or on personal delivery, or when receipt is acknowledged in writing.
- 29. **HOLDING OVER.** Any holding over after the expiration of this Lease, with the consent of Lessor, will be a month-to-month tenancy at a monthly rent equal to the rent for the month immediately preceding the expiration date, plus \$10,000. The monthly rent shall be payable in advance and the occupancy subject to all of the other terms and conditions of this Lease, as applicable, until either party terminates the tenancy by giving the other party thirty (30) days written notice.
- 30. **TIME.** Time is of the essence of this Lease.
- 31. **HEIRS, ASSIGNS, SUCCESSORS.** This Lease is binding upon and inures to the benefit of the heirs, assigns, and successors of the parties.
- 32. **OPTION TO RENEW.** Provided that Lessee is not in default in the performance of this Lease, Lessee will have the option to renew the Lease for an additional term of 36 months commencing at the expiration of the initial Lease term. All of the terms and conditions of the Lease will apply during the renewal term, except that the monthly rent will be the sum of \$ TBD which will be adjusted after commencement of the renewal term in accordance with any increases set forth in Paragraph Item 2.
The option will be exercised by written notice given to Lessor not less than 90 days prior to the expiration of the initial Lease term. If notice is not given within the time specified, this Option will expire.
- 33. **AMERICANS WITH DISABILITIES ACT.** The parties are alerted to the existence of local, state or federal accessibility standards (such as the Americans With Disabilities Act), which may require costly structural modifications. The parties are advised to consult with a professional familiar with these requirements.
 Lessor states that the Premises **HAVE NOT** been inspected by a Certified Access Specialist (CASp).
Lessor states that the Premises **HAVE** been inspected by a Certified Access Specialist (CASp). The premises **HAVE** or **HAVE NOT** met all applicable construction-related accessibility standards pursuant to current regulations. Lessee has received and reviewed a copy of such report at least 48 hours prior to signing this lease. If repairs or modifications required to correct violations of construction-related accessibility standards are noted in the report, these shall be the responsibility of _____ for the following: _____

Lessee I [Signature] has read this page.

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Property Address 106 Fremont Dr Sonoma CA 95476

34. LESSOR'S LIABILITY. In the event of a transfer of Lessor's title or interest in the property during the term of this Lease, Lessee agrees that the grantee of such title or interest will be substituted as the Lessor under this Lease, and the original Lessor will be released of all further liability, provided, that all deposits will be transferred to the grantee.

35. ESTOPPEL CERTIFICATE.

(a) On ten (10) days' prior written notice from Lessor, Lessee will execute, acknowledge, and deliver to Lessor a statement in writing: (1) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect), the amount of any security deposit, and the date to which the rent and other charges are paid in advance, if any; and (2) acknowledging that there are not, to Lessee's knowledge, any uncured defaults on the part of Lessor, or specifying such defaults if any are claimed. Any such statement may be conclusively relied upon by any prospective buyer or encumbrancer of the premises.

(b) At Lessor's option, Lessee's failure to deliver such statement within such time will be a material breach of this Lease or will be conclusive upon Lessee: (1) that this Lease is in full force and effect, without modification except as may be represented by Lessor; (2) that there are no uncured defaults in Lessor's performance; and (3) that not more than one month's rent has been paid in advance.

(c) If Lessor desires to finance, refinance, or sell the premises, or any part thereof, Lessee agrees to deliver to any lender or buyer designated by Lessor such financial statements of Lessee as may be reasonably required by such lender or buyer. All financial statements will be received by the Lessor or the lender or buyer in confidence and will be used only for the purposes set forth.

36. SUBORDINATION. This Lease, at Lessor's option, will be subordinate to any mortgage, deed of trust, or other security now existing or later placed upon the property; provided, however, that Lessee's right to quiet possession will not be disturbed if Lessee is not in default on the payment of rent or other provision of this lease.

37. ENTIRE AGREEMENT. The foregoing constitutes the entire agreement between the parties and may be modified only in writing signed by all parties. The following exhibits are a part of this Lease:

Exhibit A: _____

Exhibit B: _____

38. ADDITIONAL TERMS AND CONDITIONS.

A. OPTION TO RENEW LEASE PER PARAGRAPH NUMBER 32 ABOVE IS SUBJECT TO LESSOR APPROVAL.

B. IN THE EVENT LESSEE SHALL OCCUPY A NEW BUILDING OF LESSOR THAN THIS LEASE SHALL BE VOIDED.

The undersigned Lessee acknowledges that he or she has thoroughly read and approved each of the provisions contained in this Offer, and agrees to the terms and conditions specified.

Lessee [Signature] Date 10/6/17 Lessor _____ Date _____

Receipt for deposit acknowledged by _____ Date _____

ACCEPTANCE

The undersigned Lessor accepts the foregoing LEASE and agrees to lease the premises on the terms and conditions set forth above.

NOTICE: The amount or rate of real estate commissions is not fixed by law. They are set by each broker individually and may be negotiable between the owner and broker.

The Lessor agrees to pay to _____ License # _____ and _____ the Broker(s) in this transaction, the sum of \$ _____ for services rendered and authorizes Broker(s) to deduct said sum from the deposit received from Lessee.

In the event the Lease is extended for a definite period of time or on a month-to-month basis after expiration of the original term, Lessor will pay to Broker an additional commission of _____ % of the total rental for the first extended period, and an additional commission of _____ % of the total rent for any, and all, additional extensions. Commissions will be due and payable at the commencement of the applicable extension if for a fixed term, or if on a month-to-month basis, at the termination of Lessee's occupancy or one year, whichever is earlier.

In any action for commission, the prevailing party will be entitled to reasonable attorney fees.

Lessor [Signature] Date 12-7-17 Lessor _____ Date _____
Big Toy Storage LLC, by Chris Dunn

Lessor's Address P.O. Box 800 Telephone 707-337-8879 Fax _____
Vineburg, CA 95667 E-mail crdhts@gmail.com

Lessee acknowledges receipt of a copy of the accepted Lease on (date) _____ (initials) _____

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**ADDENDUM NO. 1 TO
COMMERCIAL LEASE AND DEPOSIT RECEIPT**

This Addendum to Commercial Lease and Deposit Receipt ("Lease Addendum") effective December 1, 2017 is entered into by and between Anthony's Love LLC, a California limited liability company ("Lessee") and Big Boy Storage Sonoma, LLC, a California limited liability company ("Lessor").

RECITALS

A. Lessee and Lessor desire to enter into that certain Commercial Lease and Deposit Receipt effective December 1, 2017 ("Lease") with the modifications, terms and conditions set forth in this Addendum.

AGREEMENT

1. Section 3. Net Lease Provisions. The parties agree that Lessee's proportionate share of the Lessor's operating expenses shall not exceed \$5,000 per year.

2. Section 8. Maintenance, Repairs, Alterations. Any Maintenance costs set forth in Section 8 that may be allocated to Lessee shall be based on the Lessee's proportionate share of use of the property and shall not exceed \$12,000 per year.

3. Section 38. Option to Renew - ~~Any option to renew is not subject to Lessor's approval.~~ *XEM* *XEM*

4. Section 38. New Building. The parties agree and acknowledge that Lessee shall have the right of first refusal to rent any and all rental space available in any new building(s) constructed on the property at the same rental rates set forth in this lease. *XEM* *XEM*

5. Existing Building. Lessee accepts the Premises "As Is". It is the intent of the parties that Lessee be able to occupy the Premises in addition to any other building(s) on the property. However, if after Lessee is occupying a newer building, Lessee desires to terminate the lease for the existing Premises, Lessee may do so with 180 days written notice. In addition, if Lessee is also leasing in a newer building on the property and Lessor desires to build on the property where the Premises are located, the Lessor, with reasonable notice of no less than 180 days, may terminate the lease for the existing Premises.

6. Use Permits. Lessor agrees to obtain all necessary permits, building permits and associated permits relating to the use of the Premises and other buildings. To the extent such permits are for Lessee's benefit, Lessee agrees to reimburse Lessor for such expenses upon demand.

7. Dispensary. Lessor desires to obtain a permit for a dispensary on the property. Lessor agrees to provide Lessee with the right of first refusal in connection with the purchase of the permit for the dispensary.

8. Right of First Refusal. Lessor agrees to give Lessee the right of first refusal in connection with the sale of the Premises or any other portion of the property. If Lessee exercises its right to purchase, Lessee and Lessor shall negotiate in good faith the terms and conditions of a mutually acceptable purchase and sale agreement. *XEM* *XEM*

[Signature]
LESSEE

[Signature]
LESSOR

12/7/17

EXHIBIT B

LETTER OF INTENT TO LEASE
DISPENSARY

It is the Intent of this Letter to outline and confirm the general conditions under which JOHN LOBRO and JANI FRIEDMAN aka ANTHONY LOVE, LLC and/or assignee hereinafter referred to as Lessee ("Lessee") and Big Toy Storage, LLC, and CHRISTOPHER R. DUNN, hereinafter referred to as Lessor ("Lessor") to lease the property commonly referred to as 101 Fremont Drive totaling 5,000 sq. ft. per attached Exhibit "A" entitled "Building 101". The following constitutes our understanding of the intent of the terms and conditions of this Letter to outline and confirm the general conditions of the Lease Agreement:

1. Premises: Commonly referred to as the property to be known as 101 Fremont Drive, located in the County of Sonoma, State of California, consisting of approximately 5,000 +/- square feet.

2. Term of Lease: The initial term of the lease shall be for a period of Three (3) YEARS commencing on March 1, 2018 OR upon the date of occupancy and,

a) Lessee shall have the option to extend said lease for Three (3) consecutive periods of Three (3) years each. However, in the event Lessor determines Lessee is not in 'Good Standing' with Lessor, said "Good Standing" shall not be unreasonably withheld by Lessor, then the extensions of said lease shall be null and void.

3. Base Rent: The base rent shall be ONE-HUNDRED AND TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000) per annum payable TEN THOUSAND AND NO/100 DOLLARS (\$10,000) per month paid on the first day of each month.

4. Deposits: Lessee hereby hands the Lessor cash in the amount of FIFTY THOUSAND AND NO 100 DOLLARS (\$50,000.00) as an initial deposit accompanying this offer to Lease. Lessee promises to pay as an additional deposit in the amount of FIFTY THOUSAND AND NO 100 DOLLARS (\$50,000.00) on or before 30 DAYS from the date of signing. Lessor is to pay for all ongoing government approval fees, engineering and consulting fees, Legal fees and fees for all concerned local and state governing agencies approvals of said Buildings. Lessee shall reimburse Lessor on request of Lessor for all such fees and costs.

a) Within ONE Year hereof and in the event the Lessor does not receive the approvals of the local controlling agencies to construct and operate said buildings these deposits shall be refunded to Lessee less any and all fees associated to its applications.

5. Use: The premises being leased herein shall be used for STORAGE and A LEGAL CANNABIS DISPENSARY and for no other use without Lessor's prior written consent.

6. Condition of Premises: Lessor is to submit to Lessee, within 30 days of acceptance hereof, all Building Plans and Specifications for the Five Thousand Square Foot Dispensary building to include a schedule of use permit fees, electrical fees and building fees. Said Building Plans, Specifications and fees shall be acceptable to lessee within 30 days of their receipt by Lessee.

7. Net Net Net (NNN) Expenses/Insurance: Lessor shall be responsible for the servicing the well, Real Property Taxes and Real Property Insurance all other costs of maintenance of the building to include repairs of the roof and exterior of the premises. Lessee shall reimburse Lessor on request of Lessor for all such expenses and costs. Upon the anniversary date hereof Lessor shall submit to Lessee its projected annual NNN costs that Lessee shall be responsible for during the term of the lease agreement lessee shall maintain a Liability Insurance Policy in favor of Lessor in the amount of \$2,000,000.00.

8. Preparation of Lease: Upon acceptance hereof by Lessor, Lessor shall fill out a lease form which shall incorporate the provisions contained herein. Lessor shall submit three copies of the lease to Lessee. Lessor and Lessee shall execute all copies and shall deliver a signed counterpart to the other party within ten (10) days of submittal of the lease to Lessee.

9. First Right of refusal to purchase: LESSEE shall have a First Right of Refusal to purchase the Licenses of the Dispensary from Haight Street, LLC.

10. Expiration: This proposal shall remain open through December 26, 2017 when it shall expire. Lessee hereby acknowledges receipt of a copy.

This proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only and as a format for the terms and conditions of a Lease Agreement. This Letter of Intent is non-

binding. Only a fully executed Lease Agreement for the above described property will be the binding agreement between the parties.

Receipt of this proposal and the deposit specified above is hereby acknowledged:

Lessee: JOHN LOBRO Address: _____

By: ^{Designated by:} John Lobro
215/4716537200

Dated 12/27/2017, 2017

Lessee: JANE FRIEDMAN Address: 911 Lakerville Street, #307
Petaluma, CA 94952

By: Jane Friedman

Dated December 27, 2017

Lessee: ANTHONY LOVE, LLC

Acceptance

Lessor hereby accepts this proposal to Lease and agrees to lease the premises to Lessee in accordance with the terms and conditions hereof. Lessor also acknowledges receipt of a copy of this proposal and authorizes Broker to deliver a signed copy of this Acceptance.

Lessor: BIG TOY STORAGE, LLC
P. O. Box 500
Vineburg, CA 95487

Ph#: (707) 337-6879

By: _____ Dated _____
Christopher R. Dunn, General Manager

DISPENSARY: Haight Street, LLC

By: _____ Dated _____
Christopher R. Dunn, General Manager

LETTER OF INTENT TO LEASE
AREA FOR CANNABIS

It is the Intent of this Letter to outline and confirm the general conditions under which and JOHN LOBRO AND JANI FRIEDMAN aka Antony Love, LLC and/or assignee hereinafter referred to as Lessee ("Lessee") and Big Toy Storage, LLC, and CHRISTOPHER R. DUNN, hereinafter referred to as Lessor ("Lessor") to lease the property commonly referred to as 108 Fremont Drive totaling 25,000 +/- sq. ft. per attached Exhibit "A" entitled "Building 109". The following constitutes our understanding of the intent of the terms and conditions of this Letter to outline and confirm the general conditions of the Lease Agreement:

1. Premises: Commonly referred to as the property to be known as 108 Fremont Drive, hereinafter referred to as a 'Grow/Manufacturing' site located in the County of Sonoma, State of California, consisting of approximately 25,000 square feet.

2. Term of Lease: The initial term of the lease shall commence on April 1, 2018 OR upon the date of occupancy and to be for a period of Three (3) YEARS and,

a) Lessee shall have the option to extend said lease for Three (3) consecutive periods of Three (3) years each. However, in the event Lessor determines Lessee is not in 'Good Standing' with Lessor, said "Good Standing" shall not be unreasonably withheld by Lessor, then the extensions of said lease shall be null and void.

3. Base Rent: The base rent shall be THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000) per annum payable FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000) per month paid on the first day of each month.

4. Deposits: Lessee hereby hands the Lessor cash in the amount of TEN THOUSAND AND NO /100 DOLLARS (\$10,000) as an initial deposit accompanying this offer to Lease. Lessee promises to pay as an additional deposit in the amount of NINETY THOUSAND AND NO 100 DOLLARS (\$90,000.00) on or before February 1, 2018. Lessor is to pay for all ongoing government approval fees, engineering and consulting fees, Legal fees and fees for all concerned local and state governing agencies approvals of said Buildings. Lessee shall reimburse Lessor on request of Lessor for all such fees and costs.

a) Within ONE Year hereof and in the event the Lessor does not receive the approvals of the local controlling agencies to construct and operate said buildings these deposits shall be refunded to Lessee less any and all fees associated to its applications.

5. Use: The premises being leased herein shall be used for CANNABIS GROWING, MANUFACTURING, DISTRIBUTION and for no other use without Lessor's prior written consent.

6. Condition of Premises: Lessor is to submit to Lessee, within 30 days of acceptance hereof, all Building Plans and Specifications for the Five Thousand Square Foot Dispensary building to include a schedule of use permit fees, electrical fees and building fees. Said Building Plans, Specifications and fees shall be acceptable to Lessee within 30 days of their receipt by Lessee.

7. Net Net Net (NNN) Expenses/Insurance: Lessor shall be responsible for the servicing the well, Real Property Taxes and Real Property Insurance all other costs of maintenance of the building to include repairs of the roof and exterior of the premises. Lessee shall reimburse Lessor on request of Lessor for all such expenses and costs on a pro rata share of tenants building area to the total building area of Lessor. Upon the anniversary date hereof Lessor shall submit to Lessee its projected annual NNN costs that Lessee shall be responsible for during the term of the lease agreement Lessee shall maintain a Liability Insurance Policy in favor of Lessor in the amount of \$2,000,000.00.

8. Preparation of Lease: Upon acceptance hereof by Lessor, Lessor shall fill out a lease form which shall incorporate the provisions contained herein. Lessor shall submit three copies of the lease to Lessee. Lessor and Lessee shall execute all copies and shall deliver a signed counterpart to the other party within twenty (20) days of submittal of the lease to Lessee.

9. Delete

10. Expiration: This proposal shall remain open through December 26, 2017 when it shall expire. Lessee hereby acknowledges receipt of a copy.

This proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only and as a format for the terms and conditions of a Lease Agreement. This Letter of Intent is non-

binding. Only a Fully executed Lease Agreement for the above described property will be the binding agreement between the parties.

Receipt of this proposal and the deposit specified above is hereby acknowledged:

Lessee: JOHN LOBRO Address: _____

DocuSigned by:
John Lobro
By: _____ Dated 12/27/2017, 2017

Lessee: JANI FRIEDMAN Address: _____

By: _____ Dated _____, 2017

Lessee: ANTHONY LOVE, LLC Address: _____

By: _____ Dated _____, 2017

Acceptance

Lessor hereby accepts this proposal to lease and agrees to lease the premises to Lessee in accordance with the terms and conditions hereof. Lessor also acknowledges receipt of a copy of this proposal and authorizes Broker to deliver a signed copy of this Acceptance.

Lessor: BIG TOY STORAGE, LLC
P. O. Box 500
Vineburg, CA 95487

Ph#: (707) 337-6679

By:

Christopher R. Dunn, General Manager

Dated _____

LETTER OF INTENT TO LEASE

It is the Intent of this Letter to outline and confirm the general conditions under which and JOHN LOBRO AND JANI FRIEDMAN aka Antony Love, LLC and/or assignee hereinafter referred to as Lessee ("Lessee") and Big Toy Storage, LLC, and CHRISTOPHER R. DUNN, hereinafter referred to as Lessor ("Lessor") to lease the property commonly referred to as 109 Fremont Drive totaling 25,000 +/- sq. ft. per attached Exhibit "A" entitled "Building 109". The following constitutes our understanding of the intent of the terms and conditions of this Letter to outline and confirm the general conditions of the Lease Agreement:

1. Premises: Commonly referred to as the property to be known as 109 Fremont Drive, hereinafter referred to as a 'Grow/Manufacturing' site located in the County of Sonoma, State of California, consisting of approximately 25,000 square feet.

2. Term of Lease: The initial term of the lease shall commence on April 1, 2018 OR upon the date of occupancy and to be for a period of Three (3) YEARS and,

a) Lessee shall have the option to extend said lease for Three (3) consecutive periods of Three (3) years each. However, in the event Lessor determines Lessee is not in 'Good Standing' with Lessor, said "Good Standing" shall not be unreasonably withheld by Lessor, then the extensions of said lease shall be null and void.

3. Base Rent: The base rent shall be THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000) per annum payable FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000) per month paid on the first day of each month.

4. Deposits: Lessee hereby hands the Lessor cash in the amount of TEN THOUSAND AND NO /100 DOLLARS (\$10,000) as an initial deposit accompanying this offer to lease. Lessee promises to pay as an additional deposit in the amount of NINETY THOUSAND AND NO 100 DOLLARS (\$90,000.00) on or before February 1, 2018. Lessor is to pay for all ongoing government approval fees, engineering and consulting fees, Legal fees and fees for all concerned local and state governing agencies approvals of said Buildings. Lessee shall reimburse Lessor on request of Lessor for all such fees and costs.

a) Within ONE Year hereof and in the event the Lessor does not receive the approvals of the local controlling agencies to construct and operate said buildings these deposits shall be refunded to Lessee less any and all fees associated to its applications.

5. Use: The premises being leased herein shall be used for CANNABIS GROWING, MANUFACTURING, DISTRIBUTION and for no other use without Lessor's prior written consent.

6. Condition of Premises: Lessor is to submit to Lessee, within 30 days of acceptance hereof, all Building Plans and Specifications for the Five Thousand Square Foot Dispensary building to include a schedule of use permit fees, electrical fees and building fees. Said Building Plans, Specifications and fees shall be acceptable to Lessee within 30 days of their receipt by Lessee.

7. Net Net Net (NNN) Expenses/Insurance: Lessor shall be responsible for the servicing the well, Real Property Taxes and Real Property Insurance all other costs of maintenance of the building to include repairs of the roof and exterior of the premises. Lessee shall reimburse Lessor on request of Lessor for all such expenses and costs on a pro rata share of tenants building area to the total building area of Lessor. Upon the anniversary date hereof Lessor shall submit to Lessee its projected annual NNN costs that Lessee shall be responsible for during the term of the lease agreement lessee shall maintain a Liability Insurance Policy in favor of Lessor in the amount of \$2,000,000.00.

8. Preparation of Lease: Upon acceptance hereof by Lessor, Lessor shall fill out a lease form which shall incorporate the provisions contained herein. Lessor shall submit three copies of the lease to Lessee. Lessor and Lessee shall execute all copies and shall deliver a signed counterpart to the other party within twenty (20) days of submittal of the Lease to Lessee.

9. Delete

10. Expiration: This proposal shall remain open through December 26, 2017 when it shall expire. Lessee hereby acknowledges receipt of a copy.

This proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only and as a format for the terms and conditions of a Lease Agreement. This Letter of Intent is non-

binding. Only a fully executed Lease Agreement for the above described property will be the binding agreement between the parties.

Receipt of this proposal and the deposit specified above is hereby acknowledged:

Lessee: JOHN LOBRO Address: _____

Designated by:
John Lobro
By: _____ Dated 12/27/2017, 2017

Lessee: JANI FRIEDMAN Address: _____

By: _____ Dated _____, 2017

Lessee: ANTHONY LOVE, LLC Address: _____

By: _____ Dated _____, 2017

Acceptance

Lessor hereby accepts this proposal to lease and agrees to lease the premises to Lessee in accordance with the terms and conditions hereof. Lessor also acknowledges receipt of a copy of this proposal and authorizes Broker to deliver a signed copy of this Acceptance.

Lessor: BIG TOY STORAGE, LLC
P. O. Box 500
Vineburg, CA 95487

Ph#: (707) 337-6879

By:

Dated:

Christopher R. Dunn, General Manager

Certificate Of Completion

Envelope Id: 5A570E0966904027974132D769BC282A

Status: Completed

Subject: Please DocuSign: LOI 105 Fremont, Dispensary (1).pdf, LOI 108 Fremont Grow New 1 (1).pdf, LOI 1...

Source Envelope:

Document Pages: 11

Signatures: 3

Envelope Originator:

Certificate Pages: 1

Initials: 0

Janet Friedman

AutoNav: Enabled

janifriedman@gmail.com

EnvelopeId Stamping: Enabled

IP Address: 73.222.99.9

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Record Tracking

Status: Original

12/27/2017 2:13:35 PM

Holder: Janet Friedman

janifriedman@gmail.com

Location: DocuSign

Signer Events

John Lohro

john@apothavert.com

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
John Lohro
27527276937248A...

Timestamp

Sent: 12/27/2017 2:17:01 PM

Viewed: 12/27/2017 5:02:38 PM

Signed: 12/27/2017 5:04:16 PM

Using IP Address: 24.130.125.0

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In-Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

12/27/2017 2:17:01 PM

Certified Delivered

Security Checked

12/27/2017 5:02:38 PM

Signing Complete

Security Checked

12/27/2017 5:04:16 PM

Completed

Security Checked

12/27/2017 5:04:16 PM

Payment Events

Status

Timestamps

EXHIBIT C

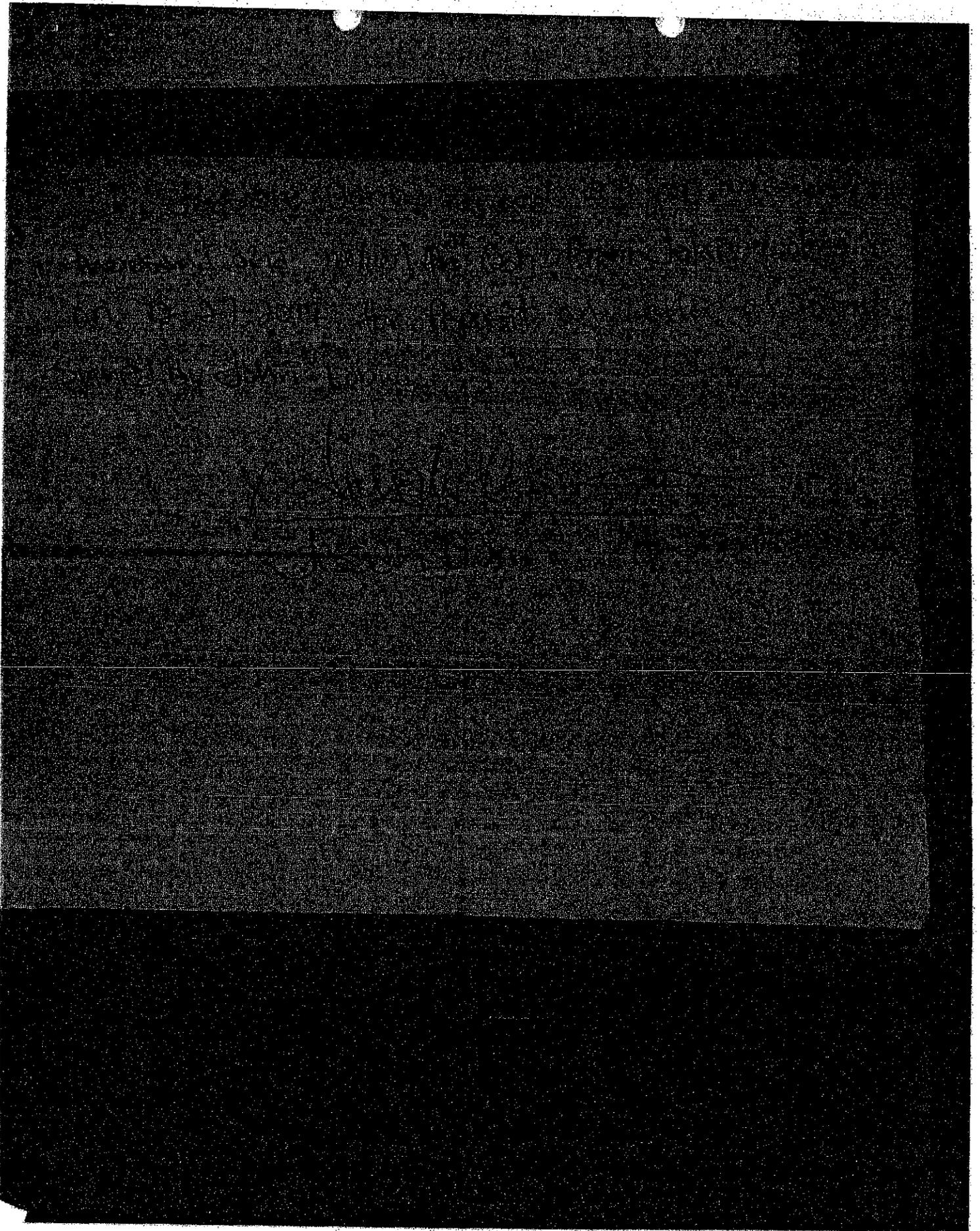


EXHIBIT B

jessah1.mp3

22 min 45 sec

jessah describing property and planned submission for cultivation permit

"this is where the proposed indoor cultivation area would be"

"and thats what we would be submitting"

"the drawings are already done, everything is paid for"

24 min 21 sec

"you guys can build and do whatever you want in here"

"the right way, but under the table"

"correct"

"get the electrical up to code and pump two crops outta there"

26 min 15 sec

"she has an argument the works already"

"...when you are moving toward the permitting process."

"can you change the zone"

"I'll 100 percent change it"

27 min 21 sec

"this one would be rezoned to manufacturing and this can stay limited commercial"

27 min 57 sec

"do you guys want to buy a dispensary?"

28 min 57 sec

"Ill give it to you today. Do you got the money?"

30 min 06 sec

"..if i were the find a cultivator"

"nobody has ever been as creative as they need to be"

"so what I'm hearing from you guys is that you want to be creative"

31 min 39 sec

"personally i can give two fucks if you operate or not"

"if you pay rent on time i don't care"

32 min 10 sec

"you have to commit to complete control of the smell"

"if i have the county coming out to visit the dispensary"

"if any of my neighbors have a whiff"

33 min 10 sec

"and then we can start growing"

"yea"

EXHIBIT C

jessah2.mp3

1 min 02 sec

"this is the first parcel which is 105 fremont drive"

2 min 42 sec

"here is the dispensary"

3 min 48 sec

"the application is not the plans. it is the person."

"i am the only owner"

"according to the application, yes"

4 min 24 sec

"the application as it stand to date and at any time before approval is transferrable"

"i can sell the company the permit is held in"

8 min 02 sec

"i live in roseville"

9 min 51 sec

"and then you can do some commercial warehousing back here"

10 min 58 sec

"if i had someone with the reputation like Solful"

"i don't want a dispensary"

11 min 55 sec

"i could break ground right now"

13 min 42 sec

"you have the capital or access to the capital?"

"no, thats why i'm marketing the property"

"i'm marketing the property and i'm marketing the dispensary. both are for sale right now"

"what would the cost be?"

"i don't know"

17 min 00 sec

"and it doesn't have to stop here" (referring to building out the rest of the "campus")

"now they are having no historical exemptions at all"

"so that should open this up for manufacturing also"

19 min 03 sec

"the property has always been used for manufacturing"

"it will not be hard to get this property approved for anything manufacturing"

20 min 03 sec

"we are all in this together"

"right"

20 min 40 sec

"he is an old friend of my father" (speaking of Tom Spanier the lienholder filing default on Jessah)

"he has been on board with us for 10 years"

21 min 25 sec

"he has applied the pressure so to say" (speaking on Tom Spanier)

"thats why you are putting the property up for sale?"

"yea"

"i can put you guys into the dispensary"

"would our new landlord be the new owner?"

22 min 25 sec

"how much is the property listed for?"

"four and a half"

"will you get out whole"

"yea"

"we owe 3 million on it"

"we would walk away with enough to sustain her the rest of her life"

"someone to invest in something like this"

23 min 30 sec

"this building i can rent out"

"would you rent it to a cultivator"

"yea"

"even though its not permitted"

"mm hmm"

"laughs"

"i talked to the county and they said thats my best recourse right now"

25 min 13 sec

"you have to go to the board for this?"

25 min 53 sec

"one of the consultants we tried to hire is on the board" (eluding to her having an insider on the board)

"thats always helpful"

"phenomenal"

26 min 25 sec

"whats your dad's name?"

"Chris Dunn"

27 min 00 sec

Jessah trash talks Glen Ellen dispensary
makes up scare tactics

"everyone is concentrated on them"

"they have gotten 127 emails and we have gotten one"

continue to trash talk

29 min 45 sec

"this turns into a large complex like a new times square for cannabis"

"the idea is to have everything from dispensary to manufacturing to distribution to
delivery to dispensary, the whole nine."

"its a cool idea"

"yea"

"you can be the cornerstone of pot"

30 min 55 sec

"the woman who is involved and she has been talking to is Susan Gorin"

"ok so thats easily understood"

"and she is a major major major supporter"

32 min 30 sec

"i would like to bring someone on board to help me with this project"

33 min 10 sec

"a developer could come and turn this corner into the new town square"

35 min 00 sec

"the last group that we had was a great group, they were a phenomenal group." (she
refers to us)

"due to my fathers passing they lost all confidence"

"so they decided to bail at the last minute"

"i have cultivators that are interested to take this place"

35 min 53 sec

"cultivation would have to cease, um permitted" (continues to elude to cultivation being
ok)

"the ultimate goal is permitting" (cultivation permitting)

36 min 17 sec

"the county can't give me a permit right now but they told me it is forgiveness over
permission"

36 min 48 sec

"the county came out here and their words were its a phenomenal facility, you did a

"so we still have four months"

"what's that person's name"

"tom spanier"

47 min 28 sec

"tell Susan Gorin I say hi"

"Ha ha"

"she is really sweet"

"she's the one that got us... (illegible)"

great job on the build. sorry we are going to leave now and we are not sure when we will make it back" (Jessah is eluding to a wink wink deal with the county to be able to cultivate without a permit.

"That's what their exact words were"

"and they are not going to come back"

"they have always known what we are doing"

"they have come in here many times"

38 min 11 sec

"and its not going to stop the black market"

"no", "no", "no"

39 min 43 sec

"thats why we are going to public review and no one else is" (Glen Ellen dispensary is scheduled to be reviewed May 23rd.)

"the only reason Glen Ellen is going forward is payoffs" (she slanders us)

41 min 35 sec

"you can buy the dispensary application. and have a ball"

"there is no price point"

"lets figure out a number"

"the application is for sale"

"the license prior to approval you can take me out right now" (selling the permit in advance)

"i will transfer everything over to them"

"my angle is to have enough money to sustain my mother for the rest of her life"

"i would love to walk away"

44 min 35 sec

"last thursday we decided to puf it up for sale"

45 min 00 sec

"i finalized the application"

45 min 22 sec

"i am not a greedy person"

45 min 46 sec

"its for sale. make me an offer" (speaking about the dispensary)

46 min 17 sec

"if someone comes with a decent offer i'm an open book"

46 min 36 sec

"my lean holder is defaulting on us"

"the guy who own the lien on the property is filing a notice of default"

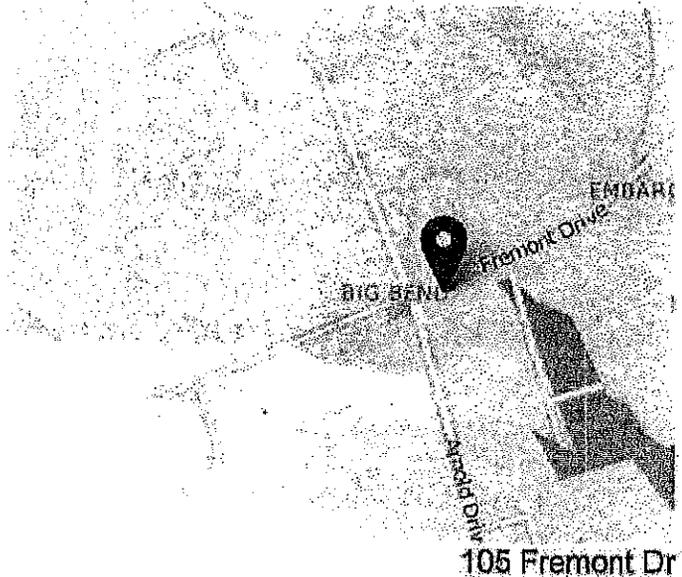
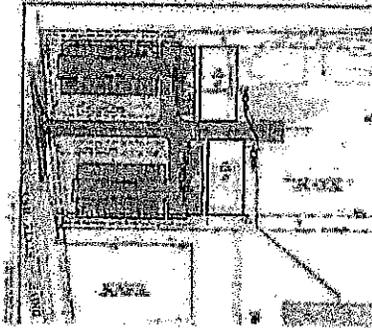
EXHIBIT D

Posted 2 days ago on: 2018-05-07 8:26am

Contact Information:

Cannabis Dispensary Application with LAND for SALE (Sonoma)

Image 1 of 2



land available now

Property Details:

Approved Cannabis Dispensary Application. Plans for a 5000 sqft building for dispensary and plans for 5000 sqft additional retail space. Application going to public hearing on May 23rd. First Sonoma county application to go to public hearing. Land has 4 existing buildings used for manufacturing in the 70's and 80's.

2 parcels. 5+ acres each. Well, and septic on the property plus an pert test for addition septic.

Was approved for storage in 2007.

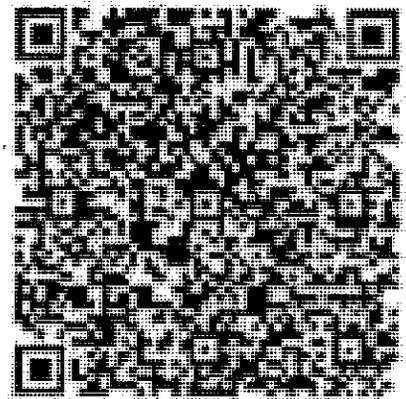
Price: \$7,000,000

Jessah Dunn

[show contact info](#)

[show contact info](#)

QR Code Link to This Post



View the full listing here: <http://www.loopnet.com/Listing/105-Fremont-Dr-Sonoma-CA/12440435/>

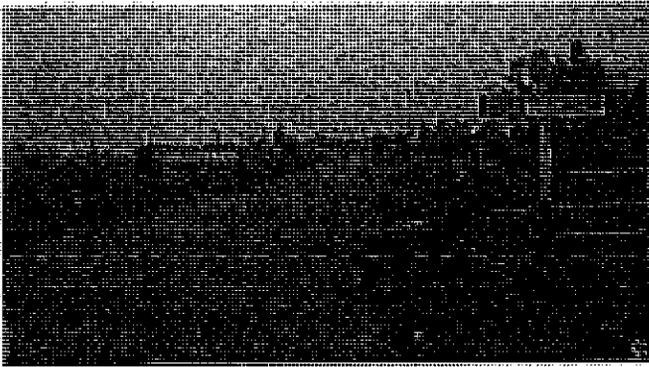
Sonoma County Permit and Resource Department:

UPC17-0091

9/5/2017

Cannabis Use Permit

Request for a Use Permit to allow a Cannabis Dispensary on a 5.47 acre parcel served by a well and septic system in a Class 1 water availability area and in the Airport Land Use Area. There are existing storage buildings on the parcel. The application includes two new 5,000 square foot buildings, one for the cannabis dispensary, and one for general retail. Hours of operation will be 7 days per week, from 8:00 a.m. to 8:00 p.m. There will be 3 employees total with up to a maximum of approximately 200 persons per day.



This Land Property is For Sale.

105 Fremont Dr

\$1.00

Sonoma, CA 95476 · 10.00 AC ·

Land For Sale

Share Watch Property Create Report

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Print

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Get notified about changes to this listing to stay in the loop.

Watch Property



Dispensary Plans

1/9

Contact Listing Broker

Jessah

Dunn

(510)

907-

467

Already a member? Log In

First Name

Last Name

Email Address

Phone Number

E

Please send me additional information about this

Contact Listing Broker

Presented by

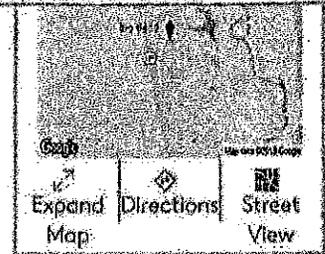
Dunn Developments

Cannabis Dispensary Application with LAND

Price	\$1.00	Total Lot Size	10.00 AC
Property Type	Land	Sale Conditions	1031 Exchange More.. Build to Suit Business Value Included
Property Sub-type	Commercial	No. Lots	1
Proposed Use	Commercial More..	Zoning Description	LC
Sale Type	Investment		

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1 Lot Available



Lot

Price \$1 Lot Size 10.00 AC

10 Acres with 4 buildings used for manufacturing in the 70's and 80's. The plan for this property is to build a Dispensary on the Frontage area. See attached plans. Call for more details.

Description

Approved Cannabis Dispensary Application. Plans for a 5000 sqft building for dispensary and plans for 5000 sqft additional retail space. Application going to public hearing on May 23rd. First Sonoma county application to go to public hearing.

Land has 4 existing buildings used for manufacturing in the 70's and 80's.

2 parcels. 5+ acres each. Well, and septic on the property plus an pert test for addition septic.

Was approved for storage in 2007.

Attachments

 Sonoma County
PRMD Permit lookup

Highlights

- Cannabis Dispensary +
Potential Storage complex

Approved Cannabis Dispensary Application. Plans for a 5000 sqft building for dispensary and plans for 5000 sqft additional retail space. Land has 4 existing buildings used for manufacturing in the 70's and 80's.

2 parcels, 5+ acres each. Well, and septic on the property plus an per test for addition septic.

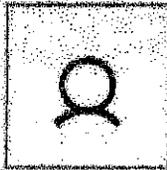
Price for the land is \$4,500,000. Price for the dispensary is open to offers.

Contact Listing Broker

Contact Listing Broker

Presented by

Dunn Developments



Jessah Dunn
(510) 907-1467

First Name	Last Name
------------	-----------

Email Address

Phone Number	Ext.
--------------	------

Please send me additional information about this property



Contact Listing Broker

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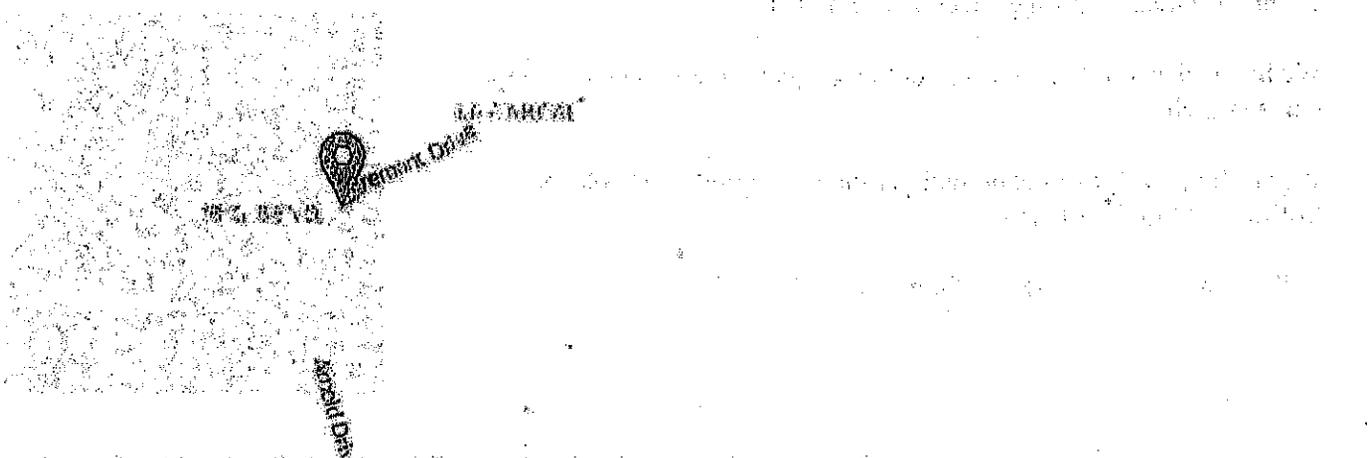
CL SF bay area > north bay > housing > office & commercial

Posted 6 days ago on: 2018-04-17 8:02am

Contact Information:

Lease for 10,500 SQFT building - Cannabis Friendly (sonoma)

Hwy 121



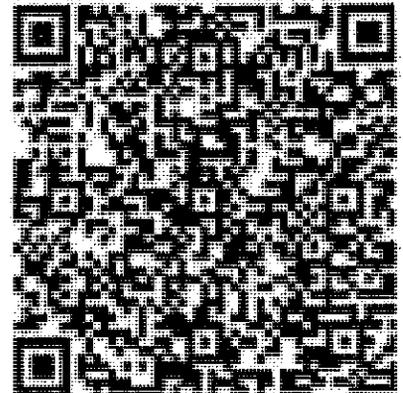
Lease for 10,500 sqft building. Has previously been used for cannabis cultivation.

Great location on Hwy 121.

Looking for tenant for long term lease.

Call Jessah for more details. [show contact info](#)

QR Code Link to This Post



CL SF bay area > north bay > services > financial services

Posted 26 days ago on: 2018-03-28 11:03am

Contact Information:

Looking for Investor in Cannabis Campus Development (sonoma)

We are a small developing firm interested in bringing on an investor to build upwards of 200,000 SQFT of Cannabis directed warehouse/manufacturing space in Sonoma, CA.

We have taken a lot of steps to get this project together and are in the home stretch.

We are looking for someone with a range of capital of \$800k - \$3.3 Million to close in 30 days.

Call for more details - Jessah Dunn 510-907-1467

QR Code Link to This Post

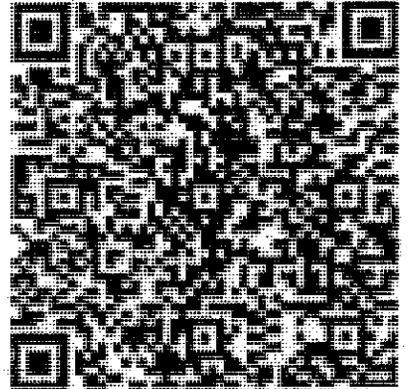


EXHIBIT E

**State of California
Secretary of State**

CERTIFICATE OF STATUS

ENTITY NAME: BIG TOY STORAGE, LLC

FILE NUMBER: 200723210028
FORMATION DATE: 08/20/2007
TYPE: DOMESTIC LIMITED LIABILITY COMPANY
JURISDICTION: CALIFORNIA
STATUS: SUSPENDED

I, ALEX PADILLA, Secretary of State of the State of California,
hereby certify:

The records of this office indicate the California Franchise Tax Board
suspended the entity's powers, rights and privileges on January 2, 2014,
pursuant to the provisions of the California Revenue and Taxation Code,
and the entity's powers, rights and privileges remain suspended.



IN WITNESS WHEREOF, I execute this
certificate and affix the Great Seal
of the State of California this day of
May 14, 2018.

A handwritten signature in cursive script, appearing to read "Alex Padilla".

ALEX PADILLA
Secretary of State



Entity Status Letter

Date: 5/14/2018

ESL ID: 6380719713

According to our records, the following entity information is true and accurate as of the date of this letter.

Entity ID: 200723210028

Entity Name: BIG TOY STORAGE, LLC

- 1. The entity is in good standing with the Franchise Tax Board.
- 2. The entity is not in good standing with the Franchise Tax Board.
- 3. The entity is currently exempt from tax under Revenue and Taxation Code (R&TC) Section 23701.
- 4. We do not have current information about the entity.

The above information does not necessarily reflect:

- The entity's status with any other agency of the State of California, or other government agency.
- If the entity's powers, rights, and privileges were suspended or forfeited at any time in the past, or the entity did business in California at a time when it was not qualified or not registered to do business in California:
 - o The status or voidability of any contracts made in California by the entity at a time when the entity was suspended or forfeited (R&TC Sections 23304.1, 23304.5, 23305a, 23305.1).
 - o For entities revived under R&TC Section 23305b, any time limitations on the revivor or limitation of the functions that can be performed by the entity.

Internet and Telephone Assistance

Website: ftb.ca.gov

Telephone: 800.852.5711 from within the United States.

916.845.6500 from outside the United States

TTY/TDD: 800.822.8268 for persons with hearing or speech impairments



State of California Secretary of State

LLC-1

File # 200723210028

LIMITED LIABILITY COMPANY ARTICLES OF ORGANIZATION

FILED In the office of the Secretary of State of the State of California

AUG 20 2007

A \$70.00 filing fee must accompany this form.

IMPORTANT - Read instructions before completing this form.

This Space For Filing Use Only.

ENTITY NAME (Enter the name with the words "Limited Liability Company," or the abbreviations "LLC" or "L.L.C." The words "Limited" and "Company" may be abbreviated to "Ltd." and "Co.," respectively.)

1. NAME OF LIMITED LIABILITY COMPANY

Shelbyville Big Toy Storage, L.L.C.

PURPOSE (The following statement is required by statute and should not be altered.)

2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.

INITIAL AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and both items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and item 3 must be completed (leave item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

Christopher R. Dunn

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE

Christopher R. Dunn 5870 Adelot Rd, Oakland CA 94611

MANAGEMENT (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:

- ONE MANAGER (checked)
MORE THAN ONE MANAGER
ALL LIMITED LIABILITY COMPANY MEMBER(S)

ADDITIONAL INFORMATION

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

EXECUTION

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

August 20, 2007

Handwritten signature of Christopher R. Dunn

SIGNATURE OF ORGANIZER

Christopher R. Dunn
TYPE OR PRINT NAME OF ORGANIZER



State of California Secretary of State

FILED In the office of the Secretary of State of the State of California AUG 20 2007

LIMITED LIABILITY COMPANY CERTIFICATE OF AMENDMENT

A \$30.00 filing fee must accompany this form.

IMPORTANT - Read instructions before completing this form.

This Space For Filing Use Only

1. SECRETARY OF STATE FILE NUMBER: 200723310028; 2. NAME OF LIMITED LIABILITY COMPANY: Shellville Big Toy Storage, LLC; 3. COMPLETE ONLY THE SECTIONS WHERE INFORMATION IS BEING CHANGED... A. LIMITED LIABILITY COMPANY NAME: Big Toy Storage, LLC; B. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY (CHECK ONE): [X] ONE MANAGER; C. AMENDMENT TO TEXT OF THE ARTICLES OF ORGANIZATION; D. OTHER MATTERS TO BE INCLUDED IN THIS CERTIFICATE...

4. FUTURE EFFECTIVE DATE, IF ANY: MONTH DAY YEAR

5. NUMBER OF PAGES ATTACHED, IF ANY:

6. IT IS HEREBY DECLARED THAT I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED. SIGNATURE OF AUTHORIZED PERSON: CHRIS TOMER, R. Manager; DATE: Aug 20, 2007

7. RETURN TO: NAME, FIRM, ADDRESS, CITY/STATE, ZIP CODE



State of California
Secretary of State

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99

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee \$20.00. If amendment, see instructions.

IMPORTANT - READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
In the office of the Secretary of State
of the State of California

AUG 20 2007

2nd/acc/copy
This Space For Filing Use Only

1. LIMITED LIABILITY COMPANY NAME: (Please do not alter if name is preprinted.)

Big Toy Storage, Inc.

DUE DATE: *NOV 20 2007*

FILE NUMBER AND STATE OR PLACE OF ORGANIZATION

2. SECRETARY OF STATE FILE NUMBER

200723210028

3. STATE OR PLACE OF ORGANIZATION

California

COMPLETE ADDRESSES FOR THE FOLLOWING: (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE

CITY AND STATE

ZIP CODE

5870 Ascat Dr. Oakland Ca 94611

5. CALIFORNIA OFFICE WHERE RECORDS ARE MAINTAINED (DOMESTIC ONLY)

CITY

STATE

ZIP CODE

5870 Ascat Dr. Oakland CA 94611

NAME AND COMPLETE ADDRESS OF THE CHIEF EXECUTIVE OFFICER, IF ANY

6. NAME

ADDRESS

CITY AND STATE

ZIP CODE

CHRISTOPHER R. DUNN 5870 Ascat Dr. Oakland Ca 94611

NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MANAGERS, OR IF NONE HAVE BEEN APPOINTED OR ELECTED, PROVIDE THE NAME AND ADDRESS OF EACH MEMBER (Attach additional pages, if necessary.)

7. NAME

ADDRESS

CITY AND STATE

ZIP CODE

CHRISTOPHER R. DUNN 5870 Ascat Oakland Ca 94611

8. NAME

ADDRESS

CITY AND STATE

ZIP CODE

HAYEN C. DUNN 5870 Ascat Dr. Oakland Ca 94611

9. NAME

ADDRESS

CITY AND STATE

ZIP CODE

AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and item 11 must be completed with a California address. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1508 and item 11 must be left blank.)

10. NAME OF AGENT FOR SERVICE OF PROCESS

CHRIS R. DUNN 5870 Ascat Dr. Oakland Ca 94611

11. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

CITY

STATE

ZIP CODE

CA

TYPE OF BUSINESS (SEE 15C)

12. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

Storage

13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

CHRIS R. DUNN

CHRIS R. DUNN Manager 8-20-07

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

SIGNATURE

TITLE

DATE



I hereby certify that the foregoing
transcript of 1 page(s)
is a full, true and correct copy of the
original record in the custody of the
California Secretary of State's office.

MAY 16 2018

Date: _____ LRT

Alex Padilla
ALEX PADILLA, Secretary of State



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

17-A10551

FILED

In the office of the Secretary of State
of the State of California

JUL 08, 2017

IMPORTANT — Read instructions before completing this form.

Filing Fee — \$20.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee — \$5.00 plus copy fees

This Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.) BIG TOY STORAGE, LLC	
2. 12-Digit Secretary of State File Number 200728210028	3. State, Foreign Country or Place of Organization (only if formed outside of California) CALIFORNIA

4. Business Addresses			
a. Street Address of Principal Office - Do not list a P.O. Box 9895 Village Center Dr.	City (no abbreviations) Granite Bay	State CA	Zip Code 95746
b. Mailing Address of LLC, if different from Item 4a 9895 Village Center Dr.	City (no abbreviations) Granite Bay	State CA	Zip Code 95746
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 9895 Village Center Dr.	City (no abbreviations) Granite Bay	State CA	Zip Code 95746

5. Manager(s) or Member(s) If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete items 5a and 5c (leave item 5b blank). If the manager/member is an entity, complete items 5b and 5c (leave item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete item 5b Christopher	Middle Name	Last Name Dunn	Suffix CRD/BA
b. Entity Name - Do not complete item 5a Big Toy Storage, LLC			
c. Address 9895 Village Center Dr.	City (no abbreviations) Granite Bay	State CA	Zip Code 95746

6. Service of Process (Must provide either individual OR Corporation.)

INDIVIDUAL — Complete items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Christopher	Middle Name	Last Name Dunn	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 9895 Village Center Dr.	City (no abbreviations) Granite Bay	State CA	Zip Code 95746

CORPORATION — Complete item 6c only. Only include the name of the registered agent corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Real Estate Development

8. Chief Executive Officer, if elected or appointed

a. First Name Christopher	Middle Name R.	Last Name Dunn	Suffix CRD/BA
b. Address 9895 Village Center Dr.	City (no abbreviations) Granite Bay	State CA	Zip Code 95746

9. The information contained herein, including any attachments, is true and correct.

07/06/2017 Christopher Dunn crdbta@gmail.com Big Toy Storage, LLC

Return Address (Optional) (for communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a partner or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)
Name:

Company: **BIG TOY STORAGE, LLC**
Address:
City/State/Zip:

Faint, illegible text at the top of the page, possibly a header or introductory paragraph.

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Section 2078-2079-2080
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Section 2208-2209-2210
Section 2211-2212-2213
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Section 2226-2227-2228
Section 2229-2230-2231
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Section 2239-2240-2241
Section 2242-2243-2244
Section 2245-2246-2247
Section 2248-2249-2250
Section 2251-2252-2253
Section 2254-2255-2256
Section 2257-2258-2259
Section 2260-2261-2262
Section 2263-2264-2265
Section 2266-2267-2268
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Section 2272-2273-2274
Section 2275-2276-2277
Section 2278-2279-2280
Section 2281-2282-2283
Section 2284-2285-2286
Section 2287-2288-2289
Section 2290-2291-2292
Section 2293-2294-2295
Section 2296-2297-2298
Section 2299-2300-2301
Section 2302-2303-2304
Section 2305-2306-2307
Section 2308-2309-2310
Section 2311-2312-2313
Section 2314-2315-2316
Section 2317-2318-2319

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

FIRST AMERICAN TITLE COMPANY
330 SQUEL AVENUE
SANTA CRUZ, CA 95062



2018034356

Official Records Of Sonoma County
William F. Rousseau
05/11/2018 09:23 AM
SPL

NTDP 2 Pgs
Fee: \$92.00



PAID

LOAN: n/a

INVESTOR LOAN #:

FILE: 5699133 DLH

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
DEED OF TRUST
IMPORTANT NOTICE:**

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$3,051,895.44 as of 05/08/2018 and will increase until your account becomes current.

While your property is in foreclosure, you will must pay other obligations (such as insurance and taxes) required by your deed and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the deed and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all earlier taxes, property taxes, and covered insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

LOAN: n/a NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST INVESTOR LOAN #1 FILE: 5699133 DLH

TO FIND OUT THE AMOUNT YOU MUST PAY, OR TO ARRANGE FOR PAYMENT TO STOP THE FORECLOSURE, OR IF YOUR PROPERTY IS IN FORECLOSURE FOR ANY OTHER REASON, CONTACT:

THOMAS A. SPANIER C/O FIRST AMERICAN TITLE COMPANY 330 SOQUEL AVENUE SANTA CRUZ, CA 95062

Phone: (831)426-6500

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That FIRST AMERICAN TITLE COMPANY, a California corporation is duly appointed Trustee under the following described Deed of Trust dated: 08/30/2007, executed by BIG TOY STORAGE, LLC a California limited liability company as Trustor, to secure certain obligations in favor of Florencia R. Spanier, Trustee of The Spanier Family Living Trust dated March 27th, 1991, an undivided 83.4375% interest; and Thomas A. Spanier, a married man as his sole and separate property, an undivided 14.5626% interest, as Beneficiary, recorded 09/19/2007, as Instrument No. 2007102456 Book n/a Page n/a, of Official Records, in the office of the Recorder of SONOMA County, California, describing the land therein: As more fully described on said Deed of Trust.

Including 1 month for the sum of \$1,000.00; that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in the obligations for which said Deed of Trust is security has occurred in that payment has not been made of FAILURE TO PAY PRINCIPAL OBLIGATION IN THE AMOUNT OF \$1,000.00, WHEN ALL THE AND PAYABLE SEPTEMBER 15, 2016, UNDER THE EXPRESS WRITTEN AND EXECUTED TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST, WITH INTEREST TO ACCRUE THEREON FROM SEPTEMBER 5, 2016, PLUS ACCRUED LATE CHARGES \$10.00 PER MONTH, PLUS \$1.00 PER MONTH, WITH INTEREST TO ACCRUE THEREON FROM OCTOBER 1, 2016, PLUS PERTINENTLY PAID FORECLOSURE FEES AND CHARGES \$1.00 PER MONTH, ADVANCE FOR TAX DEFAULT IN THE AMOUNT OF \$10.00, WITH INTEREST TO ACCRUE THEREON FROM JUNE 21, 2016, PLUS ALL SUBSEQUENT AND PAST DUE ADVANCES THAT ARE MADE TO PROTECT THE SECURITY, INCLUDING BUT NOT LIMITED TO ATTORNEY AND FORECLOSURE FEES, COSTS, AND EXPENSES.

THAT by reason thereof the beneficiary under said Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

DATE: May 8, 2016

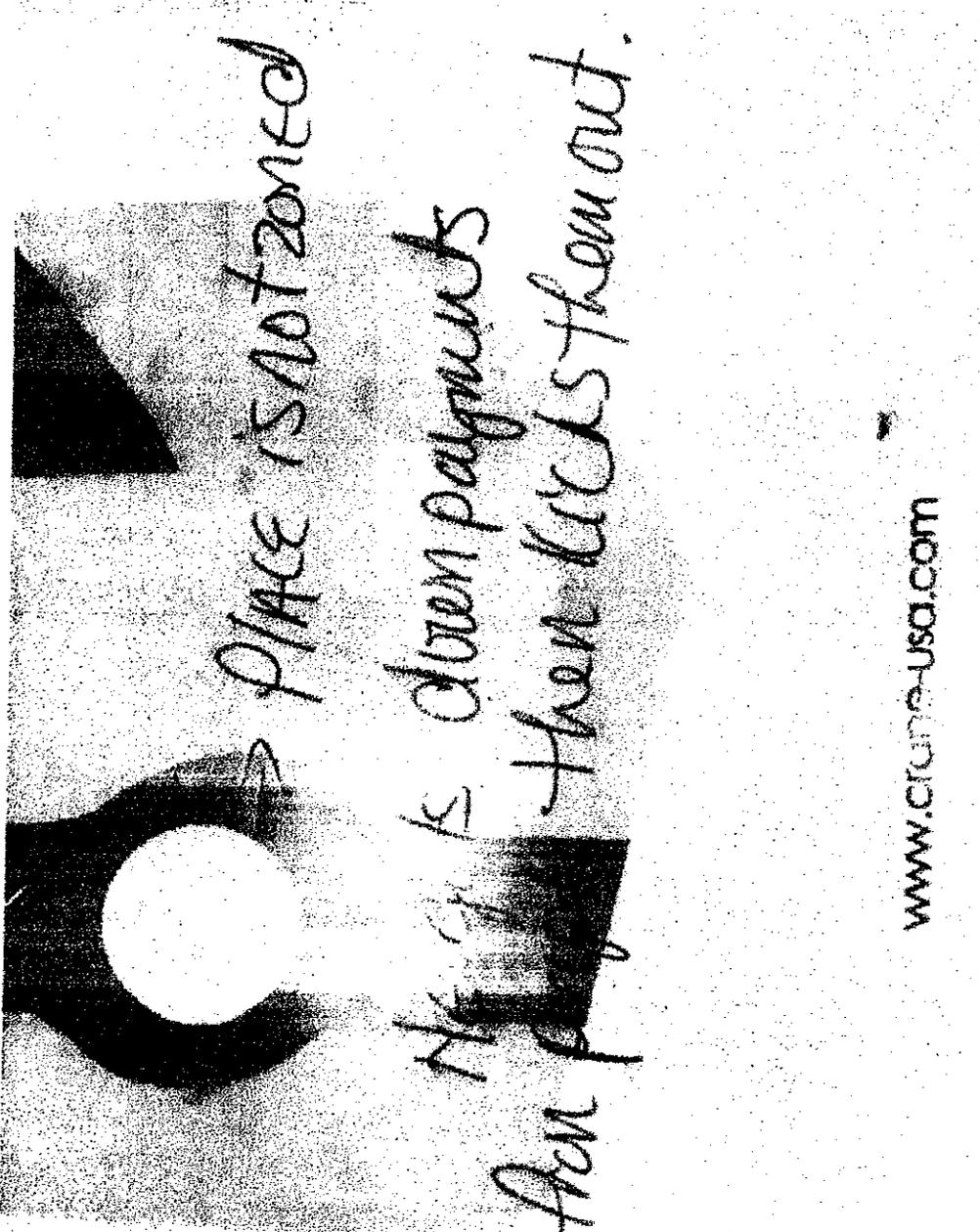
[Signature] THOMAS A. SPANIER



January 20

10:33 AM

Edit



CL SF bay area > north bay > housing > office & commercial

ready to go [enroll](#) [Post](#) 5 days ago

4.20K A realtor

Lease for 10,500 SQFT building - Cannabis Friendly (sonoma)

Lease for 10,500 sqft building. Has previously been used for cannabis cultivation.

Great location on Hwy 121.

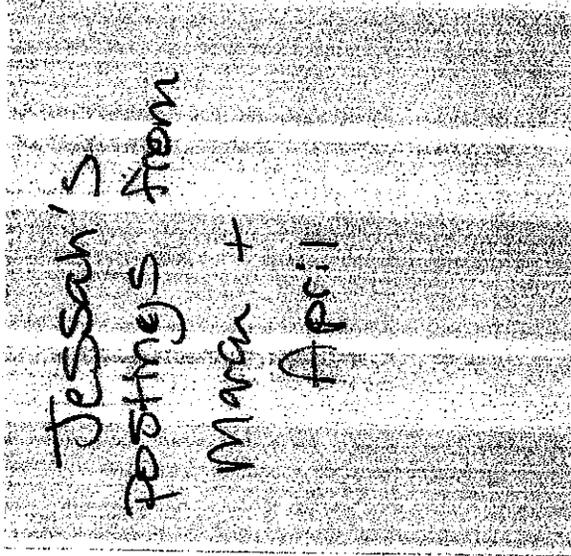
Looking for tenant for long term lease.

Call Jessah for more details, show contact info

- do NOT contact me with unsolicited services or offers

post id: 6563556076 posted: 5 days ago [report to friends](#)

[report to moderator](#)



reply 25 21 **prohibited** 21 days ago

print

Looking for Investor in Cannabis Campus Development (sonoma)

We are a small developing firm interested in bringing on an investor to build upwards of 200,000 SQFT of Cannabis directed warehouse/manufacturing space in Sonoma, CA.

We have taken a lot of steps to get this project together and are in the home stretch.

We are looking for someone with a range of capital of \$800k - \$3.3 Million to close in 30 days.

Call for more details - Jessah Dunn 510-907-1467

• do NOT contact me with unsolicited services or offers

post id: 6545504136 posted: 21 days ago

status: **removed to friends**

post of

CL SF bay area > north bay > housing > office & commercial

ready to go

Real Estate

Posted 6 days ago

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likes

5 hidden post account

Grow + Dispensary/Delivery + Manufacture + Distributor (sonoma)

What we have:

10,500 sf Pole Barn, conc floors, sealed building 60% improved

In Process: 5,000 sf Dispensary on State Hwy 121 located between Sonoma Raceway and Town of Sonoma, soon to be permit ready

Also TWO (2) 25,000 sf buildings in the permit phase for Growers, Distributors, etc.

Also another 9 acres for Cannabis Indoor Grows, or ???, to be fenced, gated, make offer.

Call Jessah at show contact info for more details.

• DO NOT contact me with unsolicited services or offers

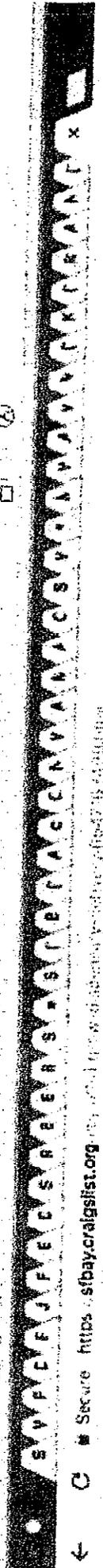
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posted: 6 days ago

updated: about 6 hours ago

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\$2 / 1ft² - Grow + Dispensary/Delivery + Manufacture + Distributor (sonoma)

What we have:

10,500 sf Pole Barn/ cone floors, sealed building 60% improved

In Process: 5,000 sf Dispensary on State Hwy 121 located between Sonoma Raceway and Town of Sonoma, soon to be permit ready

Also TWO (2) 25,000 sf buildings in the permit phase for Growers, Distributors, etc.

Also another 9 acres for Cannabis Indoor Grow, or ???, to be fenced, gated, make offer.

Call Jessah at 510-907-1467 for more details.

• do NOT contact me with unsolicited services or offers

post id: 6547163459 posted about 11 hours ago updated about 11 hours ago email to friend best of 0

CL

SF bay area > north bay > housing >

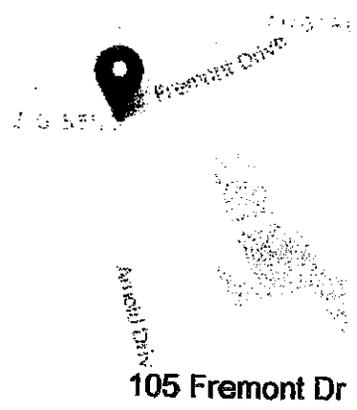
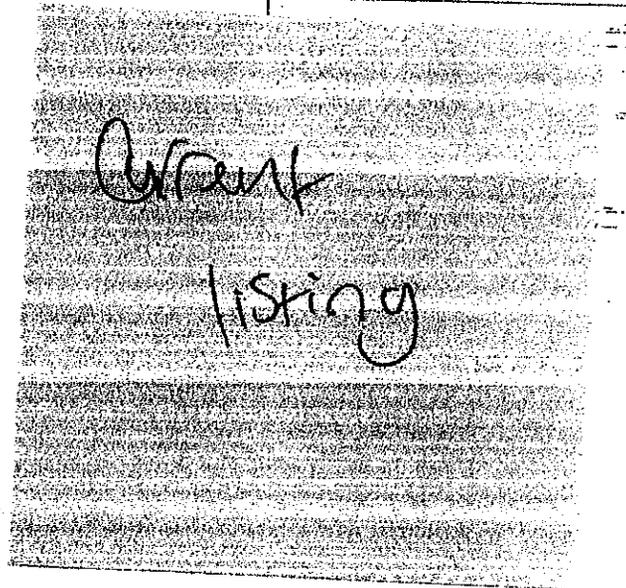
real estate - by owner

Posted 4 days ago on: 2018-05-07 8:26am

Contact Information:

Cannabis Dispensary Application with LAND for SALE (Sonoma)

image 1 of 2



land available now

Property Details:

Approved Cannabis Dispensary Application. Plans for a 5000 sqft building for dispensary and plans for 5000 sqft additional retail space. Application going to public hearing on May 23rd. First Sonoma county application to go to public hearing.

Land has 4 existing buildings used for manufacturing in the 70's and 80's.

2 parcels. 5+ acres each. Well, and septic on the property plus an pert test for addition septic.

Was approved for storage in 2007.

Price: \$7,000,000

Jessah Dunn

[show contact info](#)

[show contact info](#)

QR Code Link to This Post



View the full listing here: <http://www.loopnet.com/Listing/105-Fremont-Dr-Sonoma-CA/12440435/>

Sonoma County Permit and Resource Department:
JPC17-0091

4/5/2017

Cannabis Use Permit

<https://sfbay.craigslist.org/nby/real/cannabis-dispensary/6582203638.html>

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

FIRST AMERICAN TITLE COMPANY
330 SOQUEL AVENUE
SANTA CRUZ, CA 95062



2018034356

Official Records Of Sonoma County
William F. Rousseau
05/11/2018 08:23 AM
SPL

NTDF 2 Pgs

Fee: \$92.00

PAID



LOAN: n/a

INVESTOR LOAN #:

FILE: 5699133 DLH

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
DEED OF TRUST**

IMPORTANT NOTICE:

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is **\$3,051,895.44** as of **05/03/2018** and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three-months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

LOAN: n/a

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
INVESTOR LOAN #:**

FILE: 5699133 DLH

TO FIND OUT THE AMOUNT YOU MUST PAY, OR TO ARRANGE FOR PAYMENT TO STOP THE FORECLOSURE, OR IF YOUR PROPERTY IS IN FORECLOSURE FOR ANY OTHER REASON, CONTACT:

**THOMAS A. SPANIER
C/O FIRST AMERICAN TITLE COMPANY
330 SOQUEL AVENUE
SANTA CRUZ, CA 95062**

Phone: (831)426-6500

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

**REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT
TAKE PROMPT ACTION.**

NOTICE IS HEREBY GIVEN: That **FIRST AMERICAN TITLE COMPANY**, a California corporation is duly appointed Trustee under the following described Deed of Trust dated: **08/30/2007**, executed by **BIG TOY STORAGE, LLC** a California limited liability company as Trustor, to secure certain obligations in favor of **Florence R. Spanier**, Trustee of **The Spanier Family Living Trust** dated **March 27th, 1991**, an undivided **83.4375%** interest; and **Thomas A. Spanier**, a married man as his sole and separate property, an undivided **14.5626%** interest, as Beneficiary, recorded **09/19/2007**, as Instrument No. **2007102456** Book **n/a** Page **n/a**, of Official Records, in the office of the Recorder of **SONOMA** County, California, describing the land therein: As more fully described on said Deed of Trust.

Including 1 note(s) for the sum of **\$1,500,000.00**; that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in the obligations for which said Deed of Trust is security has occurred in that payment has not been made of **FAILURE TO PAY PRINCIPAL OBLIGATION IN THE AMOUNT OF \$1,500,000.00, WHEN ALL DUE AND PAYABLE SEPTEMBER 19, 2010, UNDER THE EXPRESS WRITTEN AND EXECUTED TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST; WITH INTEREST TO ACCRUE THEREON FROM SEPTEMBER 9, 2007; PLUS, ACCRUED LATE CHARGES, \$181,348.29; PLUS, LOAN MODIFICATION FEE, \$7,500.00, WITH INTEREST TO ACCRUE THEREON FROM OCTOBER 1, 2008; PLUS, PREVIOUSLY PAID FORECLOSURE FEES AND CHARGES \$5,985.10; PLUS, ADVANCE FOR TAX DEFAULT IN THE AMOUNT OF \$117,186.94, WITH INTEREST TO ACCRUE THEREON FROM JUNE 27, 2014; PLUS ALL SUBSEQUENT AND PAST DUE ADVANCES THAT ARE MADE TO PROTECT THE SECURITY, INCLUDING BUT NOT LIMITED TO ATTORNEY AND FORECLOSURE FEES, COSTS, AND EXPENSES.**

THAT by reason thereof the beneficiary under said Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

DATE: May 8, 2018


THOMAS A. SPANIER

Work Location

Please note, the interactive maps require Silverlight, which is not supported in Chrome. To utilize the maps, please use Internet Explorer.

105 Fremont Dr, Sonoma, CA 95476

Record Details

To see additional information under More Details in the sections below, click the carrot and/or the plus sign, to expand the section.

Applicant:

Haight Street, Inc.
same
9895 Village Center Drive
Granite Bay, Ca, 95476
Main Phone:7073376879
Alternate Phone:
jessahdunn@gmail.com

Project Description:

Request for a Use Permit to allow a Cannabis Dispensary on a 5.47 acre parcel served by a well and septic system in a Class 1 water availability area and in the Airport Land Use Area. There are existing storage buildings on the parcel. The application includes two new 5,000 square foot buildings, one for the cannabis dispensary, and one for general retail. Hours of operation will be 7 days per week, from 8:00 a.m. to 8:00 p.m. There will be 3 employees total with up to a maximum of approximately 200 persons per day.

More Details

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Sonoma County Permit and Resource Management Department

Website: www.sonomacountypermits.org

Address: 2550 Ventura Avenue
Santa Rosa, CA 95403-2829

Phone: (707) 565-1900

Fax: (707) 565-1103

Permit History Lookup

This service provides convenient access to permit history information. All reasonable effort has been made to ensure the accuracy of the data provided. However, the data may be out of date or inaccurate. The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data with the Sonoma County Permit and Resource Management Department.

Permit History By Address

Address: 105 Fremont Dr

Permits: 31

Permit History as of May 11, 2018

Number	Date	Status	Type	Description	Scanned
VBU18-0454	4/30/2018	Notice & Order	Building Violation	UNPERMITTED INTERIOR WALLS AND ELECTRICAL TO REAR WAREHOUSE	
UPC17-0091	9/5/2017	Referrals Sent	Cannabis Use Permit	Request for a Use Permit to allow a Cannabis Dispensary on a 5.47 acre parcel served by a well and septic system in a Class 1 water availability area and in the Airport Land Use Area. There are existing storage buildings on the parcel. The application includes two new 5,000 square foot buildings, one for the cannabis dispensary, and one for general retail. Hours of operation will be 7 days per week, from 8:00 a.m. to 3:00 p.m. There will be 3 employees total with up to a maximum of approximately 200 persons per day.	
UPE08-0045	5/19/2008	Expired	Use Permit	USE PERMIT FOR REPLACEMENT WAREHOUSES REQUEST FOR A USE PERMIT TO REPLACE LEGAL NON-CONFORMING WAREHOUSES WITH SIMILAR WAREHOUSES PURSUANT TO SEC. 26-94-010.	
VGR08-0021	5/12/2008	Recorded	Grading/Drainage Violation	FILL EXCEEDING 100 CU YDS	

Number	Date	Status	Type	Description	Scanned
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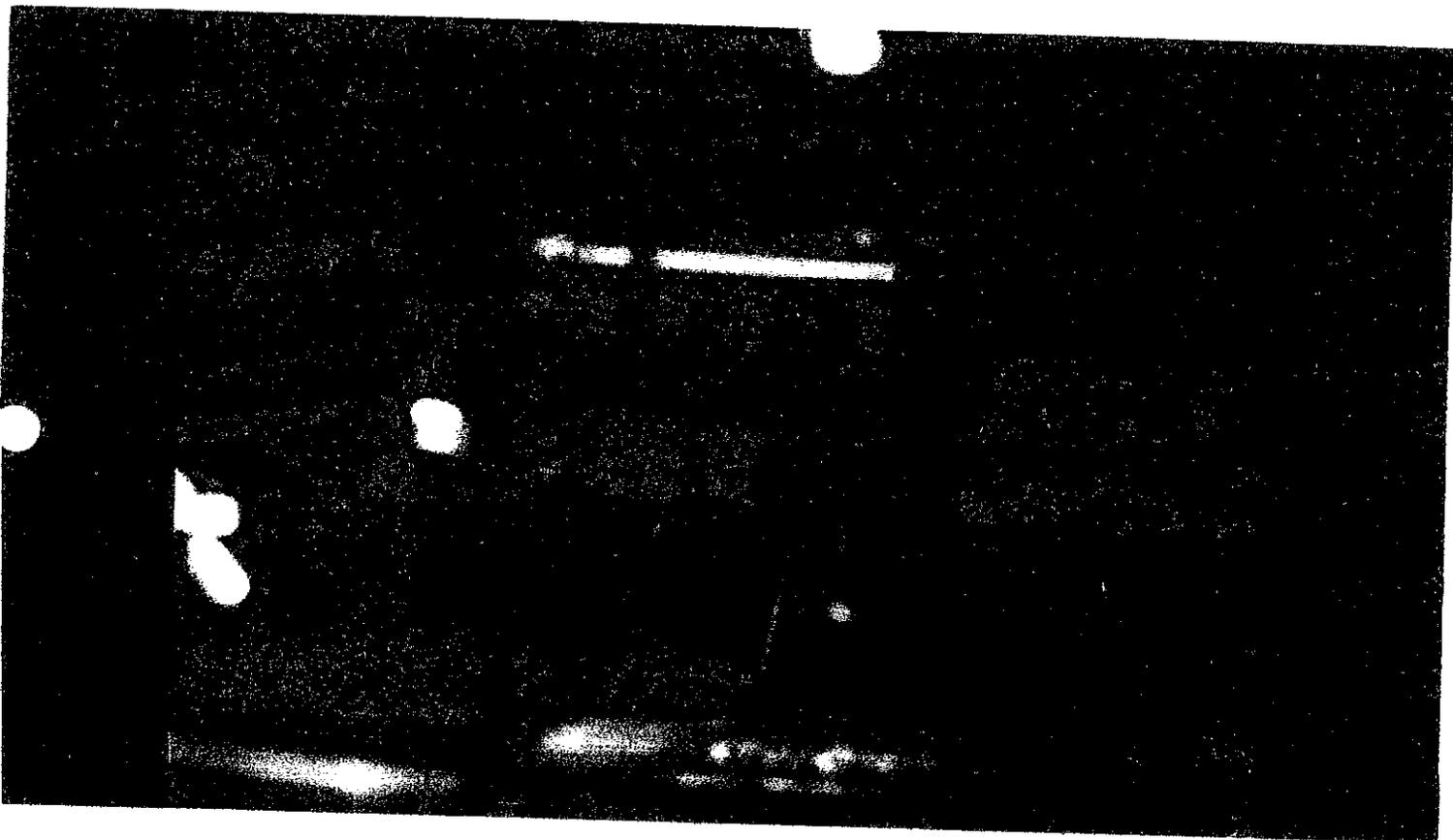
<http://www.ktvu.com>

54° (/weather)

About Us

[TV Schedule \(http://partner.rovicom.com/take9/FoxKTVU/tvlistings.aspx\)](http://partner.rovicom.com/take9/FoxKTVU/tvlistings.aspx) [Contact Us \(http://www.ktvu.com/about-us/75004408-story\)](http://www.ktvu.com/about-us/75004408-story)

Contact KTVU



POSTED: JAN 15 2016 11:20AM PST
UPDATED: MAY 30 2017 04:05PM PDT



Address

2 Jack London Square NW
Oakland, CA 94607

Send us a news tip

Have a news tip? Here's
how you can reach us:
Call the news desk: (510)

Contact a Specific Department

From: [Karla Noyes](#)
To: [Crystal Acker](#)
Cc: [Susan Gorin](#); [Pat Gilardi](#); Jani@Apothevert.com
Subject: UPC17-0094 - Fire House marijuana dispensary
Date: July 11, 2018 12:29:04 PM

Hello Crystal,

Please print these 44 pages and include them in the Board of Zoning Adjustment packet for the marijuana dispensary at the Fire House in Glen Ellen.

<https://learnaboutsam.org/wp-content/uploads/2018/03/SAM-Lessons-Learned-From-Marijuana-Legalization-Digital.pdf>

This document puts scientific facts to our legitimate concerns about safety and the inappropriateness of this business in our residential neighborhood.

Sincerely,

Karla Noyes

Copies:

Susan Gorin

Pat Gilardi

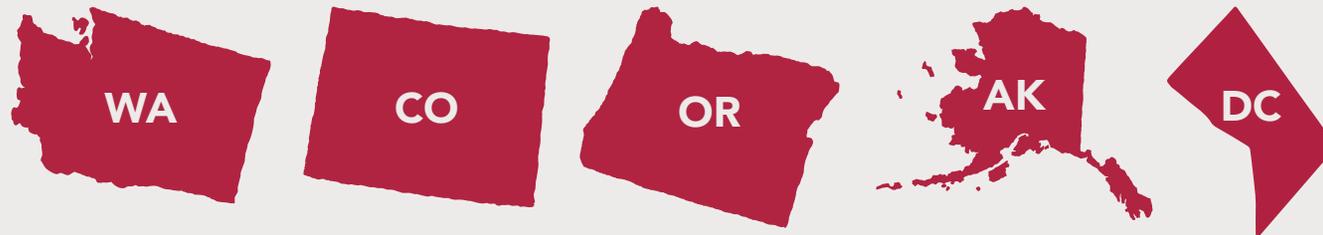
Jani Friedman

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Warning: If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

LESSONS LEARNED FROM MARIJUANA LEGALIZATION IN FOUR U.S. STATES AND D.C.

M A R C H 2 0 1 8



Reviewed by researchers from:
University of Colorado at Denver
Harvard Medical School
Boston Children's Hospital
University of Connecticut
Yale University
University of Kansas
and more

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Approaches to
Marijuana
preventing another big tobacco

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Approaches to
Marijuana
preventing another big tobacco

EXECUTIVE HIGHLIGHTS

Colorado and Washington legalized marijuana in 2012, followed by Alaska and Oregon in 2014. The District of Columbia legalized cultivation and possession in 2014.

Today's highly potent marijuana represents a growing and significant threat to public health and safety, a threat that is amplified by a new marijuana industry intent on profiting from heavy use.

State laws allowing marijuana have, in direct contradiction to federal law, permitted this industry to flourish, influencing both policies and policy makers. While the consequences of these policies will not be known for decades, early indicators are troubling.

This report, reviewed by prominent scientists and researchers, serves as an evidence-based guide to what we currently observe in various states.

YOUTH AND SCHOOL IMPACTS

- Since Colorado, Washington, Oregon, Alaska, and the District of Columbia (Washington, DC) legalized marijuana, past-month use of the drug has continued to rise above the national average among youth aged 12–17 in all five jurisdictions (National Survey on Drug Use and Health [NSDUH], 2006-2017).
- Alaska and Oregon are leading the nation in past-year marijuana use among youth aged 12–17 (NSDUH, 2006-2017).
- Colorado currently holds the top ranking for first-time marijuana use among youth, representing a 65% increase in the years since legalization (NSDUH, 2006-2017).
- Young adult use (youth aged 18–25) in legalized states is increasing (NSDUH, 2006-2017).
- Colorado toxicology reports show the percentage of adolescent suicide victims testing positive for marijuana has increased (Colorado Department of Public Health & Environment [CDPHE], 2017).
- In Anchorage, school suspensions for marijuana use and possession increased more than 141% from 2015 (when legalization was implemented) to 2017 (Wohlforth, 2018).
- A study in Colorado found that about 50% of youth in outpatient substance abuse treatment reported using diverted marijuana (Wilkinson, Yarnell, Radhakrishnan, Ball, & D'Souza, 2016).

SELLING TO MINORS



- Washington state law enforcement has documented a total of 424 violations among licensed marijuana businesses. Of these, 288 violations pertained to selling marijuana to minors and 136 violations were for allowing minors access to a restricted area (Washington State Liquor and Cannabis Board [WSLCB], 2017).

- In December 2017, the Oregon Liquor Control Commission conducted a random inspection of 66 licensed marijuana retailers and found that 16 of the businesses were selling marijuana to minors (Oregon Liquor Control Commission [OLCC], 2018).

SOCIAL JUSTICE

- Washington, DC, saw public consumption and distribution arrests nearly triple between the years 2015 and 2016. A disproportionate number of those marijuana-related arrests occurred among African-Americans (Moyer, 2017; District of Columbia Metropolitan Police Department [DCMPD], 2016).

- Colorado marijuana arrests for young African-American and Hispanic youth have increased since legalization (Colorado Department of Public Safety [CDPS], 2016).

- Colorado schools that had 25% or fewer youth of color had 313 marijuana-related suspensions compared to 658 marijuana-related suspensions for schools comprised of populations with 76% or more youth of color (CDPS, 2016).



ALCOHOL CONSUMPTION NOT DECREASING

- Researchers from Oregon State University found that college students under the age of 21 who are binge drinkers have been one of the primary groups of marijuana users after legalization (Darling, 2017).
- The gallons of alcohol consumed in Colorado since marijuana legalization have increased by 8% (Colorado Department of Revenue [CDR], Colorado Liquor Excise Tax, 2017).

HOSPITAL AND ER VISITS

- In Colorado, calls to poison control centers have risen 210% between the four-year averages before and after recreational legalization (Rocky Mountain Poison and Drug Center [RMPCD], 2017 and Wang et al., 2017). Washington has seen a 70% increase in calls between the three-year averages before and after legalization (Washington State Office of Financial Management [WSOFM], 2017).
- In Colorado, the annual rate of marijuana-related emergency room visits increased 35% between the years 2011 and 2015 (CDPHE, 2017).
- Central Oregon hospitals saw a nearly 2,000% increase in emergency room visits due to marijuana poisoning, with 434 marijuana-related emergency visits in January 2016 alone, compared to a maximum of 32 visits per month prior to legalization (Kent, 2016).
- One hospital in Bend, Oregon, also had an increase in marijuana-related emergency room visits from 229 in 2012 to 2,251 in 2015; the average number of marijuana-related emergency room visits per month in the same hospital in 2016 was 552 (Hawryluk, 2017).

COSTS RELATED TO HIGHLY POTENT TETRAHYDROCANNABINOL (THC) BURNS

According to the Oregon Burn Center, Butane Hash Oil explosions have resulted in at least 30 burn victims between July 2015 to July 2016, costing about \$5,154,202 in total treatment costs (Oregon State Police-Drug Enforcement Section [OSPDES], 2017).

THE BLACK MARKET

- Narcotics officers in Colorado have been busy responding to the 50% increase in illegal grow operations across rural areas in the state (Stewart, 2017).
- In 2016 alone, Colorado law enforcement confiscated 7,116 pounds of marijuana, carried out 252 felony arrests, and made 346 highway interdictions of marijuana headed to 36 different U.S. states (RMHIDTA, 2017).
- The U.S. mail system has also been affected by the black market, seeing an 844% increase in marijuana seizures (RMHIDTA, 2017).
- A leaked police report in Oregon revealed that at least 70% of marijuana sales in 2016 were on the black market and around three to five times the amount of marijuana consumed in Oregon leaves the state for illegal sales (Hughes, 2017; Associated Press, 2017, August 14; OSPDES, 2017).
- The U.S. Attorney in Oregon reported in 2018 that “Oregon has a massive marijuana overproduction problem,” with 2,644 pounds of marijuana in outbound postal parcels and over \$1.2 million in cash seized in 2017 alone (Williams, 2018).

CRIME

- The crime rate in Colorado has increased 11 times faster than the rest of the nation since legalization (Mitchell, 2017), with the Colorado Bureau of Investigation reporting an 8.3% increase in property crimes and an 18.6% increase in violent crimes (Colorado Bureau of Investigation [CBI], 2017).
 - A study funded by the National Institutes of Health showed that the density of marijuana dispensaries was linked to increased property crimes in nearby areas (Freisthler, Gaidus, Tam, Ponicki, & Gruenewald, 2017).
 - The Boulder Police Department reported a 54% increase in public consumption of marijuana citations since legalization (Boulder Police Department [BPD], 2017).
- In Alaska, misdemeanor and vehicle thefts have dramatically increased since legalization. Alaska's national ranking for larceny moved up from 16th to 2nd and motor vehicle theft from 16th to 5th after marijuana became legal (Alaska Department of Public Safety [ADPS], 2016).
- Oregon's national ranking went from 17th to 11th for property crime, 12th to 7th for larceny, and 13th to 8th for motor vehicle theft, from 2014 to 2016, respectively. (Disaster Center, n.d.).

THE WORKPLACE

- Marijuana urine test results in Washington and Colorado are now double the national average (Quest Diagnostics, 2016).
- Insurance claims have become a growing concern among companies in legalized states (Hlavac & Easterly, 2016).

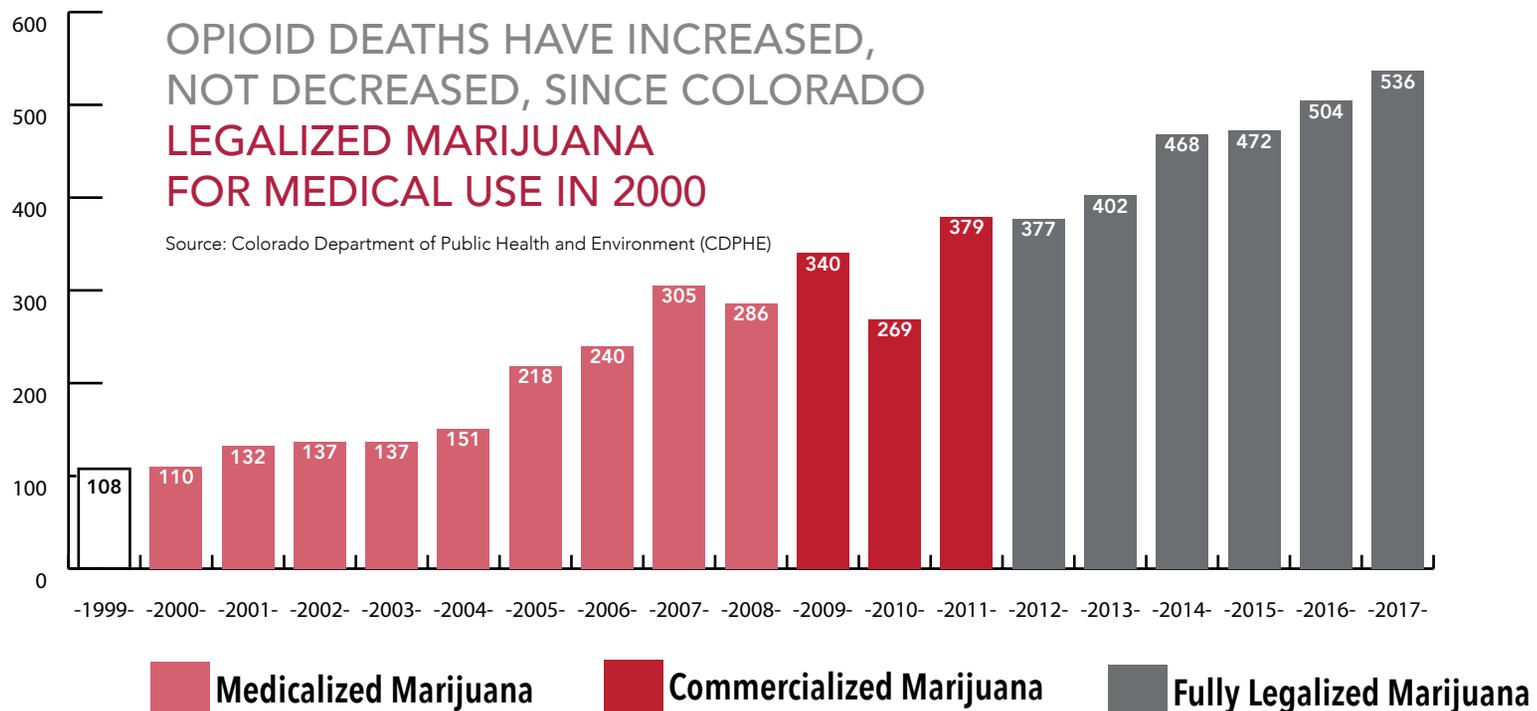
IMPAIRED DRIVING

- The number of drivers in Colorado intoxicated with marijuana and involved in fatal traffic crashes increased 88% from 2013 to 2015 (Migoya, 2017). Marijuana-related traffic deaths increased 66% between the four-year averages before and after legalization (National Highway Traffic Safety Administration [NHTSA], 2017).
 - Driving under the influence of drugs (DUIDs) have also risen in Colorado, with 76% of statewide DUIDs involving marijuana (Colorado State Patrol [CSP], 2017).
- Washington State experienced a doubling in drugged driving fatalities in the years following legalization (Johnson, 2016).
- In Oregon, 50% of all drivers assessed by drug recognition experts (DRE) in 2015 tested positive for THC (OLCC, 2015).

MARIJUANA POLICY SINCE 2012

In 2012, Colorado and Washington voters passed referendums legalizing marijuana, accelerating the growth of a multibillion dollar, addiction-for-profit industry, and causing negative impacts both inside and outside of those states. We now have five years of data, lessons learned, and negative impacts affecting both families and communities.

The goal of the industry is to successfully convert young, casual users into heavy, more frequent users. Given this nation's addiction epidemic—deaths driven largely by opioids—the rise of lax legalization policies comes at an especially inopportune time. In the time that the opioid epidemic has increased, the percentage of marijuana users who are using the drug frequently has skyrocketed (Institute for Behavior and Health [IBH], n.d.). This is unsurprising, as peer-reviewed research has revealed early marijuana use more than doubles the likelihood of opioid use later in life (Secades-Villa, Garcia-Rodríguez, Jin, Wang, & Blanco, 2015; Olfson, Wall, Liu, & Blanco, 2017).



MARIJUANA POLICY

SINCE 2012

Although the full picture resulting from legalization will not be clear for decades, we need not wait that long to understand some key consequences.

The states that have legalized marijuana have among the highest rates of marijuana use in the country. Other data show:

- Higher rates of marijuana-related driving fatalities.
- More marijuana-related emergency room visits, hospitalizations, and accidental exposures.
- Expansion of a lucrative criminal market.
- Increases in marijuana-related crimes and juvenile offenses.
- Increases in workplace problems, including labor shortages and accidents.

In 2013, the U.S. Department of Justice (DOJ) decided to take a hands-off approach toward legalization at the state level.

Officially, the DOJ stated it would only get involved if any of the eight requirements laid out in the Cole Memo were violated (for example, sales to minors or increases in drugged driving).

Unfortunately, according to the U.S. Government Accountability Office (GAO), the DOJ took no meaningful action even as states were routinely in violation of the Cole Memo (U.S. Government Accountability Office, 2015).

However, public health and safety departments and law enforcement agencies in the states where legalization has been in place the longest have produced primary data and impact reports that shine a light on how current marijuana policies are failing to protect the health of the general population (Northwest High Intensity Drug Trafficking Area [NHIDTA], 2016; RMHIDTA, 2017; WSOFM, 2017; Oregon Health Authority [OHA], 2016; Alaska Department of Public Safety [ADPS], 2016; Washington Traffic Safety Commission [WTSC], 2016; CDPS, 2016; OSPDES, 2017).

In 2018, guidance from the DOJ returned to pre-Cole Memo policies, signaling uncertainty for the future of the marijuana industry. Despite state votes, marijuana remains illegal at the federal level and state actors violating federal law are committing felonies and risking significant consequences.

ADVERSE EFFECTS ON HEALTH OUTCOMES

As commercialization increases in legalized states, false advertising of marijuana products as being “natural” and “healthier than alcohol and tobacco” have greatly decreased the perceived risk of harm related to marijuana use. The main psychoactive ingredient in marijuana, THC, has now been observed to cause many different types of mental and physiological health problems—especially in children and youth.

Direct associations have been made between the frequency of marijuana use and higher THC potency with the development of mental health issues (psychosis, depression, anxiety, suicidality, reshaping of brain matter, and addiction) (Miller, in press; Fischer et al., 2017). Links to lung damage and serious cardiovascular problems have also been found (hypertension, myocardial infarction, cardiomyopathy, arrhythmias, stroke, and cardiac arrest) (Pacher, Steffens, Hasko, Schindler, & Kunos, 2017; Hall & Lynskey, 2016). Marijuana use during pregnancy has also been shown to negatively affect the cognitive development of children by increasing their risk of hyperactivity, impulsivity, and inability to focus (Wang et al., 2017; Huizink & Mulder, 2006).

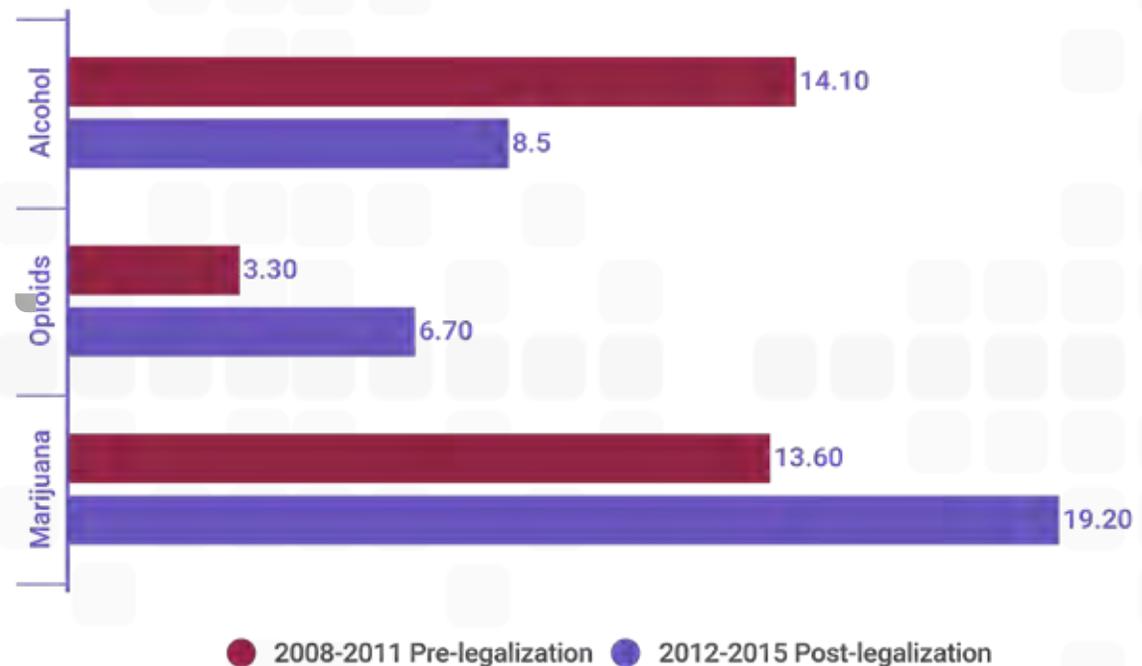
Chronic adolescent marijuana use has been correlated with cognitive impairment and a decreased ability to do well in work or school (Finn, 2015; Meier, Hill, Small, & Luthar, 2015; Arria, Caldeira, Bugbee, Vincent, & O’Grady, 2015; Meier et al., 2012).



Marijuana has a variety of other interactions with mental health. While the popular view holds that marijuana is not addictive, brain scans of marijuana users show changes in the structure of the brain’s reward center to be consistent with addiction (Gilman et al., 2014). Heavy users have also been clearly observed to have withdrawal symptoms (Hasin, Keyes, Alderson, Wang, Aharonovich, & Grant, 2008). In Colorado, marijuana is the second drug most often implicated in addiction treatment admissions, after alcohol (Colorado Department of Health Services [CDHS], Office of Behavioral Health, 2017). Furthermore, a number of studies have identified marijuana’s role in the pathway to other substance abuse. For example, a groundbreaking study of over 30,000 Americans showed that participants who reported marijuana use in the previous year were 2.6 times more likely to abuse prescription opioids (Olfson et al., 2017). Colorado toxicology reports show the percentage of adolescent suicide victims testing positive for marijuana has increased (CDPHE, 2017). This is not terribly surprising, as daily marijuana use among youth who begin before the age of 17 significantly increases the risk of suicide attempts (Silins et al., 2014).

ADVERSE EFFECTS ON HEALTH OUTCOMES

AVERAGE TOXICOLOGY OF SUICIDES AMONG ADOLESCENTS AGES 10-19 YEARS OLD
(WITH KNOWN TOXICOLOGY)



SOURCE: Colorado Department of Public Health and Environment (CDPHE), Colorado Violent Death Reporting System

COMMERCIALIZATION: A GROWING CONCERN

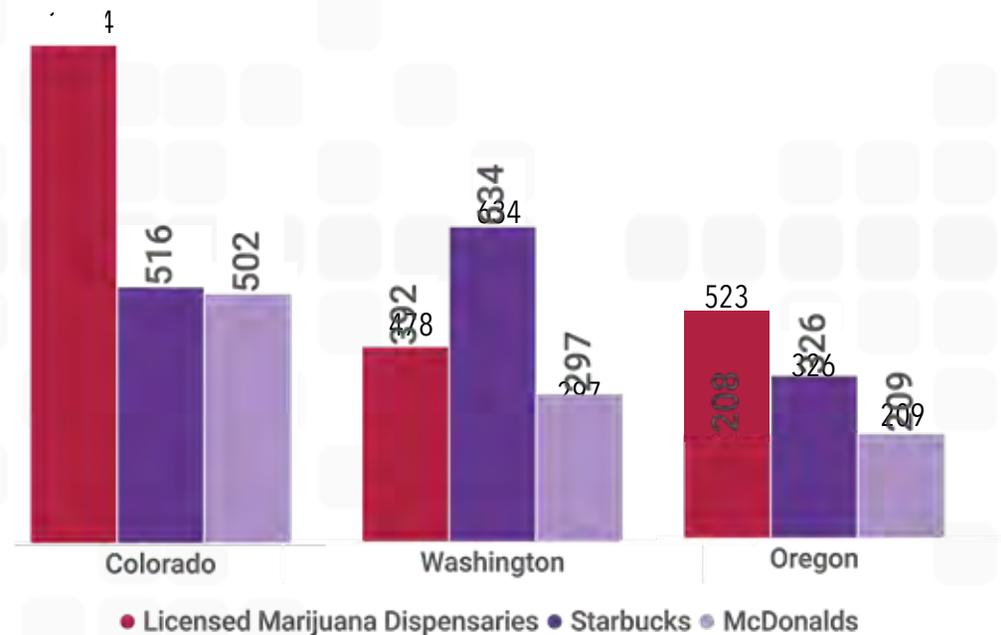
The rise of commercialization has inundated legalized communities with marijuana companies and paraphernalia.

In Colorado, this has led to more marijuana stores than McDonald's and Starbucks combined (1,014 retail marijuana outlets, with 394 of them being located with medical marijuana outlets, versus 600 McDonald's and Starbucks) (RMHIDTA, 2017; RMHIDTA, personal communication, January 25, 2018).

Although marijuana industry lobbyists claim that the mass commercialization of marijuana poses little threat to society, the evidence suggests there are a number of growing public health issues.

BUSINESS COMPARISON 2017

SOURCE: Colorado Department of Revenue; Starbucks Coffee Company, Corporate Office Headquarters; McDonalds Corporation, Corporate Office Headquarters; Washington State Liquor & Cannabis Board. Licensing. February 26, 2018. Information obtained from https://lcb.wa.gov/sites/default/files/publications/Public_Records/2017/MarijuanaApplicants.xls; Oregon Liquor Control Commission. http://www.oregon.gov/olcc/marijuana/Documents/Approved_Retail_Licenses.pdf



COMMERCIALIZATION: A GROWING CONCERN



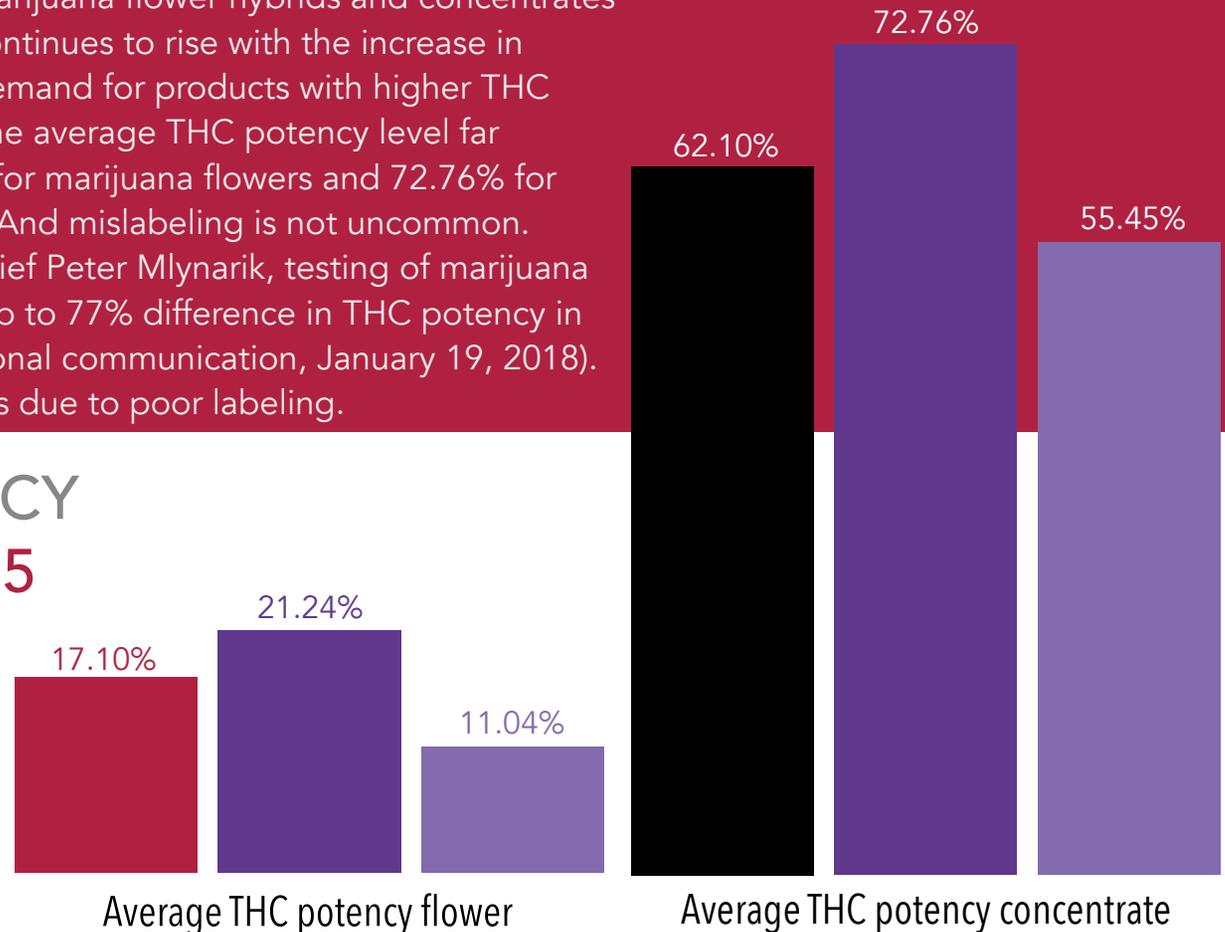
The industry has prospered in selling marijuana-infused “edibles” that come in the form of cookies, candy, ice cream, sodas, and other sweet treats that are particularly appealing to children. These edibles comprise approximately 20 to 50% of the market in legalized states (where data is available), thereby increasing their availability to children and youth who are normally unaware of consumption serving sizes and consequences (Colorado Department of Revenue, 2015; O’Connor, Danelo, Fukano, Johnson, Law, & Shortt, 2016). The market for marijuana flower hybrids and concentrates continues to rise with the increase in demand for products with higher THC

potency levels. In Seattle, Washington, the average THC potency level far exceeds the national average at 21.24% for marijuana flowers and 72.76% for marijuana concentrates (NHIDTA, 2016). And mislabeling is not uncommon. According to Soldotna, Alaska, Police Chief Peter Mlynarik, testing of marijuana products revealed discrepancies “... of up to 77% difference in THC potency in the samples provided” (P. Mlynarik, personal communication, January 19, 2018). All legal states have had numerous recalls due to poor labeling.

AVERAGE THC POTENCY ACROSS REGIONS 2015

Source: University of Mississippi Potency Monitoring Program Report 130, Drug Enforcement Administration, and NWHIDTA 2015: January through September; Potency Monitoring Program, Quarterly Report Number 135, National Center for Natural Products Research (NCNPR) at the University of Mississippi, under contract with the National Institute on Drug Abuse; Marijuana Policy Group, “Marijuana Equivalency in Portion and Dosage (as of August 10th, 2015),” <https://www.colorado.gov/pacific/sites/default/files/MED%20Equivalency_Final%2008%202015.pdf>, accessed May 12th, 2017.

■ Colorado ■ Washington ■ National

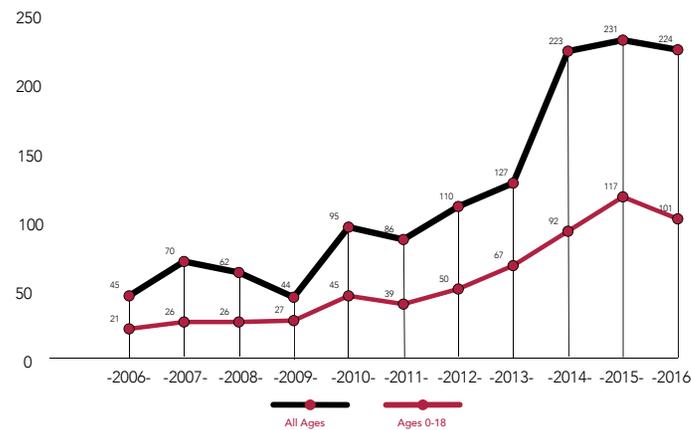


MARIJUANA-RELATED POISON CONTROL CALLS, HOSPITALIZATIONS, AND ER VISITS

The increase in marijuana availability due to legalization has led to increasing numbers of marijuana-related poison control calls, hospitalizations, and ER visits.

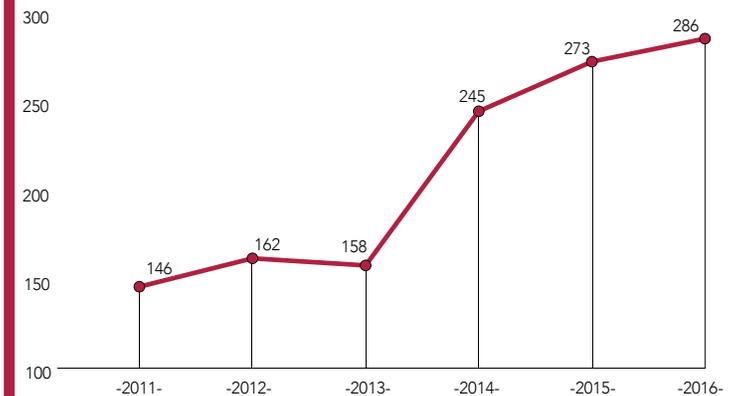
In Colorado, calls to poison control centers have risen 210% between the four-year averages before and after recreational legalization (RMPDC, 2017). Washington has seen a 70% increase in calls between the three-year averages before and after legalization (WSOFM, 2017).

Emergency Marijuana-Related Poison Control Calls in CO



Source: Rocky Mountain Poison and Drug Center Report, Colorado Marijuana Statistics for 2016, as reported by HIDTA

Emergency Marijuana-Related Poison Control Calls in WA



Source: Source: Washington Poison Control Center, Washington Poison Center Toxic Trends Report: 2016 Annual Cannabis Report

Marijuana-related emergency room visits have also surged since legalization. According to the Colorado Department of Public Health and Environment, the annual rate of marijuana-related emergency room visits increased 35% between the years 2011 and 2015 (CDPHE, 2016).

The burden on the emergency departments stemming from the type of patient care required and the resulting financial implications have been large for hospitals in Colorado (Finn, 2015).

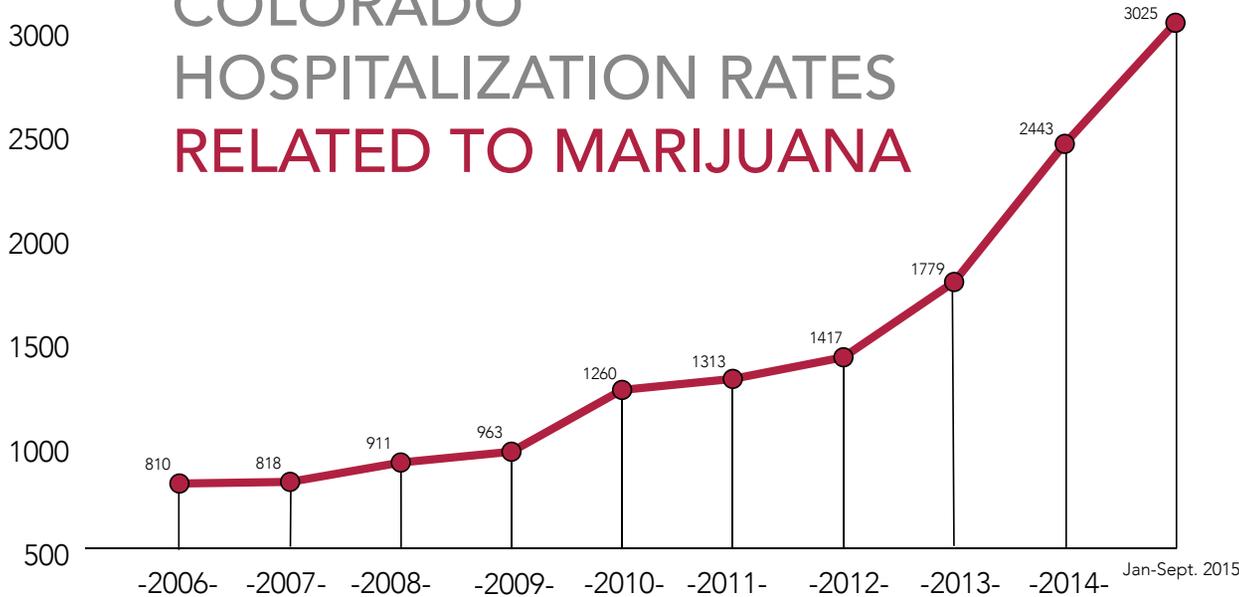
COLORADO POISON CENTER CALLS, 2000-2015



Annual regional poison center human exposure calls related to marijuana from January 1, 2000 through December 31, 2015, divided by age groups. *Counts significantly increased from previous year with a p value <0.003. Unknown age includes calls with ages recorded as teens, 20s, unknown adult (≥ 20 yrs), unknown child (≤ 19 yrs), and unknown age. Human marijuana exposure calls to RPC were determined by the presence of the generic code Marijuana – 0083000 from the National Poison Data System or marijuana exposure mentioned in RPC case notes.

3500

COLORADO HOSPITALIZATION RATES RELATED TO MARIJUANA



Source: Colorado Department of Public Health and Environment, Monitoring Health Concerns Related to Marijuana in Colorado: 2016

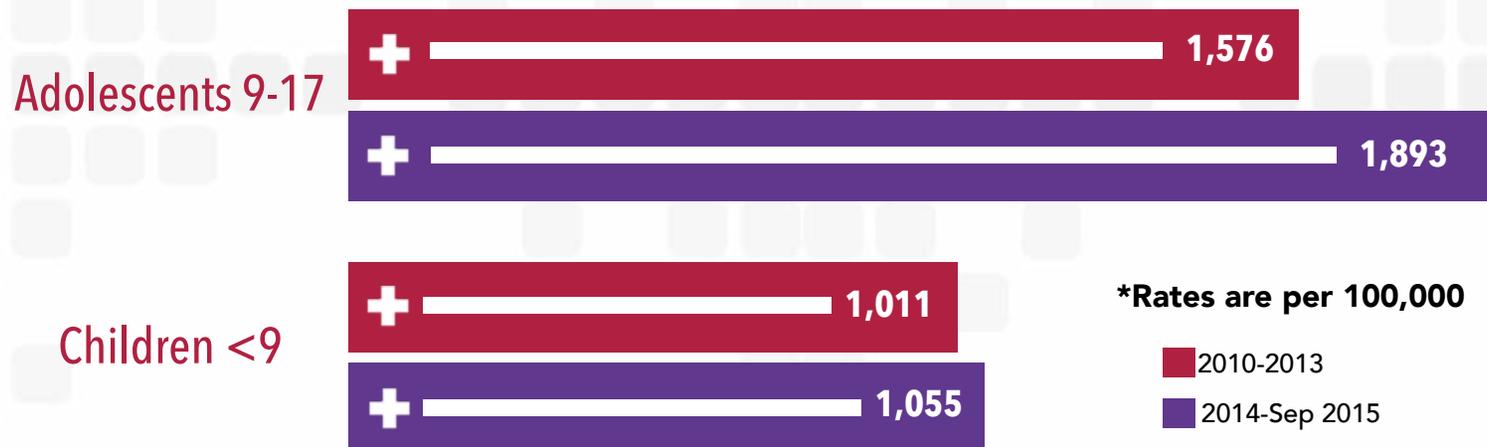
MARIJUANA EMERGENCY ROOM VISITS HAVE ALSO INCREASED AMONG CHILDREN AND ADOLESCENTS (CHA, 2016).

Central Oregon hospitals saw a nearly 2,000% increase in emergency room visits due to marijuana poisoning, with 434 marijuana-related emergency visits in January 2016 alone, compared to a maximum of 32 visits per month prior to legalization (Kent, 2016).

One hospital in Bend, Oregon, had an increase in marijuana-related emergency room visits from 229 in 2012 to 2,251 visits in 2015, while the average number of marijuana-related emergency room visits per month in the same hospital in 2016 was 552 cases (Hawryluk, 2017).

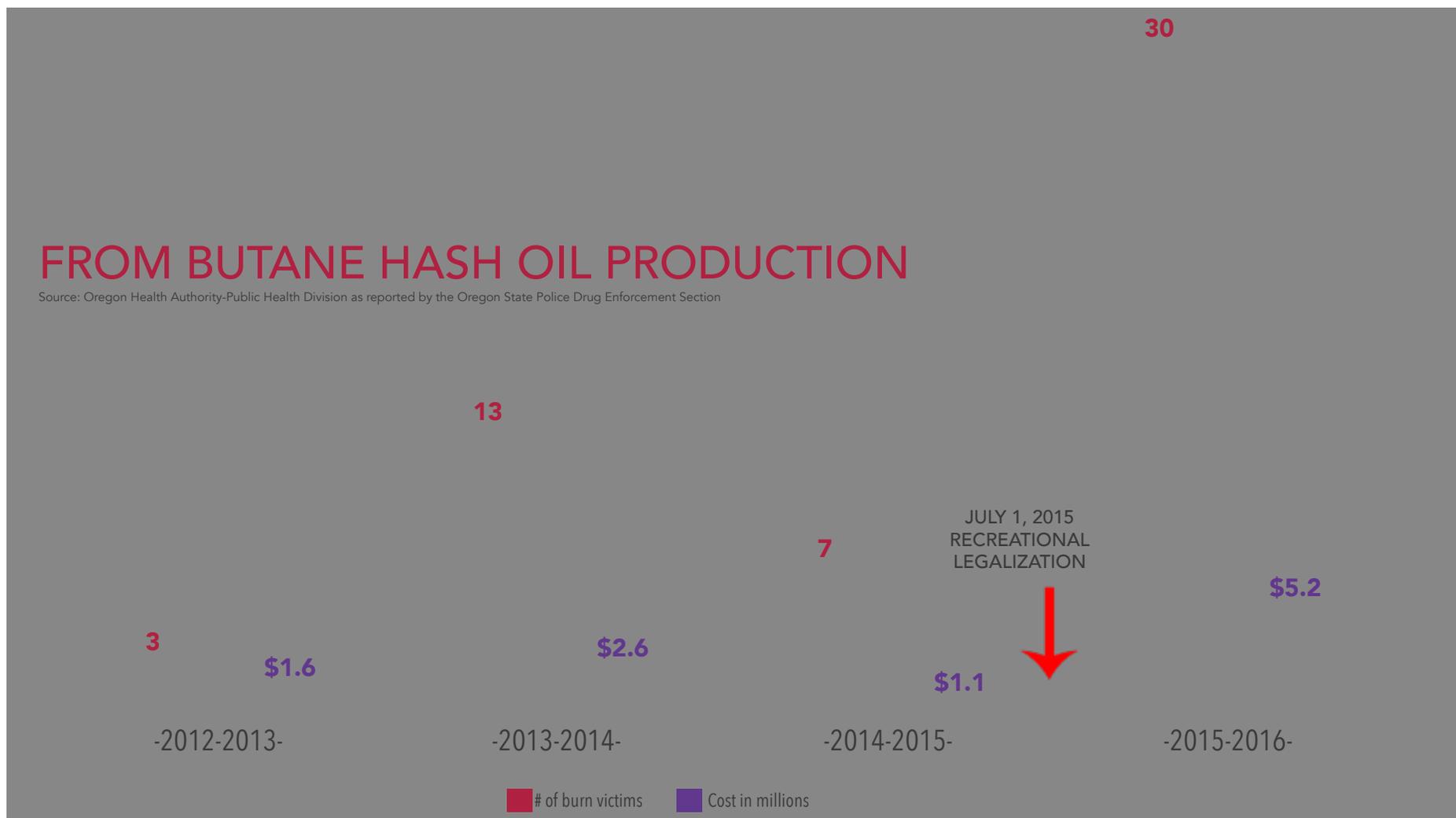
The increase in marijuana-related emergency room visits includes a growing number of Butane Hash Oil (BHO) burn victims. BHO is a marijuana concentrate that yields a THC potency of 70–99% and is highly lucrative. Production involves forcing raw marijuana and butane into a reaction chamber, which creates a highly combustible liquid that easily explodes when introduced to an ignition source. According to the Oregon Burn Center, BHO explosions have resulted in at least 30 burn victims between July 2015 to July 2016, costing about \$5,154,202 in total treatment costs (OSPDES, 2017). In 2018, the U.S. Attorney in Oregon reported that Oregon production of BHO resulted in six separate lab explosions in the first half of 2017 (Williams, 2018). The Oregon State Police claims that the growth of BHO lab operations since legalization is "... arguably the most immediate cannabis threat facing the state." (OSPDES, 2017)

MARIJUANA RELATED EMERGENCY ROOM VISITS IN CO BY AGE



Source: Colorado Hospital Association 2011-Sep 2015 as reported in Monitoring Health Concerns Related to Marijuana in Colorado: 2016, Per 100,000

The increase in marijuana-related emergency room visits includes a growing number of Butane Hash Oil (BHO) burn victims. BHO is a marijuana concentrate that yields a THC potency of 70–99% and is highly lucrative. Production involves forcing raw marijuana and butane into a reaction chamber, which creates a highly combustible liquid that easily explodes when introduced to an ignition source. According to the Oregon Burn Center, BHO explosions have resulted in at least 30 burn victims between July 2015 to July 2016, costing about \$5,154,202 in total treatment costs (OSPDES, 2017). In 2018, the U.S. Attorney in Oregon reported that Oregon production of BHO resulted in six separate lab explosions in the first half of 2017 (Williams, 2018). The Oregon State Police claims that the growth of BHO lab operations since legalization is "... arguably the most immediate cannabis threat facing the state." (OSPDES, 2017)

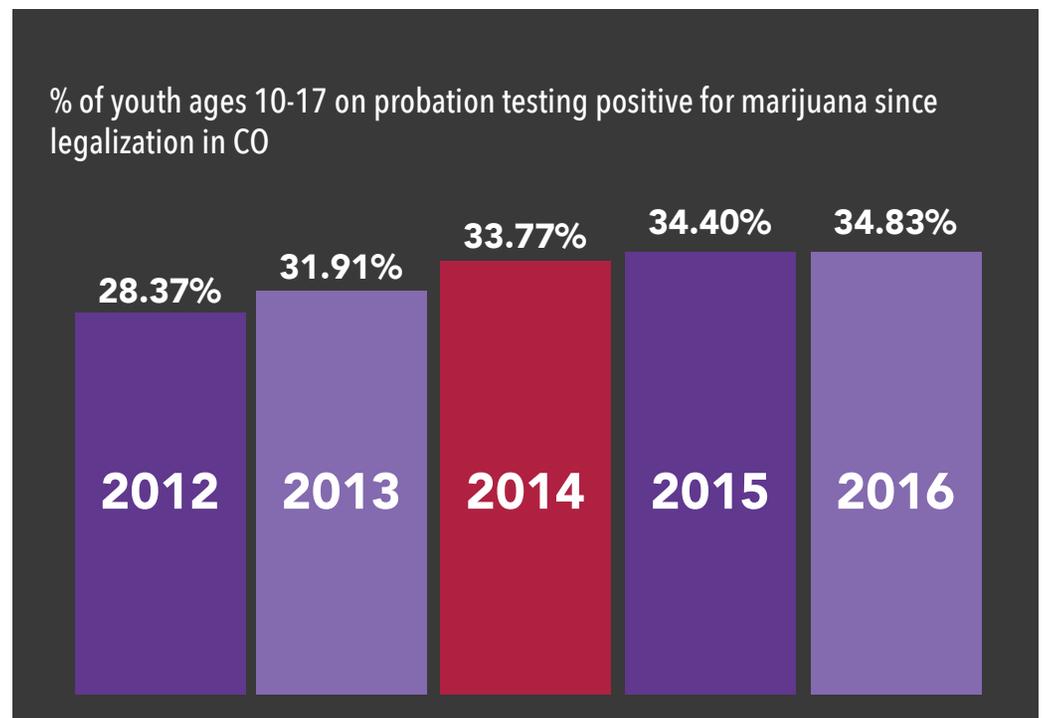
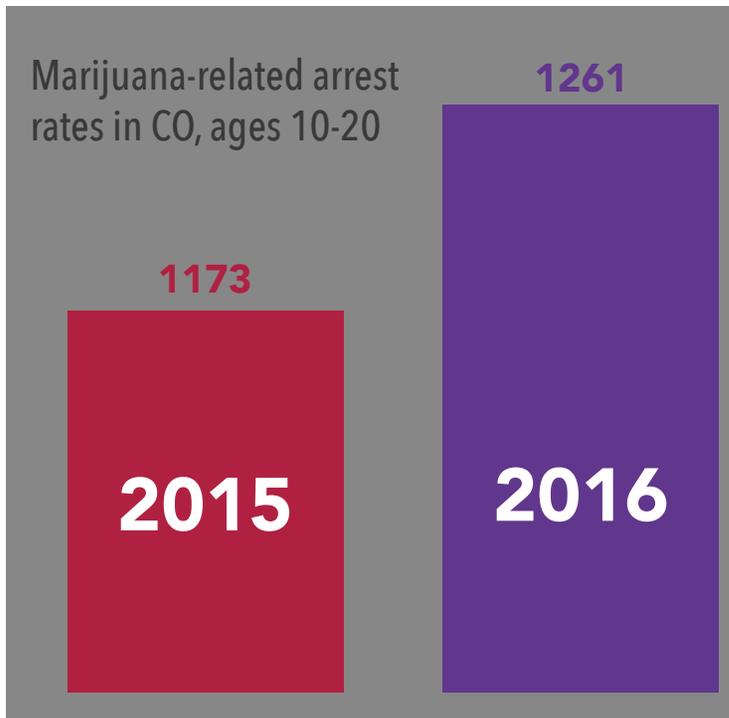


IMPACTS ON YOUTH AND YOUNG ADULTS

Since Colorado, Washington, Oregon, Alaska, and the District of Columbia allowed for marijuana, past-month use of the drug has continued to rise above the national average among youth aged 12–17 in all four states and Washington, DC.

Legalized states are leading the nation in past-year marijuana use among youth aged 12–17 (NSDUH, 2006-2016). **#1** Colorado currently holds the top ranking for first-time marijuana use among youth, representing a 65% increase in the years since legalization.

NSDUH, 2006-2016). The number of youth arrested for marijuana increased from 2015 to 2016 (CBI, 2017), and the percentage of youth on probation testing positive for marijuana in Colorado has also increased each year since legalization (DPS, 2017).



IMPACTS ON YOUTH AND YOUNG ADULTS

Despite the claims of pot-industry lobbyists that legalization will not affect young adult and youth use, the data show people are radically increasing their rate of consumption (IBH, n.d.). One recent study showed increased use by 14–18 year olds with newer forms of consumption—vaping and edibles (Borodovsky, Lee, Crosier, Gabrielli, Sargent, & Budney, 2017). About 62% of Oregon 11th graders have reported “very easy” access to marijuana, with many of them reporting marijuana acquisition coming primarily from friends (OHA, 2016).

Additionally, marijuana dispensary density has been linked to more use among youth, with 16% of 11th graders reporting marijuana use in areas with less dispensary density compared to 23% of the same age group reporting use in more retail-dense areas (Hatch, 2017).

Another study conducted in Oregon found that as medical marijuana users and growers increased in a community, marijuana use among youth also increased, in part because of social acceptance of the drug (Paschall, Grube, & Biglan, 2017).

The most recognized survey on the prevalence of drug use among U.S. households is the National Survey on Drug Use and Health (NSDUH). According to NSDUH data, marijuana use in all four legalized states and the District of Columbia has continued to increase since legalization.

Unfortunately, state studies such as the Healthy Kids Colorado Survey (HKCS) have muddied the waters. This particular study has been rejected by the Centers for Disease Control and Prevention (CDC) due to its unsound methodology.

The study omits some of the largest counties in the state (e.g. Jefferson, Douglas, and El Paso counties) and has a standard of statistical significance set much higher than average, meaning only differences in use rates far greater than normal are recognized as significant (Murray, 2016).

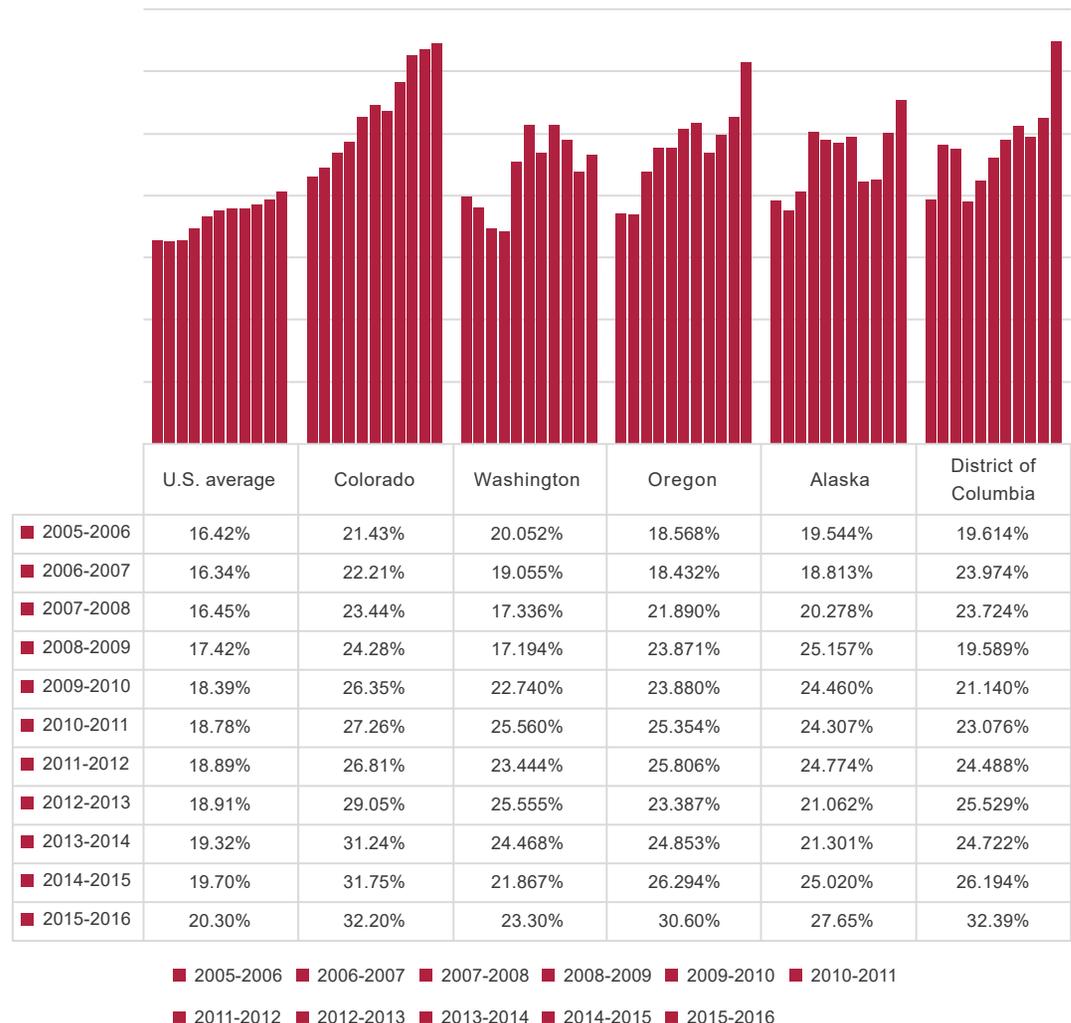
IMPACTS ON YOUTH AND YOUNG ADULTS

PAST MONTH MARIJUANA USE OF COLLEGE AGE 18-25 YEARS OLD

According to data from the NSDUH, the average rate of regular teen marijuana use in the legalized states of Alaska, Colorado, Oregon, and Washington is 30% higher than the U.S. rate as a whole (NSDUH, 2006-2017). Almost a third of all 18–25 year olds in legal states used marijuana in the past month, up from around one-fifth 10 years ago.

In Alaska, youth use is up more than 20% since before legalization. In Colorado, use among people 18 and over has increased, as well as use among young adults.

In Colorado in 2005–2006, 7.6% of 12–17 year olds used marijuana in the past month, compared to 9.1% currently (NSDUH, 2006-2017). While that number is lower than in recent years, we do not know how many of these users are heavy users. In Oregon, monthly use by youth is up since last year, and in Washington it is up since 2008–2009 (NSDUH, 2006-2017).



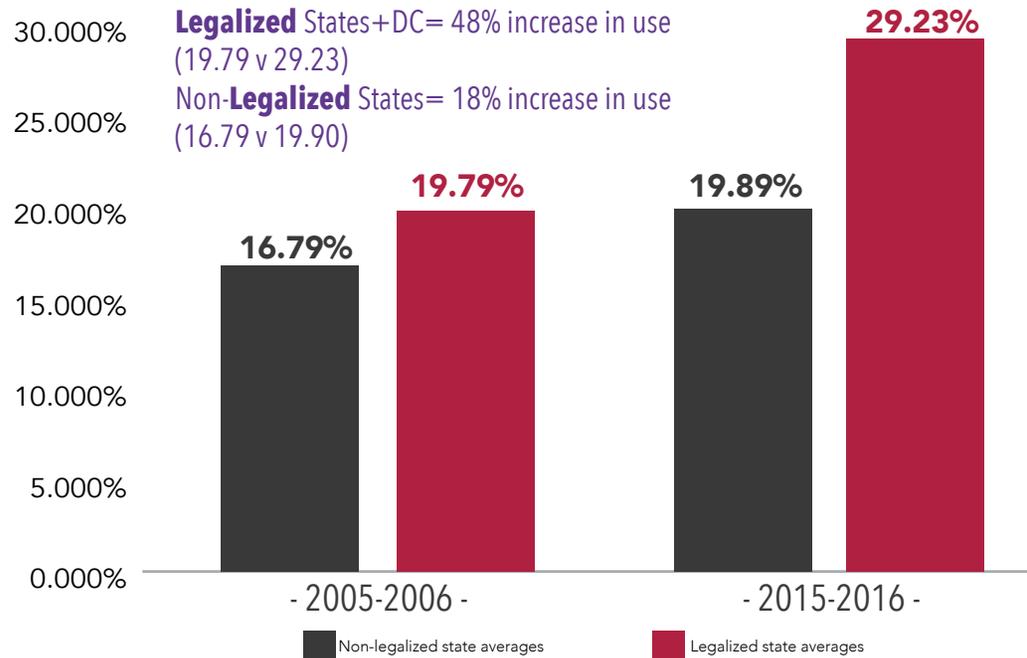
IMPACTS ON YOUTH AND YOUNG ADULTS

Some industry backers also claim that loosening marijuana laws will decrease alcohol use among consumers. But the opposite has been observed in legalized states.

The gallons of alcohol consumed in Colorado since marijuana legalization have increased 8% and the amount of alcohol consumed in Washington, Oregon, and Alaska has either remained constant or increased since legalization (Haughwout & Slater, 2017; CDR, 2017).

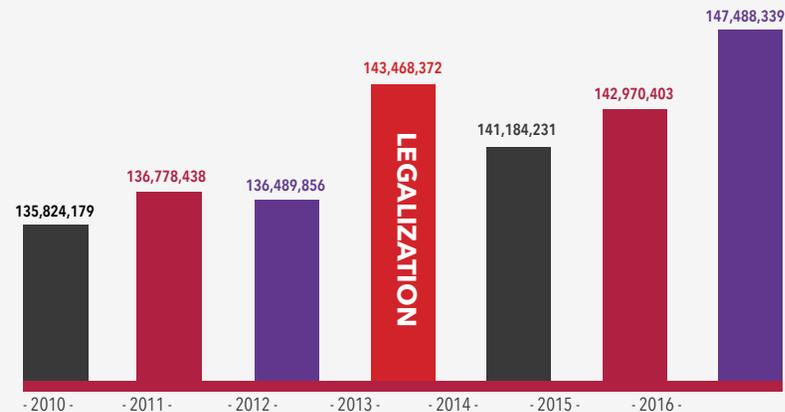
Furthermore, researchers from Oregon State University found that college students who are binge drinkers under the age of 21 have been one of the primary groups of marijuana users after legalization (Darling, 2017).

18-25 Year-Old Monthly Marijuana Use Legal vs. Non-Legal State Averages



Source: NSDUH, 2017

GALLONS OF ALCOHOL CONSUMED IN CO, 2010-2016



Source: Colorado Department of Revenue, Colorado Liquor Excise Tax

BLACK MARKET ACTIVITY SINCE LEGALIZATION

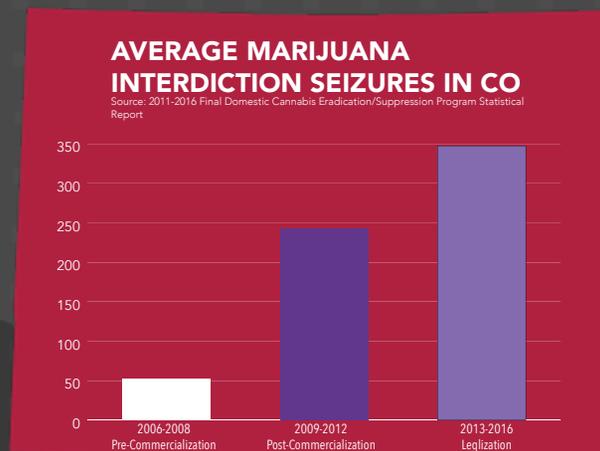
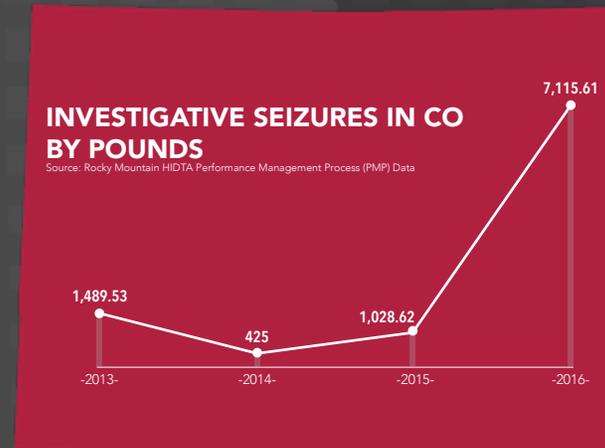
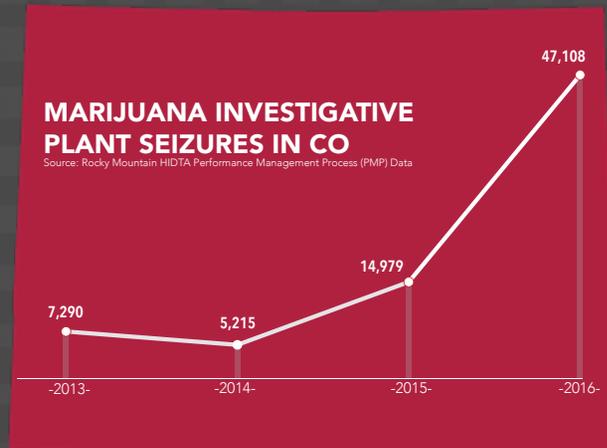
Commercialization advocates have long argued that legalization will reduce black market marijuana activity in legalized states. However, criminal activity has only been amplified as highway interdiction seizures and confiscation of illegal marijuana growing operations become increasingly common. A special media investigation revealed in 2018 that a record number of packages were mailed to or from Colorado through the U.S. Postal Service, up to 934 from 805 (Larson, 2018). The number was 234 in 2012.

In 2016 alone, Colorado law enforcement confiscated 7,116 pounds of marijuana, carried out 252 felony arrests, and made 346 highway interdictions of marijuana headed to 36 different U.S. states (RMHIDTA, 2017). The U.S. mail system has also been affected by the black market, seeing an 844% increase in postal marijuana seizures (RMHIDTA, 2017). Narcotics officers in Colorado have been busy responding to the 50% increase in illegal growing operations across rural areas in the state (Stewart, 2017).

Legalization has made it easier for the black market to thrive in rural areas due to the difficulties involved in distinguishing between legal and criminal marijuana farms. About \$6.5 million worth of illegal marijuana was confiscated by federal agencies in the White River National Forest in Aspen, Colorado, and 9,200 illegal marijuana plants were found growing on islands in the middle of the Colorado River (Associated Press, September 29, 2017; Roy, 2017). The ability to hide black market activity in legalized states has encouraged drug trafficking organizations (DTOs) and Mexican cartels to begin growing marijuana illegally within the United States and there is now a strong presence of cartel activity in Alaska (ADPS, 2016).

Oregon has been a hub of black market activity since legalization. A leaked police report in Oregon revealed that at least 70% of marijuana sales in 2016 were on the black market and around three to five times the amount of marijuana consumed in Oregon leaves the state for illegal sales (Hughes, 2017; Associated Press, 2017, August 14; OSPDES, 2017). The U.S. Attorney in Oregon reported in 2018 that "Oregon has a massive marijuana overproduction problem," with 2,644 pounds of marijuana in outbound postal parcels and over \$1.2 million in cash seized in 2017 alone (Williams, 2018). In the last half of 2017, \$1 million in cash linked to marijuana transactions was seized at Portland International Airport. Law enforcement across 16 states have reported marijuana seizures coming from Oregon (Williams, 2018). Lancaster County sheriff's deputies in Nebraska arrested a licensed marijuana processor from Oregon who was intending to distribute the 110 pounds of raw marijuana and 25 pounds of shatter (super high potency THC wax) in his vehicle (R. Johnson, 2017).

BLACK MARKET ACTIVITY SINCE LEGALIZATION



STATES TO WHICH COLORADO MARIJUANA WAS DESTINED, 2016 (TOTAL REPORTED INCIDENTS PER STATE)



Source: HIDTA report

TRENDS IN CRIME SINCE LEGALIZATION

Apart from black market activity, legalization has potentially exacerbated other crimes as well. Though it cannot be said that crime has increased because of legalization, some trends are worth noting. The crime rate in Colorado has increased 11 times faster than the rest of the nation since legalization (Mitchell, 2017), with the Colorado Bureau of Investigation reporting an 8.3% increase in property crimes and 18.6% increase in violent crimes (CBI, 2017).

Along with the increase in property crimes, the Boulder Police Department has reported a 54% increase in marijuana public consumption citations since legalization (BPD, 2017).

According to Alaska law enforcement reports, misdemeanor and vehicle thefts have dramatically increased since legalization. Alaska's national ranking for property crimes moved from 21st to 3rd and burglaries from 31st to 14th after legalization. Alaska's national ranking for larcenies also moved up from 16th to 2nd and vehicle thefts from 16th to 5th after marijuana became legal (ADPS, 2016).

Since legalization in 2014 to 2016, Oregon's national ranking went from 17th to 11th for property crime, 12th to 7th for larceny, and 13th to 8th for motor vehicle theft (Disaster Center, n.d.).

MARIJUANA-RELATED CRIME AND OFFENSES SINCE LEGALIZATION

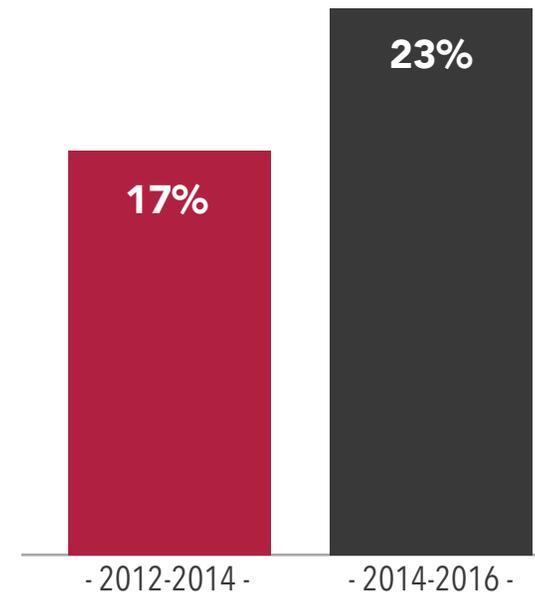
A link between looser laws and crime has been explored in the scientific literature. A study funded by the National Institutes of Health (NIH) showed that the density of marijuana dispensaries was linked to increased property crimes in nearby areas. Researchers found that Denver, Colorado, neighborhoods adjacent to marijuana businesses saw 84 more property crimes each year than neighborhoods without a marijuana shop nearby (Freisthler et al., 2017).

Many young people hear the message that “pot is legal,” but are unaware (or unconcerned) that public use is not. In Anchorage, school suspensions for marijuana increased more than 141% from 2015 to 2017, after legalization was implemented. “Because it’s legal in the community, I think, the stigma around marijuana use is decreasing,” said Joe Zawodny, director of secondary education for the school district. “The data would seem to say there is increasing use” (Wohlforth, 2018).

Since 2012, the percentage of Colorado suspensions for marijuana has risen from 17% to 23%, and marijuana remains the top offense in school (Munoz et al., 2017).

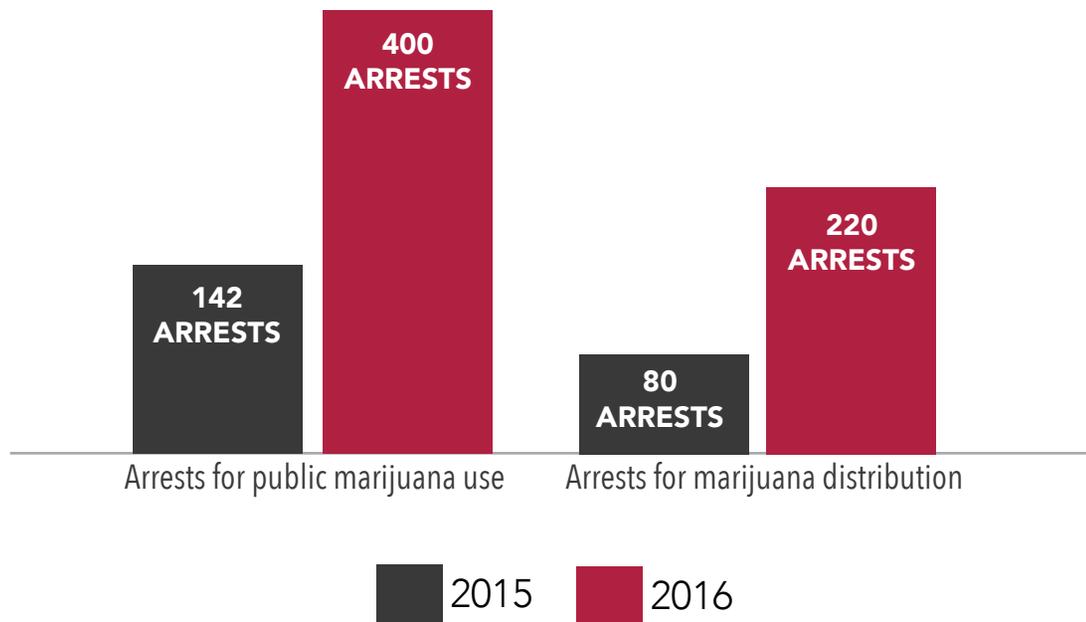
% OF TOTAL STUDENT OFFENSES THAT ARE MARIJUANA-RELATED BY ACADEMIC YEAR IN CO

*Data encompasses all marijuana-related elementary, middle, and high school offenses occurring on school property or at school sponsored events.



Source: Munoz E, Flick P, Lucero L, English K. Summary of Law Enforcement and District Attorney Reports of Student Contacts: 2012-2014, 2014-2015, 2015-2016. Colorado Department of Public Safety.

DISTRICT OF COLUMBIA ARRESTS FOR PUBLIC MARIJUANA USE & MARIJUANA DISTRIBUTION, 2015-2016



Source: Moyer JW. D.C. arrests for public use of marijuana nearly tripled last year. *The Washington Post*. July 11, 2017.

IMPACTS OF LEGALIZATION ON COMMUNITIES OF COLOR

As pro-marijuana lobbyists argue that marijuana legalization will increase social justice in legalized states, disparities among use and criminal offense rates continue among race, ethnicity, and income levels. The District of Columbia saw public consumption and distribution arrests nearly triple between the years 2015 and 2016, and a disproportionate number of those marijuana-related arrests occur among African-Americans (Moyer, 2017; DCMPD, 2016).

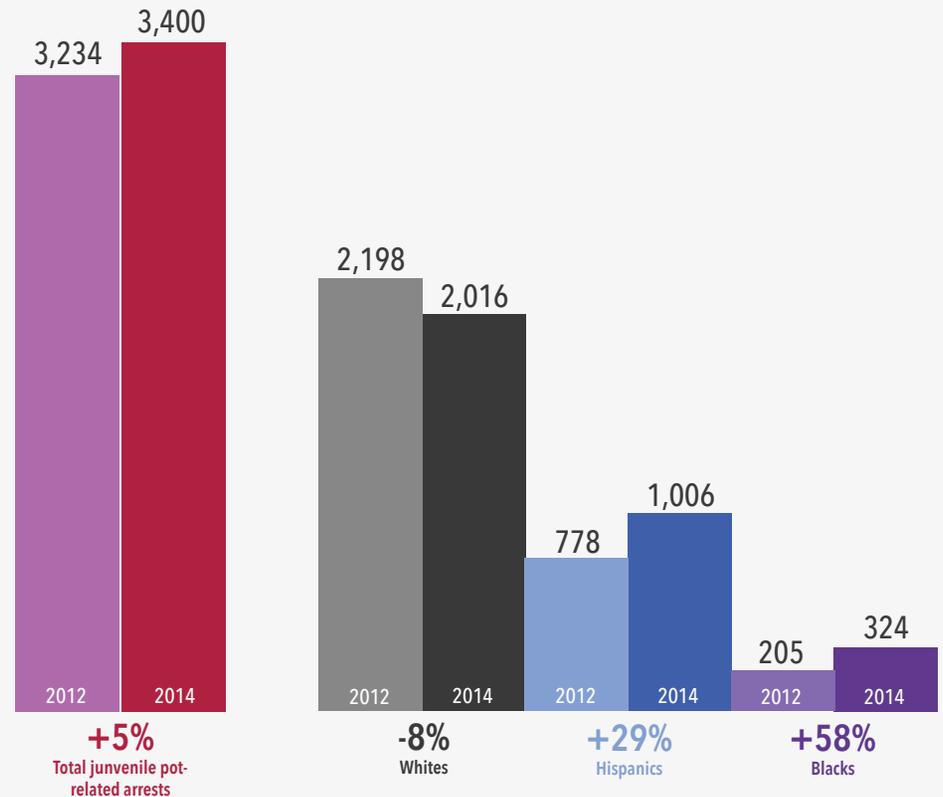
Colorado has seen a similar trend among its student population with the number of marijuana-related offenses in schools linked to the proportion of youth of color enrolled. Colorado schools that had 25% or fewer youth of color had 313 marijuana-related suspensions compared to 658 marijuana-related suspensions for schools comprised of populations with 76% or more youth of color (CDPS, 2016).

IMPACTS OF LEGALIZATION ON COMMUNITIES OF COLOR

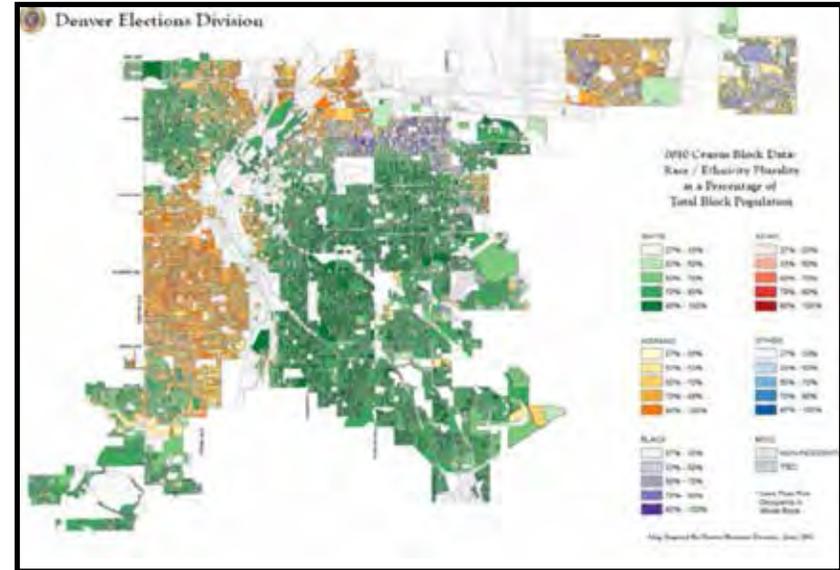
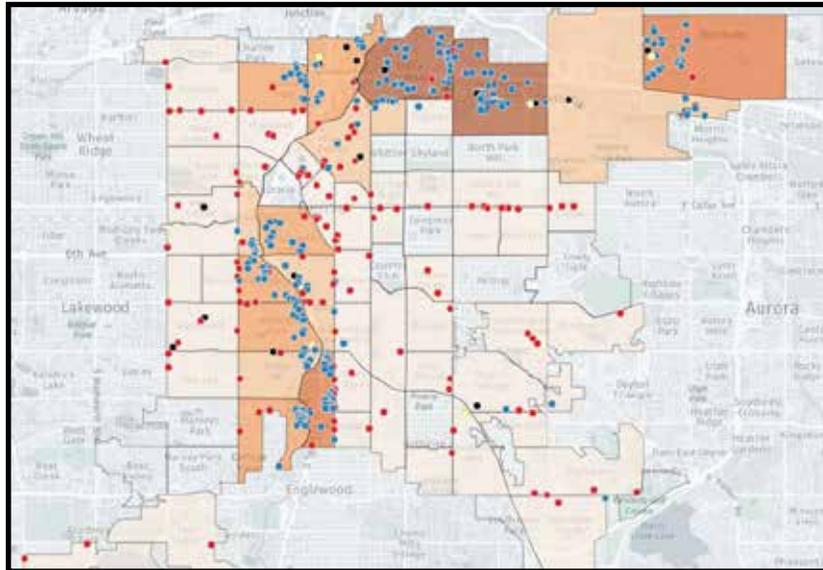
Furthermore, juvenile marijuana-related arrests have increased among African-American and Hispanic teens in Colorado after legalization. Between 2012 and 2014, the percentage of Hispanic and African-American arrests for teens under 18 years old increased 29% and 58%, respectively (CDPS, 2016). With the advent of legalization, communities of color are subject to disproportionate targeting by marijuana facilities. In Los Angeles, the majority of dispensaries have opened primarily in African-American communities (Thomas & Freisthler, 2017). An overlay of socioeconomic data with the geographic location of pot shops in Denver shows marijuana stores are located primarily in disadvantaged neighborhoods.

MARIJUANA-RELATED JUVENILE ARRESTS IN CO BY RACE/ETHNICITY, 2012-2014

Source: Colorado Department of Public Safety (March 2016)



IMPACTS OF LEGALIZATION ON COMMUNITIES OF COLOR AND LOW INCOME POPULATIONS



Marijuana legalization has touched on issues related to income. In Colorado, those with a household income below \$25,000 had a 20% current-use rate compared to a 11% rate among households with income levels of \$50,000 or greater (CDPS, 2016).

The National Survey on Drug Use and Health found that 28% of women living in low-income areas tested positive for marijuana use during pregnancy (Foeller & Lyell, 2017).

Another study by the American College of Obstetricians and Gynecologists reported that young women from lower income levels have a 15–28% rate of marijuana use during pregnancy. Up to 60% of these young women continue marijuana use throughout pregnancy due to a decreased perception of risk and stigma (American College of Obstetricians and Gynecologists, 2017).

IMPACT OF LEGALIZATION ON HOMELESSNESS

The easy availability of marijuana after legalization also appears to have a possible link to Colorado's growing homeless population. While overall U.S. homelessness decreased between 2013 and 2014 as the country moved out of the recession, Colorado was one of 17 states that saw homeless numbers increase during that time.

Perhaps not coincidentally, it was also when Colorado legalized "recreational-use" marijuana and allowed retail sales to begin. The U.S. Department of Housing and Urban Development reported a 13% increase in Colorado's homeless population from 2015 and 2016 (Acuna, 2017). That number may be low, as the rate of homelessness among Colorado children has increased 50% (Zubrzycki, 2016).

Business owners and officials in Durango, Colorado, testify that the resort town "suddenly became a haven for recreational pot users, drawing in transients, panhandlers, and a large number of homeless drug addicts" (Kolb, 2017).



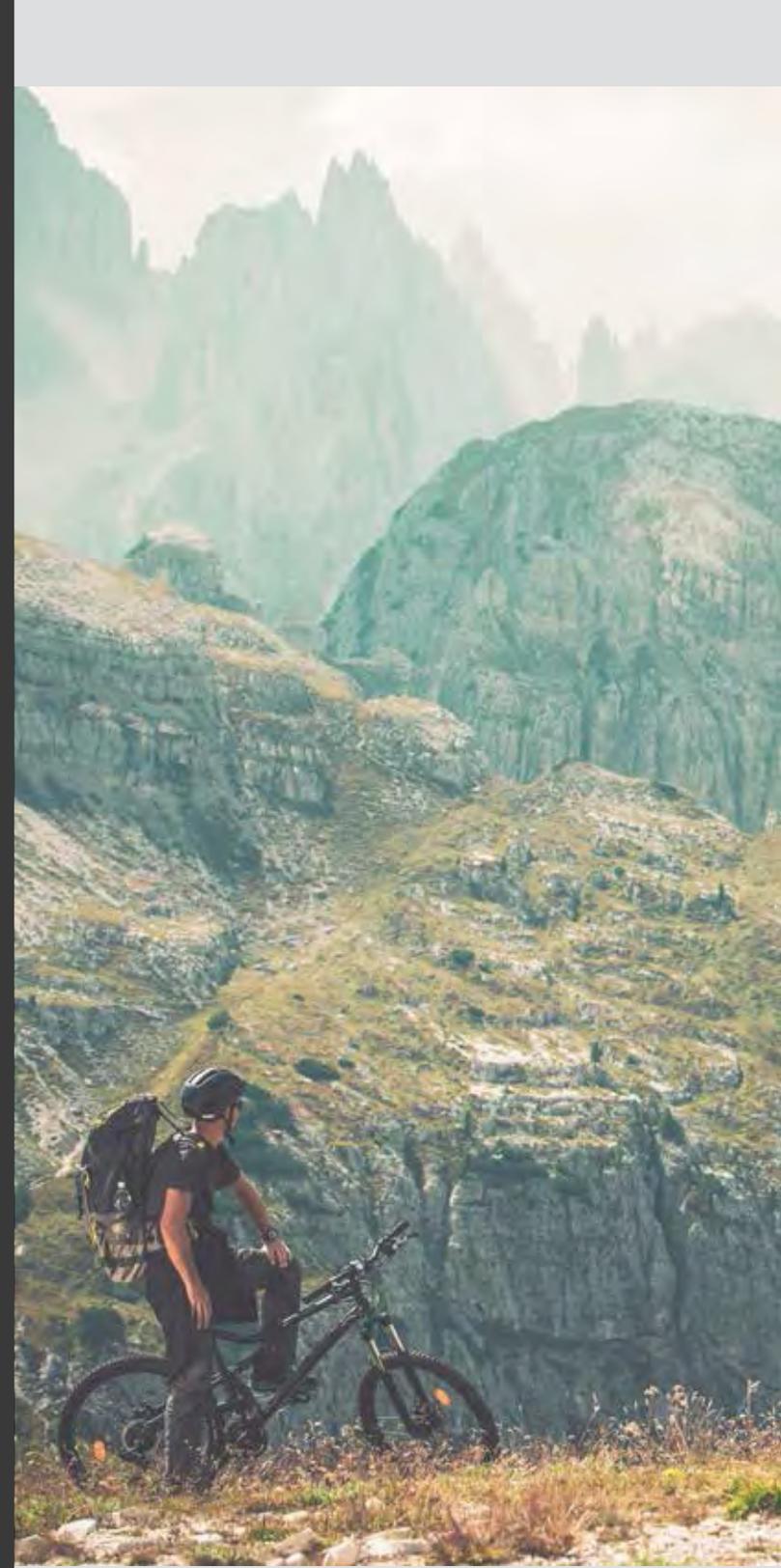
IMPACT OF LEGALIZATION ON THE ENVIRONMENT

Legalization and the industry it has created have caused irreparable damage to rainforests and other elements of the ecosystem. In California, farms generating marijuana crops have polluted plants and other natural life to the point of being hazardous to surrounding communities (Bernstein, 2017). Additionally, pollution caused by illegal grow sites has inflicted animal casualties. The poison used to reduce rodent population at farms has in turn killed large numbers of spotted owls, a species marked as “threatened” according to the Endangered Species Act (Chua, 2018).

The full effects of the industry on the natural environment are only beginning to be recognized. These impacts occur even under a so-called “regulated” environment, as the vast amounts of water and electricity needed to power marijuana farms are damaging to the environment.

Because the black market for marijuana in legalized states like Colorado has not abated, abuse and degradation of public lands from illegal grows has continued (Colorado Springs Gazette, 2015). For example, in 2015 the DOJ announced a wave of prosecutions on federal land resulting in seizure of 20,000 marijuana plants and over 300 kilograms of dried marijuana in Colorado. Suspects included Mexican nationals with ties to transnational criminal groups (U.S. Attorney’s Office, 2015).

In 2017, four years after Colorado legalized pot, officials found more than 7,000 illegal plants on federal land in the San Isabel National Forest. It was the fifth illegal grow found in that area since the year legalization passed (Nicholson, 2017).





IMPACT OF LEGALIZATION ON THE ENVIRONMENT

Power consumption is a similar story. In 2012, marijuana growing consumed 1% of the nation's electricity, and since that time marijuana cultivation has expanded significantly. That is six times the amount of power the entire U.S. pharmaceutical industry uses and it can be expected to rise if cultivation and consumption continues to escalate due to legalization (Mills, 2012).

The energy to produce a single joint emits 3 pounds of carbon dioxide, which is comparable to leaving a TV on for over 15 hours (Agence France-Presse, 2015). This enormous energy use derives from both the quantity of marijuana grown and the large amount of energy it demands. Marijuana is almost four times more energy intensive than oil or coal (Mills, 2012).

It uses so much power that indoor marijuana production in Colorado is responsible for 2% of the state's electrical load and 45% of all new electricity demand coming online (Crombie, 2016). In fact, Mother Jones magazine indicated that the marijuana market "has placed a huge burden on the grid that distributes electricity throughout the state" (Mock, 2015).

IMPACT OF LEGALIZATION ON THE WORKFORCE

Marijuana legalization has had serious ramifications for businesses across legalized states. Increased marijuana availability and use has also increased the number of employees testing positive for marijuana in the workforce. In the 3-year period following legalization in Colorado and Washington (2013–2016), positive oral-fluid test results for marijuana use increased almost 75%, from 5.1 to 8.9 percent (Quest Diagnostics, 2016). Marijuana urine test results in Washington and Colorado are now double the national average (Quest Diagnostics, 2016).

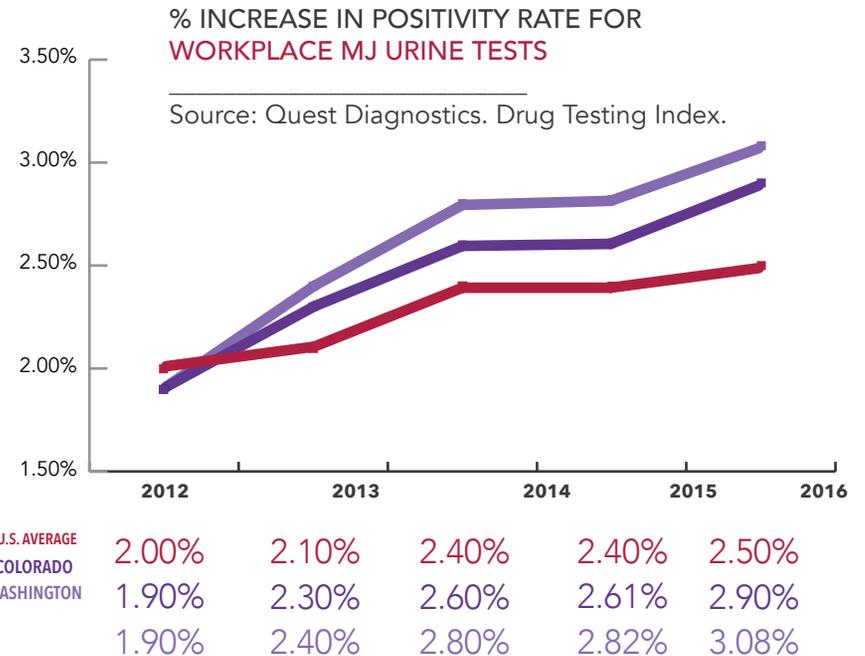
This growing demand for marijuana has made it difficult to find employees who can pass a preemployment drug test. Colorado construction company GE Johnson was forced to hire out-of-state construction workers because too many Coloradans were failing preemployment drug tests (“Drug use a problem,” 2015).

A study conducted in Washington during 2011–2014 found that the percentage of work-related injuries and illnesses was significantly higher (8.9%) among marijuana users than non-users (Marcum, Chin, Anderson, & Bonauto, 2017).

Insurance claims have become a growing concern

among companies in legalized states because if marijuana use is allowed or drug testing ignored, employers are at risk of liability claims when a marijuana-related injury or illness occurs onsite (Hlavac et al., 2016).

The issue is further complicated by pro-marijuana advocates who are pushing to eliminate workplace drug testing policies—essentially stating that regardless of the outcome, employees should be permitted to use marijuana without the risk of professional consequences.



DRUGGED DRIVING

Drugged driving and motor vehicle fatalities have increased in states that have legalized recreational marijuana. According to a 2014 report by the Fatality Analysis Reporting System (FARS), about 50% of fatal crashes nationally involved drivers whose blood tests were positive for THC (WTSC, 2016). In states where marijuana is legalized, collision claims have also increased: the number of drivers in Colorado intoxicated with marijuana and involved in fatal traffic crashes increased 88% from 2013–2015 and marijuana-related traffic deaths increased 66% between the four-year averages before and after legalization (Highway Loss Data Institute, 2017; Migoya, 2017; National Highway Traffic Safety Administration (NHTSA), Fatality Analysis Reporting System (FARS), Colorado Department of Transportation, 2017).

According to AAA, Washington experienced a doubling in drugged-driving fatalities in the years following legalization (Johnson, 2016).

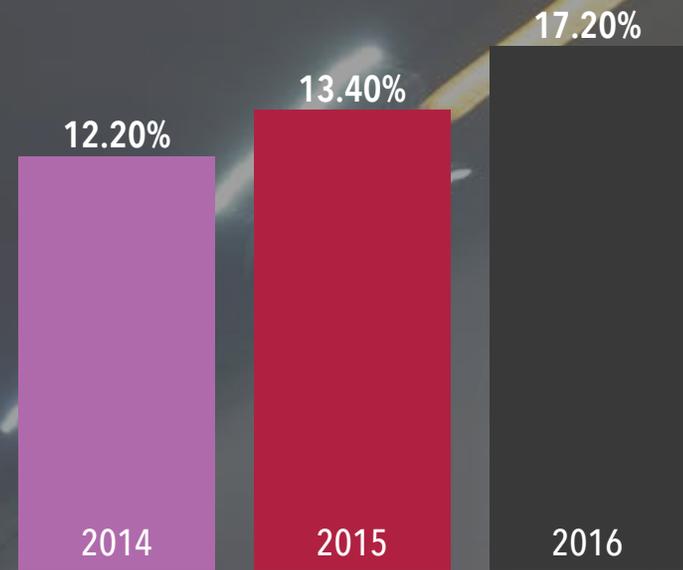
The percentage of marijuana offenses among those driving under the influence of drugs (DUIDs) have also risen in Colorado, with 76% of statewide DUIDs involving marijuana (CSP, 2017). When alcohol is added, the percentage number is 17%, a 25% increase since 2012.

In Oregon, 50% of all drivers assessed by DREs in 2015 tested positive for THC. Toxicology reports show that the rate of drivers testing positive for THC has increased at a consistent rate, resulting in an increase in THC-related impaired driving (OLCC, 2016). Unfortunately, Alaska does not have reliable DUID data available.

While many factors contribute to pedestrian fatalities, it turns out that states that legalized marijuana for medical and/or recreational use saw a 16.4 percent surge in such deaths in the first six months of 2017 compared to the first six months of 2016, while nonlegal states saw a drop of 5.8 percent in pedestrian fatalities over the same time (Boudette, 2018).

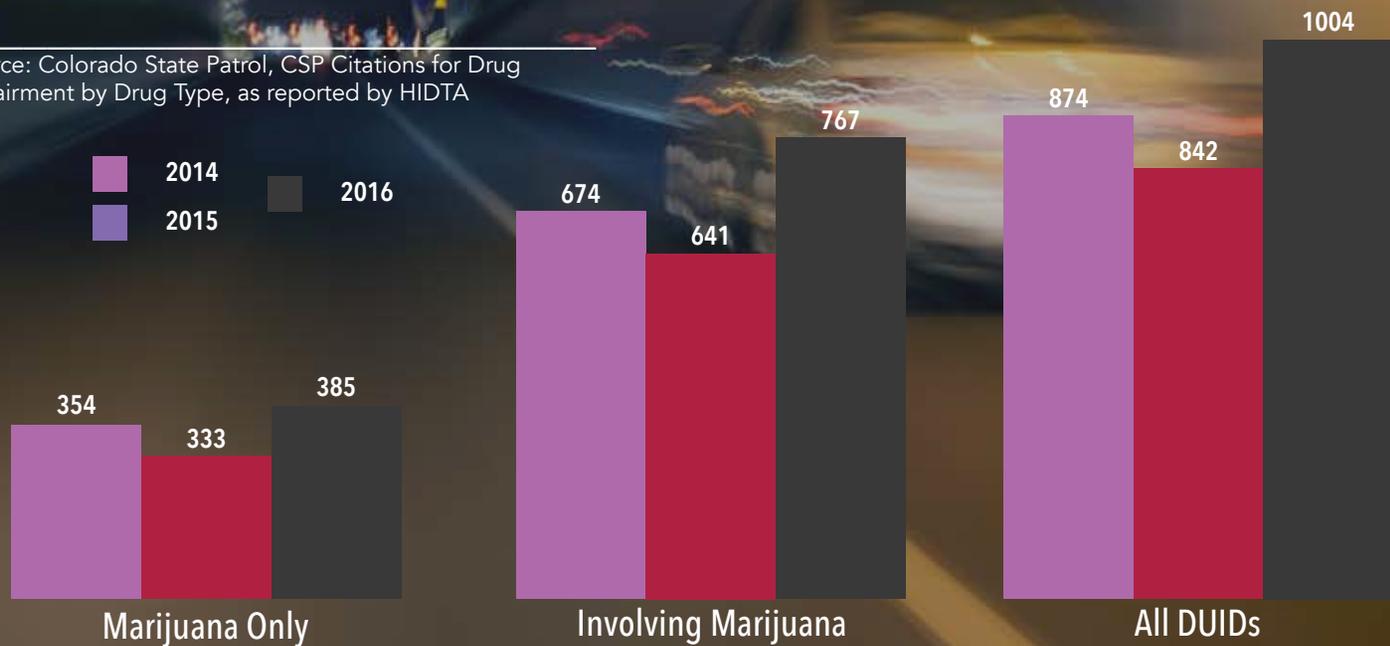
MARIJUANA AS A PERCENT OF ALL DUI AND DUIDS IN COLORADO

Source: Colorado State Patrol, CSP Citations for Drug Impairment by Drug Type, as reported by HIDTA



COLORADO STATE PATROL NUMBER OF DRIVERS UNDER THE INFLUENCE OF DRUGS (DUIDS)

Source: Colorado State Patrol, CSP Citations for Drug Impairment by Drug Type, as reported by HIDTA



RECOMMENDATIONS

Policy makers and the public need real-time data on both the consequences of legalization and the related monetary costs. Meanwhile, the industry's influence on policy should be significantly curtailed. SAM recommends research efforts and data collection focus on the following categories:

- Emergency room and hospital admissions related to marijuana.
- Marijuana potency and price trends in the legal and illegal markets.
- School incidents related to marijuana, including representative data sets.
- Extent of marijuana advertising toward youth and its impact.
- Marijuana-related car crashes, including THC levels even when testing positive for alcohol.
- Mental health effects of marijuana.
- Admissions to treatment and counseling intervention programs.
- Cost of implementing legalization from law enforcement to regulators.
- Cost of mental health and addiction treatment related to increased marijuana use.
- Cost of needing but not receiving treatment.
- Effect on the market for alcohol and other drugs.
- Cost to workplace and employers, and impact on employee productivity.

ABOUT SMART APPROACHES TO MARIJUANA (SAM)

Comprising the top scientists and thinkers in the marijuana research and practice field, SAM works to bridge the gap between the public's understanding of marijuana and what science tells us about the drug. At the local, state, tribal, and federal levels, SAM seeks to align marijuana policy and attitudes about the drug with 21st-century science, which continues to show how marijuana use harms the mind and body. SAM argues against extremes in marijuana policy and opposes both incarceration for low-level use and blanket legalization, favoring instead a health-based approach to marijuana. Learn more at www.learnaboutsam.org.

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OREGON, ALASKA, AND
WASHINGTON, DC

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Approaches to
Marijuana
preventing another big tobacco

www.learnaboutsam.org

Crystal Acker

From: Sharon Church <vicki-sharon@sbcglobal.net>
Sent: July 18, 2018 6:18 PM
To: Crystal Acker
Subject: UPC17-0094 Proposed Cannabis Dispensary at Arnold Drive/Madrone Road, Glen Ellen, CA

Dear Ms. Acker,

I am a 25-year resident of Marty Drive in Glen Ellen. The former fire station site currently proposed for a cannabis dispensary is at the entrance to our residential neighborhood. Although I voted to legalize marijuana, a residential neighborhood is not the appropriate location for a dispensary. I think this is obvious, but since it is not obvious to the applicant and perhaps others, my reasoning is below:

- **Sonoma County requires a cannabis dispensary be 100 feet from a residential lot.** The adjacent property at 15465 Arnold Drive is a single-family home. The adjacent property on Madrone Road is Rancho Market and apartments surround the market and the aforementioned single-family home. Across Madrone Road and Arnold Drive are single family homes.
- **The application states that the apartment upstairs will no longer be rented due to the cannabis dispensary.** This supports the fact that the dispensary should be located elsewhere. **It eliminates a housing unit at a time when all know there is the need for more, a problem exacerbated by the 2017 fires.** The existing office use of the property and the residential rental unit have coexisted nicely with the neighborhood, but a cannabis dispensary requires upgraded security and exterior lighting, and poses risks due to the cash nature of the business. Crime could be drawn to our remote residential neighborhood due to perceived large amounts of cash and the availability of processed cannabis products as well as plant starts.
- **The parking is inadequate.** The application states on page 41 that the business will use 1,891 square feet on the ground/mezzanine floors. The building totals 3,847 square feet, but **the dispensary, which claims it will use 49% of the square footage, will use ALL of the parking as shown on the parking site plan (A1.01) included with the application.** Are we to believe that nearly 2,000 square feet of space will remain unused? That is simply unrealistic.
- **The visitor parking area of 11 spaces plus one handicap space could be inadequate at peak times.** The application forecasts an average of 150 patients per day during the first year, with business hours of 10-7 Monday – Saturday. That equates to an average of 17 cars per hour ($150/9 = 16.67$). More than 17 cars per hour can be expected during peak times in a lot which accommodates no more than 12 vehicles.
- **The proposed six-foot opaque fence along Madrone Road will eliminate critical lines of site** and will be visually forbidding and unattractive. It is placed right up against the sidewalk and **violates County set-back ordinances. Patrons backing out of the parking spaces at Rancho Market will not be able to see pedestrians or eastbound vehicles that may be waiting to turn left into the market parking area.**
- **The electronic gate to access the proposed Madrone Road fenced area for employee parking and deliveries will create traffic and safety issues** as westbound vehicles will need to stop in the lane to wait for the gate to open. If an effort is made by eastbound vehicles to turn left into the driveway, the Madrone/Arnold intersection traffic will be impacted and accidents will be likely.
- **The application consistently refers to the Madrone Road side of the building as “the back of the building”. It is not the back and in fact, it presents as the front.** This is important since a six-foot fence at the back of a property would not seem to be a problem, but this will be like placing a six-foot fence at the sidewalk in front of a structure. Totally unacceptable and will cause others to think they can do the same. I do not want our neighborhood to look like a slum with the message that it is necessary to hide behind a fence. Clearly the dispensary belongs in a large retail area.
- **Applicant has another application pending at Eighth Street East/Fremont Drive in Sonoma.** Since plant starts will be sold at the proposed Arnold Drive/Madrone Road site, I wonder if she has another application for a growing facility. The total impact of the applicant’s various applications should be analyzed since segmenting them individually could be misleading. In addition, I am concerned that the unused 2,000 square feet of space at the Arnold Drive/Madrone Road facility could ultimately be used as a grow facility to produce the plant starts from seed.

There are too many significant issues at this site which cannot be mitigated and the project should

Sharon Church

15241 Marty Drive

Glen Ellen, CA 95442

707-287-5299

vicki-sharon@sbcglobal.net

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August 2018

To: Sonoma County Planning & Resource Management and Board of Zoning Adjustments

I'm offering my support for **Apothevert**, the Glen Ellen medical cannabis dispensary due for permit approval. I agree that **Apothevert** management has met all the county's requirements, including zoning, and should be granted their permit.

Thank you.

DocuSigned by:
Matt Sevenau

Matt Sevenau

Signature

Printed Name

[Redacted]

Local Address for Resident Verification Only (address will not be published or shared)

[Redacted]

Email (optional and will not be published or shared)

[Redacted]

Phone (optional and will not be published or shared)



APOTHEVERT

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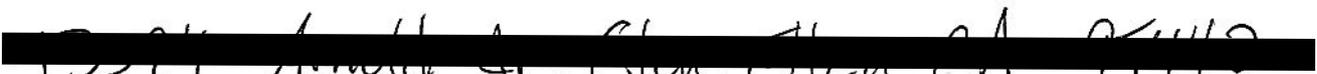
Thank you.



Signature



Printed Name



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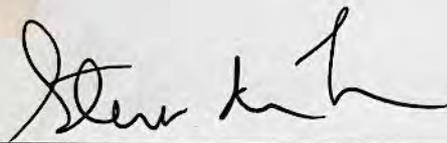


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Thank you.



Signature

STEVE DELUNA

Printed Name

1051 [REDACTED] [REDACTED]

Local Address for Resident Verification Only (address will not be published or shared)

95442

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Email (optional and will not be published or shared)

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Phone (optional and will not be published or shared)

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Thank you.

Peter Lawrence

Signature

Peter Lawrence

Printed Name

[Redacted Address Line]

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Thank you.

Matthew McKelvey
Signature

MATTHEW MCKELVEY
Printed Name

901 ROBERTSON RD GLEN ELLEN CA 95442
Local Address for Resident Verification Only (address will not be published or shared)

MATMCKELVEY@ME.COM
Email (optional and will not be published or shared)

512 788 2515
Phone (optional and will not be published or shared)

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Thank you.



Signature

ERIC HEUSON

Printed Name

18827 BEATRICE DR B SONOMA 95476

Local Address for Resident Verification Only (address will not be published or shared)

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Phone (optional and will not be published or shared)



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Thank you.

Melissa Dowling
Signature

Melissa Dowling
Printed Name

[Redacted Address]
Local Address for Resident Verification Only (address will not be published or shared)

[Redacted Email]
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[Redacted Phone]
Phone (optional and will not be published or shared)

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Thank you.



Signature

PAUL GOGUEN

Printed Name

4920 WARM SPRINGS RD. GLEN ELLEN, CA 95442

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Thank you.


Signature

W.E. D'ALLARD
Printed Name

15445 [REDACTED] Sonoma, CA 94964
Local Address for Resident Verification Only (address will not be published or shared)

[REDACTED]
Email (optional and will not be published or shared)

[REDACTED]
Phone (optional and will not be published or shared)

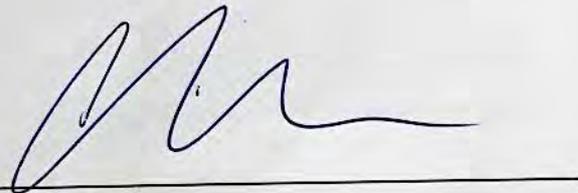

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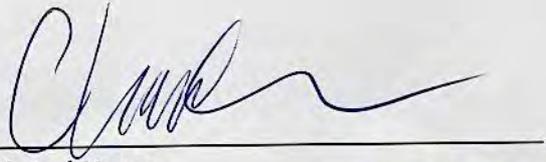
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Thank you.



Signature



Printed Name

19376 Lovell Valley Ct Sonoma CA
95476

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Thank you.



Signature

Luis Campos

Printed Name

Sonoma, CA

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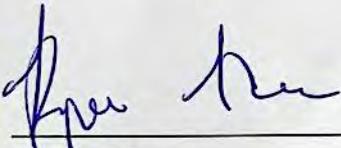
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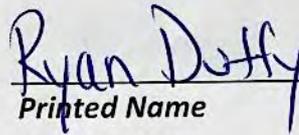
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Thank you.



Signature



Printed Name

~~505 Park Lane Sonoma CA 94976~~
Local Address for Resident Verification Only (address will not be published or shared)

Email (optional and will not be published or shared)

Phone (optional and will not be published or shared)



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Signature

Brittnay Salsman

Printed Name


Local Address for Resident Verification Only (address will not be published or shared)


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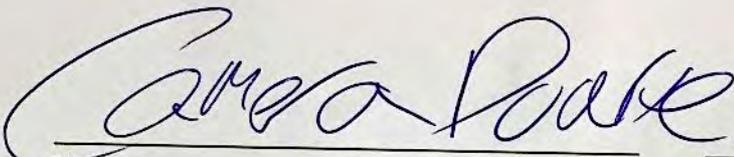
A
AP⊕THEVERT

August 2018

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Thank you.

 Cameron Duarte
Signature Printed Name

 17159 Arnold Dr Sonoma CA 95476
Local Address for Resident Verification Only (address will not be published or shared)


Email (optional and will not be published or shared)


Phone (optional and will not be published or shared)



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Thank you.

Meg Agurly
Meg Agurly 707 931 9124

Signature

Printed Name

17010 [redacted] Sonoma CA 95717

Local Address for Resident Verification Only (address will not be published or shared)

[redacted]

Email (optional and will not be published or shared)

[redacted]

Phone (optional and will not be published or shared)

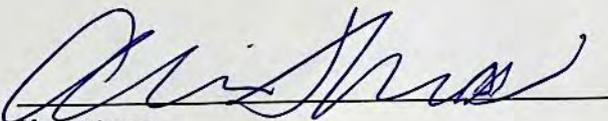


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Signature

Alissa Thomas
Printed Name


Local Address for Resident Verification Only (address will not be published or shared)


Email (optional and will not be published or shared)

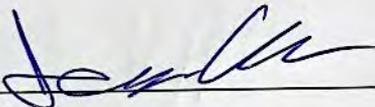

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Signature

Jess Clark

Printed Name

~~1190 Sumpston Lane, Glen Ellen, CA 94929~~

Local Address for Resident Verification Only (address will not be published or shared)

Email (optional and will not be published or shared)

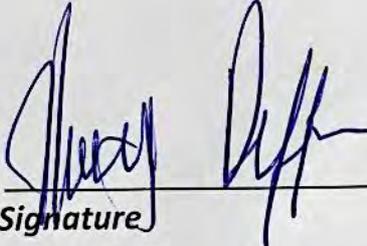
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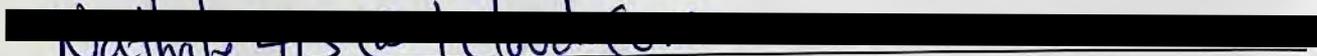
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Signature

Nathaly Duffy
Printed Name

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Nathaly 415 @ Telcoo Co.
Email (optional and will not be published or shared)

Phone (optional and will not be published or shared)



APOTHEVERT

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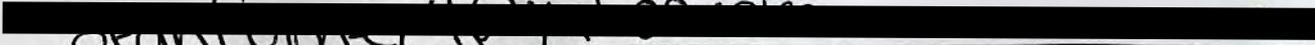
Signature

Sean Forney

Printed Name

810 2nd St W. Sonoma, Ca 95476

Local Address for Resident Verification Only (address will not be published or shared)


seanforney@apothevert.com

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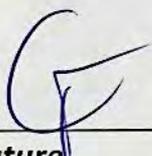
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Signature

Casey Franklin

Printed Name

[Redacted] 151 Laurel Ave, Sonoma, CA 94964-476

Local Address for Resident Verification Only (address will not be published or shared)

[Redacted] cf Franklin 113@gmail.com

Email (optional and will not be published or shared)

[Redacted]

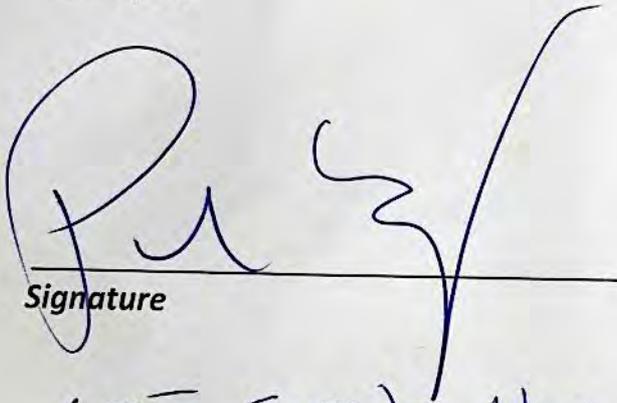
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Signature

Paul Spadaro

Printed Name

605 Siesta Way Sonoma Ca 95476

Local Address for Resident Verification Only (address will not be published or shared)

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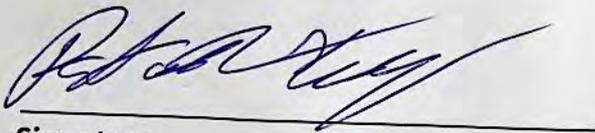
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Signature

Patrick Neely

Printed Name

807 S.A.S. [redacted] Sonoma CA 94966
Local Address for Resident Verification Only (address will not be published or shared)

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Thank you.

Suzanne Blake
Signature

Suzanne Blake
Printed Name

935 Boyes Blvd Sonoma, CA 95476

Local Address for Resident Verification Only (address will not be published or shared)

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A

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August 2018

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I'm offering my support for **Apothevert**, the Glen Ellen medical cannabis dispensary due for permit approval. I agree that **Apothevert** management has met all the county's requirements, including zoning, and should be granted their permit.

Thank you.



Signature

Danny Contreras

Printed Name

18803 Fairview Lane Sonoma CA 95476

Local Address for Resident Verification Only (address will not be published or shared)

Email (optional and will not be published or shared)

Phone (optional and will not be published or shared)



APOTHEVERT

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Signature

Alex Wilson

Printed Name


155 Doges Blvd Sonoma CA 94974

Local Address for Resident Verification Only (address will not be published or shared)



Email (optional and will not be published or shared)



Phone (optional and will not be published or shared)

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Signature

Josh Batch
Printed Name

935 Boyes Blvd Sonoma CA 95476
Local Address for Resident Verification Only (address will not be published or shared)

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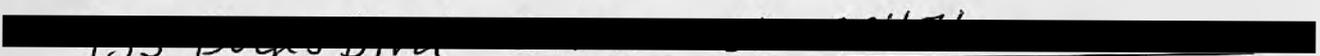
Thank you.



Signature

Katherine Puccio

Printed Name


155 Bayview Drive

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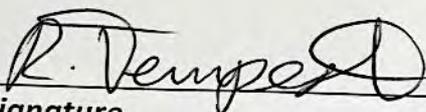
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Signature

Robert Tempest
Printed Name

~~937 Boyes Blvd Sonoma, CA 95476~~
Local Address for Resident Verification Only (address will not be published or shared)

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Email (optional and will not be published or shared)

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Phone (optional and will not be published or shared)

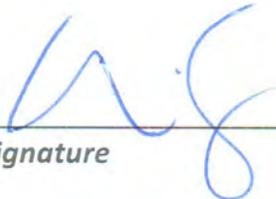


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Signature

ADDISON ERNAS

Printed Name

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Quinten T Stanier Quinten T Stanier
Signature *Printed Name*

[REDACTED]
Local Address for Resident Verification Only (address will not be published or shared)

[REDACTED]
Email (optional and will not be published or shared)

[REDACTED]
Phone (optional and will not be published or shared)


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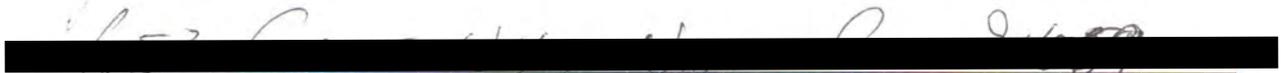
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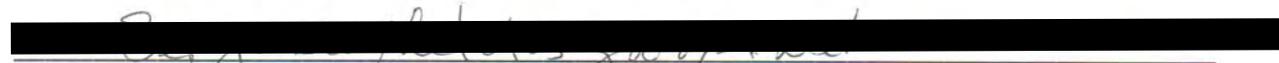
Signature

SANDERS ERGAS

Printed Name



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Email (optional and will not be published or shared)



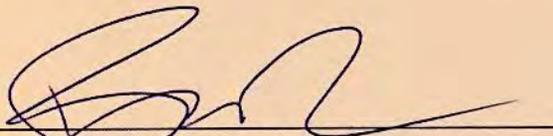
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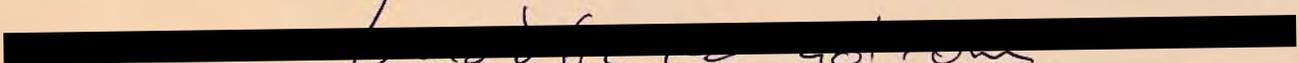
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Signature

BRIAN DICKSON
Printed Name


Local Address for Resident Verification Only (address will not be published or shared) 95442


Email (optional and will not be published or shared)

Phone (optional and will not be published or shared)

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Signature

Shawra Yambire

Printed Name

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Thank you.

K. Gorman

Signature

KRISTINE GORMAN

Printed Name

[Redacted Address]

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Phone (optional and will not be published or shared)

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Signature

Nick Crews

Printed Name

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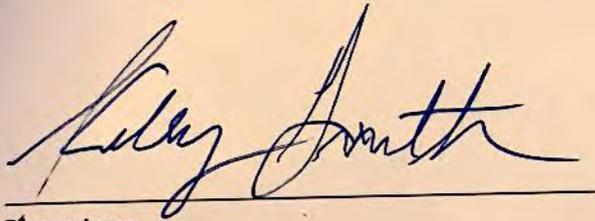

AP⊕THEVERT

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Signature

Kelly Smith

Printed Name

7700 Sonoma Hwy, Kenwood

Local Address for Resident Verification Only (address will not be published or shared)

Email (optional and will not be published or shared)

Phone (optional and will not be published or shared)

A

AP⊕THEVERT

August 2018

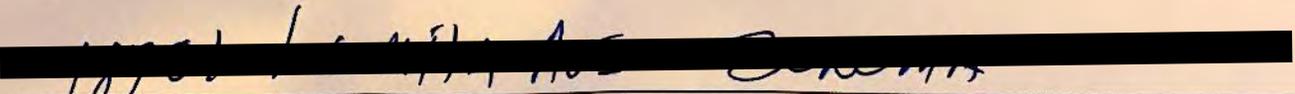
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Signature

CARL GORMAN
Printed Name


Local Address for Resident Verification Only (address will not be published or shared)


Email (optional and will not be published or shared)

Phone (optional and will not be published or shared)



APOTHEVERT

Crystal Acker

From: Paul Morrison <pmorrison@marinwater.org>
Sent: August 13, 2018 11:27 AM
To: Crystal Acker
Cc: 'Ricardo Capretta'; Karla Noyes (Karla@KarlaNoyes.com); dave.palmgren1@gmail.com
Subject: FW: Community Message: 3 men arrested after tying up, attempting to shoot victim at SR Pot Farm.

Hi Crystal, please add this most recent cannabis crime to the list of complaints from the local residents. Also, please send me the updated traffic study that was sent in by the applicant and an update on when this item will be reviewed by the BOZ.

Thanks,

Paul Morrison
Engineering Support Services Manager



Serving Marin since 1912

Marin Municipal Water District
220 Nellen Avenue
Corte Madera, CA 94925
415-945-1535 Fax 415-945-1599
pmorrison@marinwater.org

From: Ricardo Capretta [mailto:rcapretta@capretta.com]
Sent: Monday, August 13, 2018 10:49 AM
To: Paul Morrison
Subject: FW: Community Message: 3 men arrested after tying up, attempting to shoot victim at SR Pot Farm.

Lot of violent crimes right now related to cannabis. FYI.

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Sonoma County Sheriff's Office
www.sonomasheriff.org

Monday August 13, 2018, 10:19 AM



Community: 3 men arrested after tying up, attempting to shoot victim at SR Pot Farm.

Dear Lisa Capretta,

Deputies from the Sonoma County Sheriff's Office arrested three men after they beat, tied up and attempted to shoot a former coworker at a marijuana farm. The call came out yesterday at about 7:30 AM in the 6500 block of St. Helena Rd in Santa Rosa. The caller, Moises Calvillo-Chavez, who later turned out to be one of three suspects, called the Sheriff's Office stating the former head grower for their marijuana farm was going crazy and had been tied up to a chair but he let him go.

Deputies responded to the area and found the victim walking barefoot in the road nearby. The victim, a 43-year-old Santa Rosa man had a broken wooden chair arm taped to his arm with duct tape. He also had abrasions on his arms and ankles from what appeared to be duct tape.

The victim told deputies that he was the former head marijuana grower on the farm at this location but was recently replaced by one of the suspects, 34-year-old Moises Calvillo-Chavez of El Cajon. They have had ongoing disagreements over the past week as the victim taught Calvillo-Chavez the business. The victim had originally been living on the property but due to the disagreements, he has been staying at a neighbor's home.

At about 2:00 AM yesterday, the victim and Calvillo-Chavez had a phone conversation and a disagreement broke out where verbal mutual threats were exchanged. Calvillo-Chavez soon after showed up in a truck with two of his friends, Chad Canup, 32 of Garberville and Salvador Martinez, 22 of Lakeside, CA.

Calvillo-Chavez had a .22 caliber rifle with him as he exited the truck. Calvillo-Chavez pointed the rifle at the victim and tried to shoot him several times but the gun malfunctioned and did not fire. Calvillo-Chavez then hit the victim on the back of the head with the stock of the gun. When the victim fell to the ground, all three suspects repeatedly hit and kicked him in the head.

They tied up the victim's hands and ankles with a thin rope and threw him in the victim's truck and drove to the main house on the property where they duct taped him to a chair and held him for several hours as they interrogated him.

When the suspects left the victim alone, the victim was able to break the chair and escape, running barefoot out of the house and to the street. The victim was treated by paramedics at the scene for a contusion to the back of his head but did not require hospitalization.

All three suspects were located near the home on the property and were arrested without incident. At the scene, detectives later found the broken chair, duct tape, an axe and a .22 caliber rifle, all consistent with the victim's statement. Ultimately all three suspects were booked into the Sonoma County Jail on charges of attempted murder, robbery, kidnapping, burglary, conspiracy, false imprisonment and vehicle theft. They remain in custody on \$1.2 million bail.

The cultivators of the marijuana grow have filed for a county permit and any violations will be handled through Permit Sonoma.

Pictured in order is Calvillo-Chavez, Canup, Martinez.

Prepared by: Sgt. Spencer Crum
Media Inquiries: 707-565-3941
CR: 170812008

For full details, [view this message on the web.](#)

Sent by **Sonoma County Sheriff's Office**
2796 Ventura Ave, Santa Rosa, CA 95403

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Crystal Acker

From: Karla Noyes <Karla@KarlaNoyes.com>
Sent: December 20, 2018 9:57 AM
To: Crystal Acker; Susan Gorin
Cc: Pat Gilardi
Subject: RE: UPC17-0094; 15499 Arnold Drive - pot dispensary in neighborhood

Happy Holidays, Susan, Crystal and Pat!

Crystal, please print this article and attach it to the 'neighbors complaint' stack for the proposed project.

<https://www.cbsnews.com/news/marijuana-store-leicester-massachusetts-causes-headaches-residents/?ftag=CNM-00-10aag7e>

This article, while not completely parallel to our situation is very close. Because the county has a limit of 9 dispensaries, and cities in the county are strictly limiting the number of dispensaries, we truly believe our peaceful neighborhood will become a high-traffic destination. Our streets and intersections will be heavily, and negatively, impacted. (End of rant, don't get me started ☺: traffic, pedestrians, school bus stop right outside the front door of the dispensary, nearby apartment building with lots of kids... sorry, I'm trying to restrain myself.)

Basically, we still don't want that business in our neighborhood.

Many of us think that the Siesta Shopping Center (at the corner of Hwy. 12 and Siesta) would be an ideal location: PLENTY of parking, a major intersection with a traffic light to moderate and manage traffic; and its zoned C2. Perfect. And it has vacancies. And then there's the additional benefits of a movie theater and a restaurant in the same center. It sounds like a perfect date-night location to me. Plus the increased circulation of local money through local businesses for a multiplier effect. What's not to love? Siesta it is!

Thank you for your consideration.

Best wishes for the holiday season!

Karla Noyes
15549 Brookview Drive
Sonoma, CA 95476



CBS NEWS | November 28, 2018, 7:35 AM

High traffic at Massachusetts pot shop has some neighbors fuming

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Community leaders in Leicester, Massachusetts, where one of the state's two legal pot shops opened last week, called an emergency town meeting Monday night to address the customer traffic that's flooding the small town and frustrating residents.

Legal marijuana sales in the state are already booming with the two stores reporting more than \$2.2 million in sales – over 56,000 marijuana products – during their first five days of business. At Cultivate in Leicester, people line up outside hours before the shop even opens and cars jam the street outside.

Tensions ran high at Monday's meeting where Leicester residents fumed over how the success of the Cultivate marijuana shop has turned their quiet neighborhood into busy shopping hub.

"We have cars outside our house 7 days a week, 12 hours a day," one woman said. Added another, "I can't even get out of my driveway! It took me 20 minutes to get out of my driveway today alone!"

"We did not anticipate the thousands of vehicles that come here on a daily basis," said Leicester Police Chief James Hurley. He said customers can wait for hours in lines that wrap around the block. "We're also getting what I call 'cannabis tourism' and there are hundreds of people coming out to see what's going on and that adds pressure to the system."

Representatives of Cultivate are working to address the concerns of the community and said they've already added 80 more parking spaces and extra

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police detail to keep traffic moving.

The store served about 1,000 customers on opening day and according to the Cannabis Control Commission, the Friday after Thanksgiving was the busiest for both locations in the state, reporting nearly \$480,000 in gross sales.

Some residents like John Shoick came to show support for the financial benefits Cultivate brings to Leicester, a small town of 11,000 residents.

"I'm not saying this is going to be a cure-all solution, but this is what a small town like Leicester needs," Shoick said. "The guy's overly successful. You want to punish him for that. I'm sorry that's just not the American way."

The Leicester town manager told CBS News the police chief plans to institute emergency measures this weekend to make traffic more manageable.

There may be some additional relief in the coming months as recreational marijuana stores in Salem, Wareham, and Easthampton have all reportedly been issued final licenses from the state and hope to open soon.

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3 Ways Your Cat Asks For Help

Dr. Marty

'Americas Favorite Veterinarian' Reveals The One Thing Every Dog Owner Should Do

Ultimate Pet Nutrition

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Actress Sondra Locke dead at age 74

Kenneka Jenkins' family blames hotel for teen's death, files \$50M lawsuit

3 Ways Your Dog Asks For Help

Dr. Marty

New Driver Will Probably Take over Golf Clubs in Windsor

GX7 Golf

New Wells Fargo Propel® Card

Wells Fargo

27 Discounts Seniors Get Only If They Know

Senior Discounts Club

California Launches No-Cost Solar Program in Windsor

Newsroom

A Twitter list by @CBSThisMorning

The @CBSThisMorning Newsroom on CBSNews.com

Mark Knoller @markknoller
Expect to hear from Pres Trump about the funding bill and border wall, when he delivers remarks at 230pm/ET at signing ceremony for the Farm Bill.

8m

Mark Knoller @markknoller
More from the WH. In statement from @PressSec, she conveys Pres Trump's position on stopgap funding bill: "We urgently need funding for border security and that includes a wall."

11m

Mark Knoller @markknoller
.@SpeakerRyan and @GOPLeader spoke of "border security" as opposed to border wall

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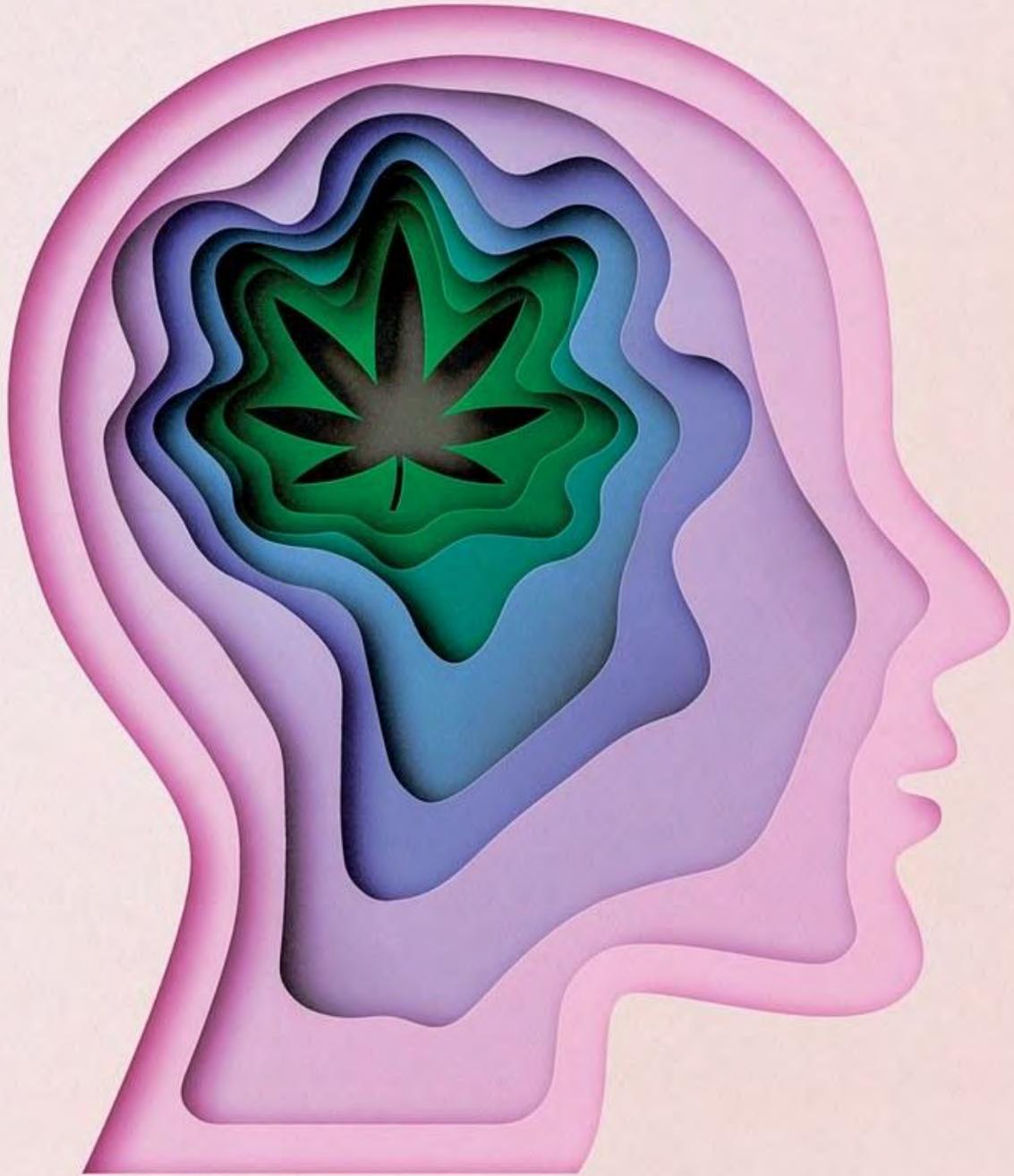
01 Ryan says Trump won't sign Senate bill keeping government open

02 Netflix announces "To All the Boys" sequel

03 Man at center of N.C. probe declines interview request

04 Sensitive info at risk in Facebook Messenger, experts say

05



Audio: Listen to this article. To hear more, download the Audm iPhone app.

A few years ago, the National Academy of Medicine convened a panel of sixteen leading medical experts to analyze the scientific literature on cannabis. The report they prepared, which came out in January of 2017, runs to four hundred and sixty-eight pages. It contains no bombshells or surprises, which perhaps explains why it went largely unnoticed. It simply stated, over and over again, that a drug North Americans have become enthusiastic about remains a mystery.

For example, smoking pot is widely supposed to diminish the nausea associated with chemotherapy. But, the panel pointed out, “there are no good-quality randomized trials investigating this option.” We have evidence for marijuana as a treatment for pain, but “very little is known about the efficacy, dose, routes of administration, or side effects of commonly used and commercially available cannabis products in the United States.” The caveats continue. Is it good for epilepsy? “Insufficient evidence.” Tourette’s syndrome? Limited evidence. A.L.S., Huntington’s, and Parkinson’s? Insufficient evidence. Irritable-bowel syndrome? Insufficient evidence. Dementia and glaucoma? Probably not. Anxiety? Maybe. Depression? Probably not.

Then come Chapters 5 through 13, the heart of the report, which concern marijuana’s potential risks. The haze of uncertainty continues. Does the use of cannabis increase the likelihood of fatal car accidents? Yes. By how much? Unclear. Does it affect motivation and cognition? Hard to say, but probably. Does it affect employment prospects? Probably. Will it impair academic achievement? Limited evidence. This goes on for pages.

We need proper studies, the panel concluded, on the health effects of cannabis on children and teen-agers and pregnant women and breast-feeding mothers and “older populations” and “heavy cannabis users”; in other words, on everyone except the college student who smokes a joint once a month. The panel also called for investigation into “the pharmacokinetic and pharmacodynamic properties of cannabis, modes of delivery,

different concentrations, in various populations, including the dose-response relationships of cannabis and THC or other cannabinoids.”

Figuring out the “dose-response relationship” of a new compound is something a pharmaceutical company does from the start of trials in human subjects, as it prepares a new drug application for the F.D.A. Too little of a powerful drug means that it won’t work. Too much means that it might do more harm than good. The amount of active ingredient in a pill and the metabolic path that the ingredient takes after it enters your body—these are things that drugmakers will have painstakingly mapped out before the product comes on the market, with a tractor-trailer full of supporting documentation.

With marijuana, apparently, we’re still waiting for this information. It’s hard to study a substance that until very recently has been almost universally illegal. And the few studies we do have were done mostly in the nineteen-eighties and nineties, when cannabis was not nearly as potent as it is now. Because of recent developments in plant breeding and growing techniques, the typical concentration of THC, the psychoactive ingredient in marijuana, has gone from the low single digits to more than twenty per cent—from a swig of near-beer to a tequila shot.

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Are users smoking less, to compensate for the drug’s new potency? Or simply getting more stoned, more quickly? Is high-potency cannabis more of a problem for younger users or for older ones? For some drugs, the dose-response curve is linear: twice the dose creates twice the effect. For other drugs, it’s nonlinear: twice the dose can increase the effect tenfold, or hardly at all. Which is true for cannabis? It also matters, of course, how cannabis is consumed. It can be smoked, vaped, eaten, or applied to the skin. How are absorption patterns affected?

Last May, not long before Canada legalized the recreational use of marijuana, Beau Kilmer, a drug-policy expert with the RAND Corporation, testified before the Canadian Parliament. He warned that the fastest-growing segment of the legal market in

Washington State was extracts for inhalation, and that the mean THC concentration for those products was more than sixty-five per cent. “We know little about the health consequences—risks and benefits—of many of the cannabis products likely to be sold in nonmedical markets,” he said. Nor did we know how higher-potency products would affect THC consumption.

When it comes to cannabis, the best-case scenario is that we will muddle through, learning more about its true effects as we go along and adapting as needed—the way, say, the once extraordinarily lethal innovation of the automobile has been gradually tamed in the course of its history. For those curious about the worst-case scenario, Alex Berenson has written a short manifesto, “Tell Your Children: The Truth About Marijuana, Mental Illness, and Violence.”

VIDEO FROM THE NEW YORKER

Iraq's Post-ISIS Campaign of Revenge

Berenson begins his book with an account of a conversation he had with his wife, a psychiatrist who specializes in treating mentally ill criminals. They were discussing one of the many grim cases that cross her desk—“the usual horror story,

somebody who'd cut up his grandmother or set fire to his apartment." Then his wife said something like "Of course, he was high, been smoking pot his whole life."

Of course? I said.

Yeah, they all smoke.

Well . . . other things too, right?

Sometimes. But they all smoke.

Berenson used to be an investigative reporter for the *Times*, where he covered, among other things, health care and the pharmaceutical industry. Then he left the paper to write a popular series of thrillers. At the time of his conversation with his wife, he had the typical layman's view of cannabis, which is that it is largely benign. His wife's remark alarmed him, and he set out to educate himself. Berenson is constrained by the same problem the National Academy of Medicine faced—that, when it comes to marijuana, we really don't know very much. But he has a reporter's tenacity, a novelist's imagination, and an outsider's knack for asking intemperate questions. The result is disturbing.

The first of Berenson's questions concerns what has long been the most worrisome point about cannabis: its association with mental illness. Many people with serious psychiatric illness smoke lots of pot. The marijuana lobby typically responds to this fact by saying that pot-smoking is a *response* to mental illness, not the cause of it—that people with psychiatric issues use marijuana to self-medicate. That is only partly true. In some cases, heavy cannabis use does seem to cause mental illness. As the National Academy panel declared, in one of its few unequivocal conclusions, "Cannabis use is likely to increase the risk of developing schizophrenia and other psychoses; the higher the use, the greater the risk."

MORE FROM THIS ISSUE

JANUARY 14, 2019



BOOKS

The History of Blood

By Jerome Groopman



WANDERINGS

When Your Dinner
Comes with a “Sea to
Pan” Journey

By Michael Schulman



SHOUTS & MURMURS

Carterism

By Teddy Wayne



FICTION

“All Ri

By Amos

Berenson thinks that we are far too sanguine about this link. He wonders how large the risk is, and what might be behind it. In one of the most fascinating sections of “Tell Your Children,” he sits down with Erik Messamore, a psychiatrist who specializes in neuropharmacology and in the treatment of schizophrenia. Messamore reports that, following the recent rise in marijuana use in the U.S. (it has almost doubled in the past two decades, not necessarily as the result of legal reforms), he has begun to see a new kind of patient: older, and not from the marginalized communities that his patients usually come from. These are otherwise stable middle-class professionals. Berenson writes, “A surprising number of them seemed to have used only cannabis and no other drugs before their breaks. The disease they’d developed looked like schizophrenia, but it had developed later—and their prognosis seemed to be worse. Their delusions and paranoia hardly responded to antipsychotics.”

Messamore theorizes that THC may interfere with the brain’s anti-inflammatory mechanisms, resulting in damage to nerve cells and blood vessels. Is this the reason, Berenson wonders, for the rising incidence of schizophrenia in the developed world, where cannabis use has also increased? In the northern parts of Finland, incidence of the disease has nearly doubled since 1993. In Denmark, cases have risen twenty-five per cent since 2000. In the United States, hospital emergency rooms have seen a fifty-per-cent increase in schizophrenia admissions since 2006. If you include cases where

schizophrenia was a secondary diagnosis, annual admissions in the past decade have increased from 1.26 million to 2.1 million.

Berenson's second question derives from the first. The delusions and paranoia that often accompany psychoses can sometimes trigger violent behavior. If cannabis is implicated in a rise in psychoses, should we expect the increased use of marijuana to be accompanied by a rise in violent crime, as Berenson's wife suggested? Once again, there is no definitive answer, so Berenson has collected bits and pieces of evidence. For example, in a 2013 paper in the *Journal of Interpersonal Violence*, researchers looked at the results of a survey of more than twelve thousand American high-school students. The authors assumed that alcohol use among students would be a predictor of violent behavior, and that marijuana use would predict the opposite. In fact, those who used only marijuana were three times more likely to be physically aggressive than abstainers were; those who used only alcohol were 2.7 times more likely to be aggressive. Observational studies like these don't establish causation. But they invite the sort of research that could.

Berenson looks, too, at the early results from the state of Washington, which, in 2014, became the first U.S. jurisdiction to legalize recreational marijuana. Between 2013 and 2017, the state's murder and aggravated-assault rates rose forty per cent—twice the national homicide increase and four times the national aggravated-assault increase. We don't know that an increase in cannabis use was responsible for that surge in violence. Berenson, though, finds it strange that, at a time when Washington may have exposed its population to higher levels of what is widely assumed to be a calming substance, its citizens began turning on one another with increased aggression.

His third question is whether cannabis serves as a gateway drug. There are two possibilities. The first is that marijuana activates certain behavioral and neurological pathways that ease the onset of more serious addictions. The second possibility is that marijuana offers a safer alternative to other drugs: that if you start smoking pot to deal with chronic pain you never graduate to opioids.

Which is it? This is a very hard question to answer. We're only a decade or so into the widespread recreational use of high-potency marijuana. Maybe cannabis opens the door to other drugs, but only after prolonged use. Or maybe the low-potency marijuana of years past wasn't a gateway, but today's high-potency marijuana is. Methodologically,

Berenson points out, the issue is complicated by the fact that the first wave of marijuana legalization took place on the West Coast, while the first serious wave of opioid addiction took place in the middle of the country. So, if all you do is eyeball the numbers, it looks as if opioid overdoses are lowest in cannabis states and highest in non-cannabis states.

Not surprisingly, the data we have are messy. Berenson, in his role as devil's advocate, emphasizes the research that sees cannabis as opening the door to opioid use. For example, two studies of identical twins—in the Netherlands and in Australia—show that, in cases where one twin used cannabis before the age of seventeen and the other didn't, the cannabis user was several times more likely to develop an addiction to opioids. Berenson also enlists a statistician at N.Y.U. to help him sort through state-level overdose data, and what he finds is not encouraging: "States where more people used cannabis tended to have more overdoses."

The National Academy panel is more judicious. Its conclusion is that we simply don't know enough, because there haven't been any "systematic" studies. But the panel's uncertainty is scarcely more reassuring than Berenson's alarmism. Seventy-two thousand Americans died in 2017 of drug overdoses. Should you embark on a pro-cannabis crusade without knowing whether it will add to or subtract from that number?

Drug policy is always clearest at the fringes. Illegal opioids are at one end. They are dangerous. Manufacturers and distributors belong in prison, and users belong in drug-treatment programs. The cannabis industry would have us believe that its product, like coffee, belongs at the other end of the continuum. "Flow Kana partners with independent multi-generational farmers who cultivate under full sun, sustainably, and in small batches," the promotional literature for one California cannabis brand reads. "Using only organic methods, these stewards of the land have spent their lives balancing a unique and harmonious relationship between the farm, the genetics and the terroir." But cannabis is not coffee. It's somewhere in the middle. The experience of most users is relatively benign and predictable; the experience of a few, at the margins, is not. Products or behaviors that have that kind of muddled risk profile are confusing, because it is very difficult for those in the benign middle to appreciate the experiences of those at the statistical tails. Low-frequency risks also take longer and are far harder

to quantify, and the lesson of “Tell Your Children” and the National Academy report is that we aren’t yet in a position to do so. For the moment, cannabis probably belongs in the category of substances that society permits but simultaneously discourages.

Cigarettes are heavily taxed, and smoking is prohibited in most workplaces and public spaces. Alcohol can’t be sold without a license and is kept out of the hands of children. Prescription drugs have rules about dosages, labels that describe their risks, and policies that govern their availability. The advice that seasoned potheads sometimes give new users—“start low and go slow”—is probably good advice for society as a whole, at least until we better understand what we are dealing with.

Late last year, the commissioner of the Food and Drug Administration, Scott Gottlieb, announced a federal crackdown on e-cigarettes. He had seen the data on soaring use among teen-agers, and, he said, “it shocked my conscience.” He announced that the F.D.A. would ban many kinds of flavored e-cigarettes, which are especially popular with teens, and would restrict the retail outlets where e-cigarettes were available.

In the dozen years since e-cigarettes were introduced into the marketplace, they have attracted an enormous amount of attention. There are scores of studies and papers on the subject in the medical and legal literature, grappling with the questions raised by the new technology. Vaping is clearly popular among kids. Is it a gateway to traditional tobacco use? Some public-health experts worry that we’re grooming a younger generation for a lifetime of dangerous addiction. Yet other people see e-cigarettes as a much safer alternative for adult smokers looking to satisfy their nicotine addiction. That’s the British perspective. Last year, a Parliamentary committee recommended cutting taxes on e-cigarettes and allowing vaping in areas where it had previously been banned. Since e-cigarettes are as much as ninety-five per cent less harmful than regular cigarettes, the committee argued, why not promote them? Gottlieb said that he was splitting the difference between the two positions—giving adults “opportunities to transition to non-combustible products,” while upholding the F.D.A.’s “solemn mandate to make nicotine products less accessible and less appealing to children.” He was immediately criticized.

“Somehow, we have completely lost all sense of public-health perspective,” Michael Siegel, a public-health researcher at Boston University, wrote after the F.D.A.

announcement:

Every argument that the F.D.A. is making in justifying a ban on the sale of electronic cigarettes in convenience stores and gas stations applies even more strongly for real tobacco cigarettes: you know, the ones that kill hundreds of thousands of Americans each year. Something is terribly wrong with our sense of perspective when we take the e-cigarettes off the shelf but allow the old-fashioned ones to remain.

Among members of the public-health community, it is impossible to spend five minutes on the e-cigarette question without getting into an argument. And this is *nicotine* they are arguing about, a drug that has been exhaustively studied by generations of scientists. We don't worry that e-cigarettes increase the number of fatal car accidents, diminish motivation and cognition, or impair academic achievement. The drugs through the gateway that we worry about with e-cigarettes are Marlboros, not opioids. There are no enormous scientific question marks over nicotine's dosing and bio-availability. Yet we still proceed cautiously and carefully with nicotine, because it is a powerful drug, and when powerful drugs are consumed by lots of people in new and untested ways we have an obligation to try to figure out what will happen.

A week after Gottlieb announced his crackdown on e-cigarettes, on the ground that they are too enticing to children, Siegel visited the first recreational-marijuana facility in Massachusetts. Here is what he found on the menu, each offering laced with large amounts of a drug, THC, that no one knows much about:

Strawberry-flavored chewy bites
Large, citrus gummy bears
Delectable Belgian dark chocolate bars
Assorted fruit-flavored chews

Assorted fruit-flavored cubes
Raspberry flavored confection
Raspberry flavored lozenges
Chewy, cocoa caramel bite-sized
treats
Raspberry & watermelon flavored
lozenges
Chocolate-chip brownies.

He concludes, “This is public health in 2018?” ♦

This article appears in the print edition of the January 14, 2019, issue, with the headline “Unwatched Pot.”



Malcolm Gladwell has been a staff writer for the The New Yorker since 1996. [Read more »](#)

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January 20, 2019

Crystal Acker
Planner
County of Sonoma
PRMD

Dear Ms. Acker,

Kindly allow me to introduce myself as the president on GlobalMed Technologies as well as the property owner at 15499 Arnold Drive, Glen Ellen, CA 95442. A group associated with the cannabis dispensary application on this property have had an option to buy my property since February 3, 2017. Their Use Permit Application number is UPC-17-0094.

I am writing to respectfully request prompt scheduling of the Board of Zoning Adjustment's review and issuance of the permit.

I have extended the group's option to buy three times and the delays are expensive. I also need to move my business to Napa but have been delayed over and over again. This application has been in process for close to a year and a half. John and Jani have kept me up to date on the milestones. But after all of the delays there is still not a scheduled BZA meeting to grant the permit. My understanding is that the delays have been blamed on staffing issues and overwhelmed employees in the department. However, that is costing us all money and time. I feel it is unjust that we have to wait so long at our expense.

I am expecting that the permit will be granted due to the clear land use code. All the boxes have been checked, at great expense.

My sense is that the locals want this dispensary. There are hundreds of signatures in support so far. The opposition is small and that is par for the course.

I am rooting for this dispensary team. I appreciate how hard they have been working through this enduring, extremely expensive process. It is a tremendous financial burden for them to incur additional expenses for each month that goes by waiting for this unreasonably long process. These are regular folks - and this process is causing them to burn through their personal savings. It is such a waste and it is difficult to see them go through these overwhelmingly expensive delays.

I want to make it clear that there are many stakeholders being adversely affected by the unreasonable delays and long timeline. Delays are extremely costly to the dispensary group, my business, and me.

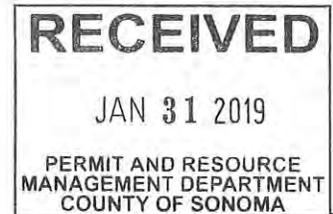
I request a written response from PRMD with a scheduled a BZA hearing date.

Thank you for your understanding – and your time.
Sanders Ergas

GLEN ELEN RESIDENTS AGAINST THE APOTHEVERT CANNABIS DISPENSARY

January 30, 2019

Supervisor Susan Gorin
575 Administration Drive, Room 100A,
Santa Rosa, CA 95403



Re: Protest Letters against the Apothevert Cannabis Dispensary

Dear Supervisor Gorin,

Attached to this letter is a four-page overview that our community has assembled stating the very obvious reasons why the Apothevert Cannabis Dispensary is not a legally viable proposed use. There are 82 signature pages attached from the four neighborhoods that surround this proposed use: 1) Rancho Madrone; 2) Morningside Mountain Drive; 3) Arnold Drive; and 4) Marty Drive.

We have worked in good faith with the PRMD planner stating the obvious violations to the Sonoma County Code of Ordinances. Most specifically, the proposed dispensary is in direct violation of the residential setback and parking ordinances. Further, the only way a project like this could ever get approved is by variance but clearly there are no hardships associated with this site, so a variance is also not possible. Plain and simple, the proposed cannabis dispensary does not meet zoning codes and the site is clearly too small even if it did meet zoning codes. Any approval of such a use would be an illegal approval by the County.

The applicant has acted in extremely bad faith through this process. They have not met with neighbors (the main reason the CAC did not approve this project). They have distributed flyers that have numerous false facts. They have published a newspaper editorial that has false facts.

Supervisor Gorin, you are supposed to be the steward for us – the residents who voted you into office. We hope that you, in conjunction with Director Wick and County Counsel Goldstein, can put an immediate end to this proposal being considered by the County. Our four-page letter details all the reasons why such a denial action should be a very easy decision for you and the County.

Sincerely,

Paul Morrison

Elizabeth Morrison

Cc: Tennis Wick, Director Sonoma County Permit and Resource Management, 2550 Ventura Ave, Santa Rosa, CA 95403

Crystal Acker, Senior Planner, Sonoma County Permit and Resource Management, 2550 Ventura Ave, Santa Rosa, CA 95403

Bruce Goldstein, Sonoma County Counsel, 575 Administration Drive, Room 105A, Santa Rosa, CA 95403

**THE TRUE FACTS ABOUT THE PROPOSED
APOTHEVERT CANNABIS DISPENSARY
at Madrone Road and Arnold Drive, Glen Ellen**

1. **PROJECT SIZE**

- ***What the Applicant has been Stating:*** The community has been misled by the December 12, 2017 PRMD postcard which stated that the application was “for an 1,891 square foot Cannabis Dispensary in an existing 3,000 square foot building”. The Applicant stated on page 41 of their application that “they are only planning to use 1,891 square feet for all uses and that they are not planning to use the remaining 1,956 square feet.” The Applicant’s stated on page 55 of their application that “this application is for an 1,891 square foot facility in a 3,847 square foot project”. That equates to 49% of the building. (See Attachment “A”)
- ***The True Fact:*** PRMD has confirmed this application is for a 3,847 square foot cannabis dispensary – 103.5% larger. This 3,847 square foot size equates to 100% of the building.

2. **100 FOOT RESIDENTIAL SETBACK**

A cannabis dispensary must be at least 100 feet from a residentially zoned property unless a “physical separation” exists between land uses or parcels such that no offsite impacts could occur. Five residential properties are within 100 feet of the proposed dispensary. No physical separation of any kind exists between these five residential parcels and the proposed cannabis dispensary.

- ***What the Applicant has been Stating:*** In the applicant’s Apothevert Flyer (See Attachment “B”), the Applicant stated: “Physical separation of our property and neighborhoods via fences, satisfied by PRMD”. At the May 23, 2018 Citizens Advisory Council meeting, the applicant stated: “The Apothevert dispensary is located within one hundred feet (100’) of a residential zoning district, however with our proposed fencing along Madrone Road, we hope to convince the PRMD that an actual physical separation exists between land uses or parcels such that no off-site impacts could occur.” Fences to be used for physical separation was not accepted by PRMD. In their Kenwood Press Guest Editorial on August 15, 2018 (See Attachment “C”), they now have changed their position and are stating “There are existing physical separations on all four sides of the parcel – two by other commercial properties, and two by major roadways, a precedent set by PRMD throughout Sonoma County.”
- ***The True Facts:*** PRMD initially stated to the community that “a public street” represents physical separation. A “public street” is actually the direct opposite of “physical separation” – it is “public access”. When it was pointed out to PRMD that the 121-unit apartment project is 57 feet from the dispensary location – **and not separated by a “public street”** - PRMD then opined in June 2018 that the market/burrito store in between the two properties represented “physical separation” even though you can walk directly on Madrone Road from one property to the other. These arguments make no sense and clearly do not meet the intent of the Sonoma County Code of Ordinances. Fortunately, in the newly proposed

Cannabis Cultivation Ordinance Resolution 18-003, the County has now defined physical separation as follows in Sections 26-88-254 f (6) and f (8): “*Physical equivalent separation exists due to topography, vegetation or slope.*” That is now the County standard for the term “physical separation”. There is no topography, vegetation or slope between the proposed cannabis dispensary and the five residential properties.

3. INSUFFICIENT PARKING

The Applicant has proposed 18 spaces on their site plan but two spaces do not meet County Code. PRMD has confirmed that that the cannabis dispensary is legally only providing 16 parking spaces.

- ***What the Applicant has been Stating:*** In the Apothevert Flyer, the applicant stated: “*We have 50% more parking than required by Section 26-86-010.*” Based on their proposed 18 spaces, that means Apothevert believes they are only required to provide 12 parking spaces.
- ***The True Facts:*** The applicant has arbitrarily not allocated any parking requirements to the remaining 1,956 square feet of the building – which is not how the code is written. Based on the new information from PRMD in June 2018 that this dispensary is 3,847 square feet, the parking calculation is 100% clear per Sonoma County Code 26-88-010 which states: “*Required Parking. All uses permitted in Chapter 26 of the Sonoma County Code shall provide parking according to the following formulas:...*” For a Medical Cannabis Dispensary, the required parking is “*2 spaces, including at least 1 van-accessible space; plus 1 additional space for every 200 square feet of gross floor area, plus 1 additional space for each employee on maximum shift; but in no case less than 5 off-street parking spaces*”. It clearly says parking must be calculated on the “gross floor area”. There is no carveout for any space within a medical cannabis dispensary business. Every square foot counts and it should as a medical cannabis dispensary is a much more intensive use than the current office use or a typical retail use. Therefore, this use requires $2 + 20 + 5 = 27$ spaces. **That is equivalent to a 7.02 space per 1000 square foot ratio. The property can only accommodate 16 spaces – therefore it is 69% under parked.**

4. ADJACENT TO A PUBLIC BUS STOP & SCHOOL BUS STOP

- ***What the Applicant has been Stating:*** In the Apothevert Flyer, the applicant stated: “*No significant traffic impacts expected; professional traffic study being done for \$10,000.*” In their Kenwood Press Guest Editorial on August 15, 2018, the applicant stated: “*There will be no significant impact on local traffic or corner visibility, per W-Trans, traffic engineering consultant.*”
- ***The True Facts:*** The current use is office which requires 4.0 parking spaces per 1,000 square feet. Retail use requires 5.0 parking spaces per 1,000 square feet. The proposed Apothevert cannabis dispensary requires 7.02 spaces per 1,000 square feet. That is a 76% increase over the existing office parking use. It is statistically impossible to state “*There will be no significant impacts on local traffic...*” The Sonoma County Code of Ordinances appropriately defines necessary parking for a high demand cannabis dispensary use. The community has asked PRMD for a copy of this traffic study but it has not been provided to us. Finally, increasing traffic adjacent to a public bus stop and a children’s school bus stop

(on the east side of Arnold Avenue and just north of Madrone Road) is highly inappropriate.

5. NO INTERACTION WITH NEIGHBORS

- ***What the Applicant has been Stating:*** In their Kenwood Press Guest Editorial on August 15, 2018, the applicant stated: *“The permit process does not require an applicant to provide evidence of community support, although we have taken extra steps to gain such support.”*
- ***The True Facts:*** The applicant has made no effort to present this proposed cannabis dispensary to the community. Instead, they have been trying to slip this project through the approval process while disseminating false information. Here is how the community has responded to the applicant.
 - At the May 23, 2018 Citizen Advisory Council meeting, the project was not recommended for approval and some Advisory Council members stated their concern to the applicant about not presenting their project to the community. A petition with 167 signatures of neighbor opposition was presented at the meeting.
 - At the July 10, 2018 Glen Ellen Forum applicant presentation, over 50 persons spoke against the Project and the applicant stated she was surprised by the feedback.
 - None of the five residential neighbors within 100 feet of the Project have been contacted by the Applicant. The three largest properties – including the 121-unit apartment project - are all vehemently opposed against the proposed dispensary.

6. CRIME BROUGHT TO OUR NEIGHBORHOOD

- ***What the Applicant has been Stating:*** In the Apothevert Flyer, the applicant stated: *“Security staff will enforce all laws, thereby reducing crime.”* In their Kenwood Press Guest Editorial on August 15, 2018, the applicant stated: *“Statistics demonstrate that a surrounding community is actually safer with a dispensary than without one. Police and sheriff patrol routes will likely be adjusted”*
- ***The True Facts:*** Statistics actually demonstrate crime increases in residential neighborhoods near cannabis dispensaries. Property values would decrease – not increase as the applicant has stated.
 - A Sonoma County robbery of a Cannabis Dispensary occurred just 5 months ago on May 16, 2018 at the Alternatives Health Collective cannabis dispensary in Santa Rosa. This includes an area police search for suspects.
 - More than 12 Home Invasion Robberies occurred in Sonoma County in 2018 directly related to the cultivation of Marijuana. This includes one homicide, several pistol whippings, neighbors having to shelter in place, lockdown zones, and house to house searches.
 - Cannabis Dispensaries are illegal per Federal Law. Cannabis dispensaries are a “cash business” with significant amounts of cash stored at the dispensaries – thus making them targets for robberies. The Federal Law is highly unlikely to change for a minimum of 3 years.

THE BOTTOM LINE

The Applicant has consistently spread false information to the Community. In the Apothevert Flyer, the applicant stated: "Adherence to all Sonoma County laws and Ordinance 6189 including LC zoning, setbacks." In their Kenwood Press Guest Editorial on August 15, 2018, the applicant stated: "The application complies with Sonoma County Limited Commercial Zoning requirements, meets all regulations issued by the Sonoma County Board of Zoning Adjustments and the PRMD..."

These statements are false. PRMD has not even processed the application yet.

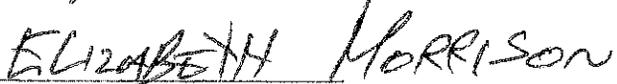
- This proposed dispensary is within 100 feet of five residential properties with no physical separation between those properties and the dispensary - a violation of the Sonoma County Code of Ordinances. This dispensary does not belong in a residential neighborhood.
- This proposed dispensary is under parked by 69% - a violation of the Sonoma County Code of Ordinances. This dispensary is being proposed on a property that is too small to provide proper parking.
- This proposed dispensary has other numerous challenges such as being adjacent to a school bus stop and increasing traffic in an area which is 99.9% residential. This dispensary does not belong adjacent to a residential neighborhood with hundreds of children.
- This proposed dispensary would bring crime into a residential neighborhood - this is exactly why the Sonoma County Code of Ordinances has established a 100-foot residential setback. This dispensary would increase crime in a residential neighborhood.

Since this proposed dispensary is not in compliance with the Sonoma County Code of Ordinances, this application should not be processed by the County.

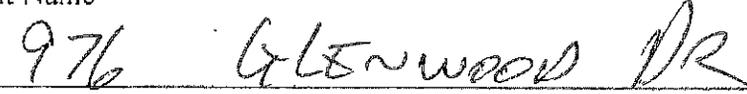
I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

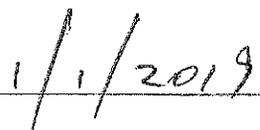
Sign Name

Print Name

Address



Date



Permit
SONOMA

County of Sonoma
Permit & Resource Management Department

December 12, 2017

Re: Proposed Planning Application in your Neighborhood

File No.: UPC17-0094
Address: 15499 Arnold Dr., Glen Ellen
APN: 054-130-024

Dear Property Owner:

As the Project Planner for Permit Sonoma I am notifying you of a recently received application for a Use Permit for a 1,891 square foot Cannabis Dispensary in an existing 3,000 square foot office building on a 0.33 acre parcel located at the above referenced address.

We are very early in the application review process and no action has been taken on this application. However, the purpose of this communication is to provide you early notification and an opportunity to review, comment, or ask questions about the proposed project.

You can contact the project applicant directly Janette Friedman/415-999-8446/Janet@apothever.com, or you can review the project application in more detail at Permit Sonoma Records Counter located at 2550 Ventura Avenue, Santa Rosa. Alternatively, please feel free to contact me at 707-565-8357 or at Crystal.Acker@sonoma-county.org if I can be of assistance. Please refer to the file number UPC17-0094 and site address when making inquiries.

No response is necessary at this time unless you need additional information on the project. Please be advised that you will receive a separate public notice related to action to be taken on the project.

Thank you for your input.

Sincerely,


Crystal Acker for C.A.
Project Planner

ch

c: File No. UPC17-0094
Janette Friedman
Ergas Properties LLC

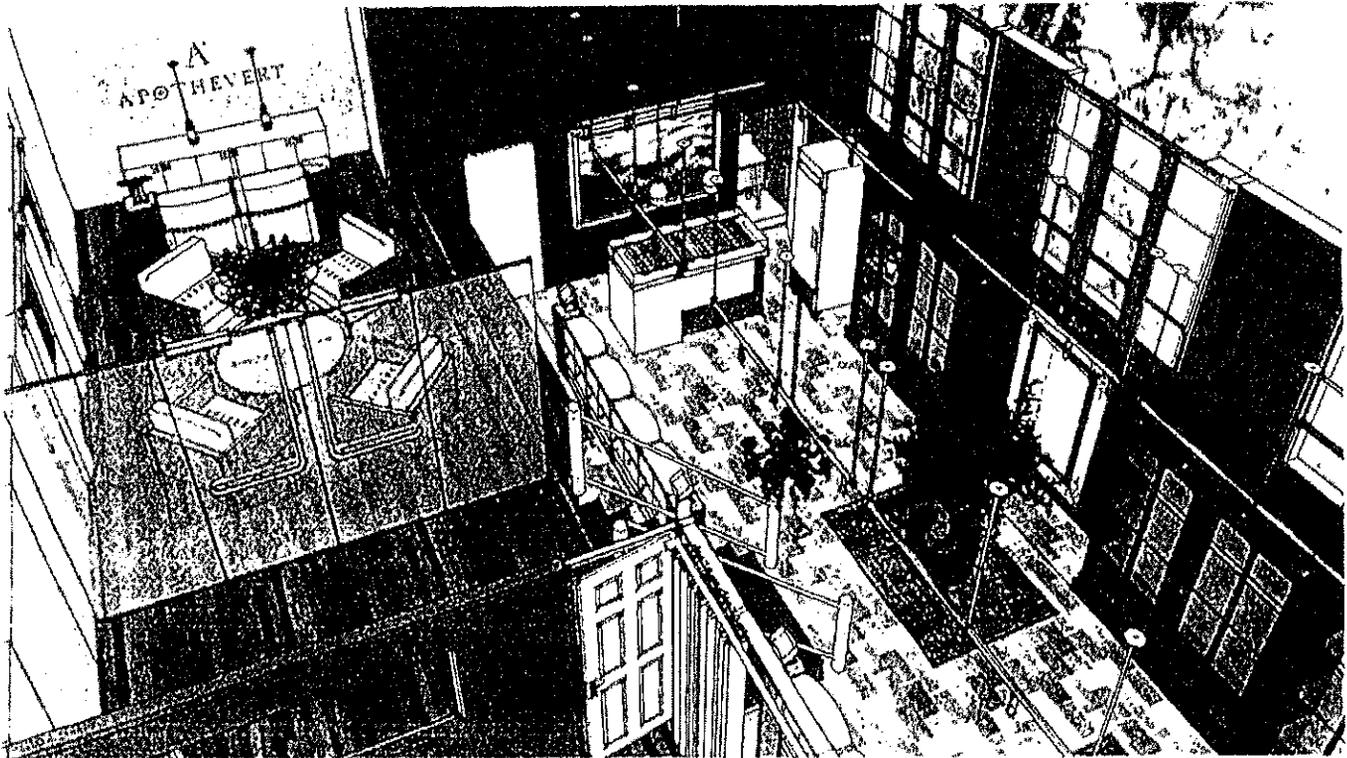
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitsSonoma.org



ATTACHMENT A

APOTHEVERT

GLEN ELLEN MEDICAL CANNABIS DISPENSARY



APOTHEVERT

Dear Neighbors and Glen Ellen Residents -

We look forward to becoming a welcomed neighbor and are doing everything possible to meet our stated objectives:

- Elevate the patient experience
- Ensure safe product is distributed to patients currently underserved throughout Sonoma
- Follow all county and state laws and ordinances to protect the community, staff and patients
- Force the black market out of Sonoma
- Promote safety and security to the property and neighborhood
- Give back to the community including donations to California Human Development, Sonoma County

Our Plan includes:

- "Physical Separation" of our property and neighborhoods via fences, satisfied by PRMD
- Adherence to all Sonoma County laws and Ordinance 6189 including LC zoning, setbacks
- Hiring local talent including Vets; discounts for Seniors and Vets
- Sourcing product locally and ensuring testing compliance
- Sound business practices given 18 months of planning with PRMD, at significant expense

We're available to educate the public on local concerns and adapt as we evolve:

- Security staff will enforce all laws, thereby reducing crime (statistics available upon request)
- A professional cannabis dispensary is less of a danger to children than beer, wine, firearms or prescription drug dispensaries (including CVS, BevMo, wine tasting rooms, Rancho Market & Deli, and Dick's Sporting Goods)
- Children are not allowed on the premises or inside the front door
- No one is allowed to use product on or near the premises
- No significant traffic impact expected; professional traffic study being done for \$10,000
- We have 50% more parking spaces than required by Section 26-86-010
- Zero odor from a dispensary - everything is pre-packaged by law
- Local home values expected to increase 6-21% above average, using relevant data sets
- State required double-locked entrance, child-proof packaging & bags for all patient purchases
- We'll hold far less cash than a bank or bar, and they have open doors



ATTACHMENT B

Guest Editorial

Apothevert should be granted a use permit

By Jani Friedman

As the proprietor of Apothevert, which has applied for a permit to operate a medical cannabis dispensary near the village of Glen Ellen, I wish to apprise our community of information about the business plans and address concerns that have been raised.

The application complies with Sonoma County Limited Commercial zoning requirements, meets all regulations issued by the Sonoma County Board of Zoning Adjustments and the Permit and Resource Management Department (PRMD) stipulations as documented in Ordinance No. 6189, and adheres to California state law. The permit process does not require an applicant to provide evidence of community support, although we have taken extra steps to gain such support.

In the November 2016 election, 68.2 percent of the Glen Ellen precinct voted in favor of legalizing medical cannabis; 59 percent of greater Sonoma County voted in favor of legalization. The people have spoken: the law has been established and Apothevert is in compliance.

Operating Information

Codes require exhaust and ventilation systems, accessibility, and security, including outdoor lighting, cameras, and alarms. Security staff will be an added precaution.

Legal operating hours are 7 a.m. to 7 p.m., however in consideration of our neighbors' morning commutes, the business will open at 10 a.m.

No signs will advertise the availability of cannabis; no windows are on the ground floor.

There will be no significant impact on local traffic or corner visibility, per W-Trans, traffic engineering consultants.

Credit cards can be used; limited cash will be on hand.

The existing iconic firehouse exterior and visually pleasing landscaping will remain.

Statistics demonstrate that a surrounding community is actually safer with a dispensary than with-

out one. Police and sheriff patrol routes will likely be adjusted.

In choosing a location for a medical cannabis dispensary in unincorporated Sonoma County, near the city of Sonoma, two limitations played a determining role – the zoning ordinance and the current commercial real estate market.

The property is within 100 feet of a residential zoning district, however, an actual physical separation exists between land uses such that no off-site impacts could occur. There are existing physical separations on all four sides of the parcel – two by other commercial properties, and two by major roadways, a precedent set by PRMD

throughout Sonoma County.

The business requires a location that is appropriately zoned and a seller who is willing

to sell or lease. Commercial real estate agents in Sonoma County can attest that there are very few of these opportunities that meet both parameters at any given time, regardless of cost. One was found that meets the zoning requirements and the owner was able to provide an option-to-purchase that allowed for an unpredictable and lengthy permit approval process.

In summary, the Apothevert application is for a standard use permit for a legal California business entity. This is not a zoning change or special use exception. This application is dependent on adherence to state and local laws, regulations, codes and ordinances and, therefore, Apothevert should be granted a use permit.

We have undertaken extensive efforts to ensure our business is professional, welcoming, safe, upscale, and will positively impact our surroundings. We look forward to joining the community as a vital contributing business partner and necessary support for medical cannabis patients, providing local jobs and tax revenue.

Readers may submit articles of approximately 800 words on topics of local interest for The Guest Editor column. Email info@kenwoodpress.com. Although we intend to print all submissions, we do reserve the right to refuse to publish any article.

The Apothevert application is for a standard use permit for a legal California business entity. This is not a zoning change or special use exception.

THE BOTTOM LINE

The Applicant has consistently spread false information to the Community. In the Apothevert Flyer, the applicant stated: *"Adherence to all Sonoma County laws and Ordinance 6189 including LC zoning, setbacks."* In their Kenwood Press Guest Editorial on August 15, 2018, the applicant stated: *"The application complies with Sonoma County Limited Commercial Zoning requirements, meets all regulations issued by the Sonoma County Board of Zoning Adjustments and the PRMD..."*

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JAMES VARNES 
Sign Name

JAMES VARNES
Print Name

15116 Marty Dr Glen Ellen Ca 95442
Address

12/1/18
Date

THE BOTTOM LINE

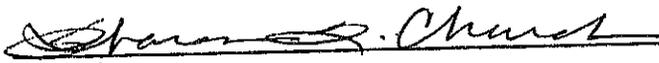
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Sign Name

Sharon I. Church
Print Name

15241 Marty Dr. Glen Ellen
Address

11/9/18
Date

THE BOTTOM LINE

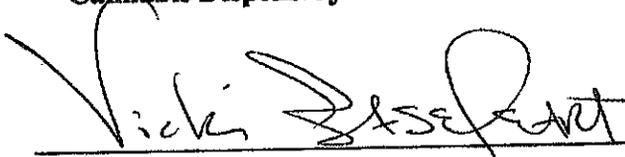
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Sign Name

vicki Barsehant

Print Name

15241 Marby Dr. Glen Ellen, CA 95446

Address

11/10/18

Date

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Sign Name

Meridith Mace

Print Name

820 Cecelia Dr. Glen Ellen CA 95442

Address

11/16/18

Date

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Linda L. Ingles
Sign Name

Linda L. Ingles
Print Name

15116 Marty Dr.
Address

12/13/18
Date

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Karyl Carter
Sign Name

Karyl Carter
Print Name

833 Marty Drive, Glen Ellen, CA 95442
Address

12/22/18
Date

THE BOTTOM LINE

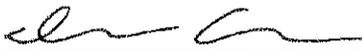
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Sign Name

Isaac Carter

Print Name

833 Marty Drive, Glen Ellen, CA 95442

Address

12-22-18

Date

THE BOTTOM LINE

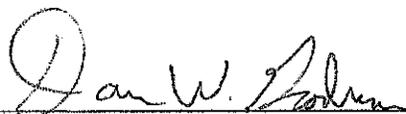
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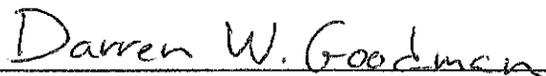
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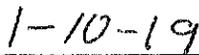
Sign Name



Print Name



Address



Date

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Helena Goodman
Sign Name

Helena Goodman-Chavez
Print Name

15399, Thomas Street Glen Ellen, Ca. 95442
Address

1/10/19
Date

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Karen Goodman
Sign Name

Karen Goodman
Print Name

825 Madrone Road Glen Ellen, Ca
Address

1-3-19
Date

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Don Goodman
Sign Name

Don W. Goodman
Print Name

P.O. Box 38 Eldridge, Ca, 95431
Address

1/9/19
Date

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Sign Name

LAWRENCE H. DAVIS

Print Name

7101 SONOMA MOUNTAIN ROAD

Address

JANUARY 7, 2019

Date

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Leslie Vaughn

Sign Name

Leslie Vaughn

Print Name

PO Box 2046 Glen Ellen CA 95442

Address

1/2/19

Date

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Art Dawson

Sign Name

Arthur Dawson

Print Name

5082 Warm Springs Rd. / P.O. Box 16 Glen Ellen, CA 95442

Address

Jan 7, 2019

Date

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Sign Name

Shilo Porter-Elliott

Print Name

4460 Lakeside Rd Glen Ellen

Address

1-7-19

Date

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Joyce Clover

Sign Name

JOYCE CLOVER

Print Name

248 SYLVIA DRIVE GLEN ELLEN

Address

1-7-19

Date

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ellen b. mcknight

Sign Name

Ellen B McKnight

Print Name

1320 Hill Rd Glen Ellen CA 95942

Address

1/7/2019

Date

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Barbara Chatham

Sign Name

Barbara Chatham

Print Name

15244 Arnold Dr Glen Ellen Ca 95442

Address

1-5-19

Date

THE BOTTOM LINE

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Wanda Smith
Sign Name

Wanda Smith
Print Name

6853 Oak Leaf Dr., Santa Rosa
Address

1/7/19
Date

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Kevin Gilbert

Sign Name

Print Name

Address

Date

5172 O'Donnell Lane, Glen Ellen, CA

1/7/2019

THE BOTTOM LINE

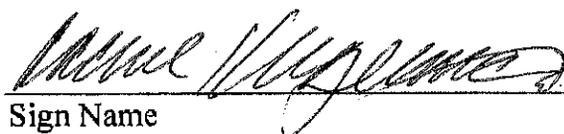
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Sign Name

RAHEL KLIGERMAN

Print Name

5172 O'DONNELL CANYON, GE CA

Address

1/7/19

Date

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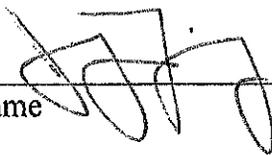
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Sign Name



Print Name

JEROLD TIERNEY

Address

15236 ARNOLD DR.

Date

12/23/18

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Sign Name *Josua Van Wyk*

Print Name *Tjiska Van Wyk*

Address *15234 Arnold Dr.*

Date *12/23/2018*

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Julienne H Michelene

Sign Name

Julienne H Michelene

Print Name

15230 ARNOLD DR Glen Ellen CA

Address

12-23-18

95442

Date

THE BOTTOM LINE

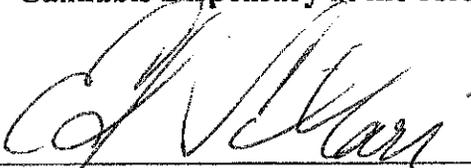
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Sign Name

ED SILLARI

Print Name

15140 ARNOLD DR.

Address

12/23/18

Date

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Dominic Nuccio
Sign Name

Dominic Nuccio
Print Name

15170 Arnold Dr. Glen Ellen
Address

12/23/2018.
Date

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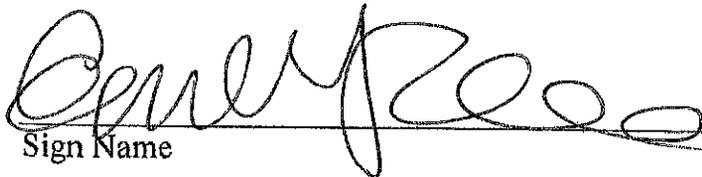
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Sign Name

Emily Robledo

Print Name

937 Sonoma Glen Circle, Glen Ellen 95442

Address

12.23.18

Date

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Sign Name

Osvaldo Robledo

Print Name

937 Sonoma Glen Circle

Address

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Sign Name

Laurie E. Pile

Print Name

Laurie E. Pile

Address

951 Sonoma Glen Circle, Glen Ellen 95442

Date

11-9-18

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Molly Fedorchak

Sign Name

MOLLY FEDORCHAK

Print Name

962 Sonoma Glen Cir
925 Calif.

Address

12/23/18

Date

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Mary Katherine Dreyer

Sign Name

Mary Katherine Dreyer

Print Name

974 Sonoma Glen Cir. Glen Ellen, CA 95442

Address

12-22-18

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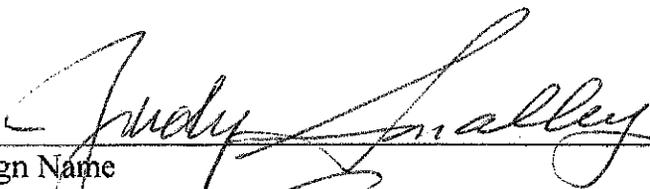
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Sign Name

Judy Smalley

Print Name

15232 Arnold Dr Glen Ellen, Ca. 95442

Address

12-27-18

Date

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R Smalley
Sign Name

Ron Smalley
Print Name

15232 Arnold Dr Glen Ellen CA
Address

12/27/18
Date

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Sign Name

Burch Pasquini

Print Name

1052 Sonoma Glen Circle, Glen Ellen CA 95442

Address

12/2/19

Date

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(Sign Name)

Johanna Barton

Print Name

1024 Sonoma Glen Circle Glen Ellen, CA 95442

Address

1/2/19

Date

THE BOTTOM LINE

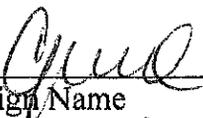
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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.


Sign Name

Christina Faustino
Print Name

1000 Sonoma Glen Cir Glen Ellen, CA 95242
Address

1/2/19
Date

THE BOTTOM LINE

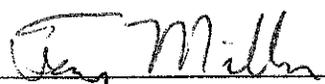
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Sign Name

Tony Miller

Print Name

999 Sonoma Glen Cir

Address

1-2-19

Date

THE BOTTOM LINE

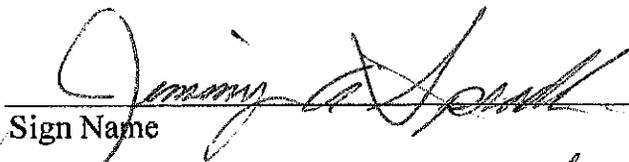
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Sign Name

Jimmy A. Soraplin

Print Name

1076 Soraplin - Sonoma Glen Ellen, CA

Address

 1/2/2019

Date

THE BOTTOM LINE

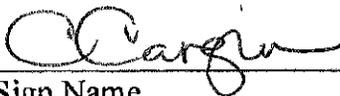
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Sign Name

Courtney Cargile

Print Name

1114 Sonoma Glen Circle Glen Ellen, CA 95442

Address

1/2/19

Date

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Gordon Mortensen
Sign Name

GORDON MORTENSEN
Print Name

949 CATON COURT, SONOMA
Address

1/1/19
Date

Regardless of whether the applicant is spreading false information to the Community, I am opposed to the ~~the~~ dispensary being located near our neighborhood. See items Starred above (★).

THE BOTTOM LINE

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Cristine Mortensen

Sign Name

Cristine Mortensen

Print Name

949 Caton Court Sonoma

Address

12/31/2018

Date

* THESE ARE MY MAIN OBJECTIONS

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T. Barric

Sign Name

Trevor R Barric

Print Name

998 Glenwood Dr.

Address

12-29-18

Date

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Sign Name

Eriz McVey

Print Name

ERIZ McVey

Address

946 CATON CRT - SONOMA

Date

12/29/18

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Darrell Osborn

Sign Name

DARRELL OSBOURN

Print Name

912 CATON CT. SONOMA, CA. 95476

Address

12-28-18

Date

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Sign Name

Print Name

Address

Date

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Dave Palmgren
Sign Name

Dave Palmgren
Print Name

964 Glenwood Drive Sonoma CA.
Address

11/6/18
Date

95476

THE BOTTOM LINE

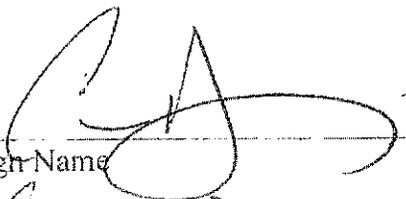
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Sign Name

Conn Dunning

Print Name

958 Glenwood Dr. Sonoma, CA 95476

Address

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Date

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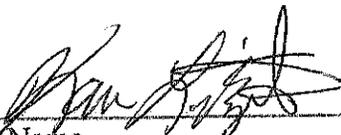
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Sign Name

Karen Litzenberg

Print Name

917 Glenwood Drive

Address

11/8/18

Date

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Mary Mc Connell
Sign Name

Mary. Mc Connell
Print Name

957 Glenwood Dr. Sonoma 95426
Address

11/8/2018
Date

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Sign Name Karla Noyes

Print Name Karla Noyes

Address 15549 Brookview Dr., Sonoma 95476

Date 11/6/18

THE BOTTOM LINE

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Mark T. Pallis

Sign Name

MARK T. PALLIS

Print Name

16557 Arnold Dr
Sonoma, CA 95476

Address

Nov 29, 2018

Date

THE BOTTOM LINE

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Carolyn Collins

Sign Name

Carolyn Collins

Print Name

16557 Arnold Dr
Sonoma, CA 95476

Address

30 Nov 2018

Date

THE BOTTOM LINE

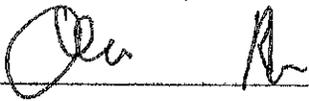
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- This proposed dispensary would bring crime into a residential neighborhood - this is exactly why the Sonoma County Code of Ordinances has established a 100-foot residential setback. This dispensary would increase crime in a residential neighborhood.

Since this proposed dispensary is not in compliance with the Sonoma County Code of Ordinances, this application should not be processed by the County.

I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.



Sign Name

Alan Robin

Print Name

13756 Arnold Drive 2A, Glen Ellen, CA

Address

12/3/18

Date

THE BOTTOM LINE

The Applicant has consistently spread false information to the Community. In the Apothevert Flyer, the applicant stated: *“Adherence to all Sonoma County laws and Ordinance 6189 including LC zoning, setbacks.”* In their Kenwood Press Guest Editorial on August 15, 2018, the applicant stated: *“The application complies with Sonoma County Limited Commercial Zoning requirements, meets all regulations issued by the Sonoma County Board of Zoning Adjustments and the PRMD...”*

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.



Sign Name

Tom Cannard

Print Name

892 Madrone Rd

Address

12 9 18

Date

THE BOTTOM LINE

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Dr. Lorena M. Reinhardt
Sign Name

Dr. Lorena M. Reinhardt
Print Name

13790 Williams Road, Glen Ellen, CA 95442
Address

November 27, 2018
Date

THE BOTTOM LINE

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Timothy C. McIntyre and Diane McIntyre
Sign Name

Timothy C. McIntyre DIANE McINTYRE
Print Name

15522 Maplewood Dr. Sonoma, CA 95476
Address

12/28/18
Date

THE BOTTOM LINE

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Diane Mc Intyre

Sign Name

DIANE MCINTYRE

Print Name

15522 Maplewood DR. SONOMA, CA 95476

Address

12/28/18

Date

THE BOTTOM LINE

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Since this proposed dispensary is not in compliance with the Sonoma County Code of Ordinances, this application should not be processed by the County.

I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Judy Condon

Sign Name

Print Name

Address

Date

THE BOTTOM LINE

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Since this proposed dispensary is not in compliance with the Sonoma County Code of Ordinances, this application should not be processed by the County.

I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glou Ellen, CA.

Owen Edwards Regine Edwards

Sign Name

OWEN EDWARDS REGINE EDWARDS

Print Name

830 MADRONE RD ~

Address

12/29/18 ~

Date

MEMORANDUM

The Applicant has consistently spread false information in the Community. In the Apothecary Plan, the applicant stated: "Reference is made to all Sonoma County laws and Ordinances #180 including all zoning ordinances." In many instances, laws have been amended since August 15, 2016, and applicant stated: "The application complies with Sonoma County Amended Commercial Zoning requirements, as well as regulations issued by the Sonoma County Board of Zoning Adjustments and the

These statements are false. PRMD has not even processed the application yet.

1. This proposed dispensary is within 100 feet of five residential properties with no physical separation between these properties and the dispensary. A violation of the Sonoma County Code of Ordinances. This dispensary does not belong in a residential neighborhood.

2. This proposed dispensary is located within 200 feet of a window of the Sonoma County Courthouse. This is an inappropriate location for a dispensary.

3. This proposed dispensary has other numerous challenges such as being adjacent to a school and the proposed building is an attached structure. This dispensary does not belong adjacent to a residential neighborhood with hundreds of children.

4. This proposed dispensary would bring drug use into a residential neighborhood - this is unacceptable. The Sonoma County Code of Ordinances has established a 100-foot residential setback. This dispensary would violate this setback in a residential neighborhood.

Since this proposed dispensary is not in compliance with the Sonoma County Code of Ordinances, it should be denied by the County.

I authorize this Memorandum stating the True Facts about the proposed Apothecary Cannabis Dispensary at the corner of Aramid Drive and Mulholland Road, The Eden, CA.

[Signature]

[Signature]

[Signature]

THE BOTTOM LINE

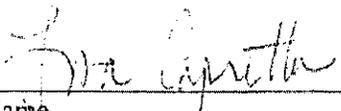
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Since this proposed dispensary is not in compliance with the Sonoma County Code of Ordinances, this application should not be processed by the County.

I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.



Sign Name

LISA CAPRETTA

Print Name

1700 MORNINGSIDE MOUNTAIN DR. GE 95442

Address

11.5.18

Date

THE BOTTOM LINE

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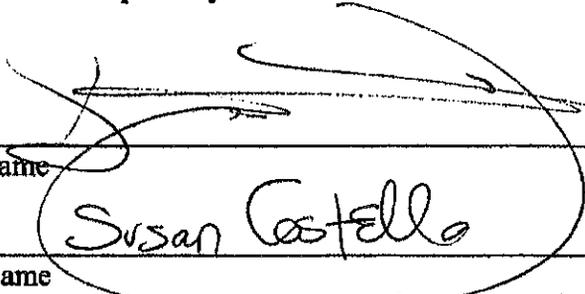
I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Sign Name

Print Name

Address

Date


Susan Castello

1407 Morningside Mt. Dr. Glen Ellen 95442

Nov 4, 2018

THE BOTTOM LINE

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Mark Davidson
Sign/Name

Mark Davidson
Print Name

1407 Morroside Mountain Glen Ellen Ca. 95442
Address

11/3/18
Date

THE BOTTOM LINE

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.

Margo Van Staaveren
Sign Name

Margo Van Staaveren
Print Name

1877 Morningside Mtn. Drive, Glen Ellen
Address

11/6/18
Date

THE BOTTOM LINE

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Don Van Staaveren
Sign Name

Don Van Staaveren
Print Name

1877 Morningside Mountain Road
Address

11/6/2018
Date

THE BOTTOM LINE

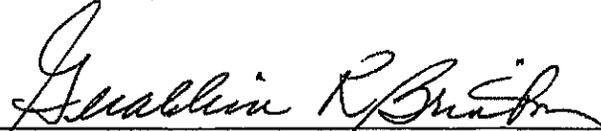
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Sign Name

GERALDINE R. BRINTON

Print Name

2600 Morningside Mt. Dr

Address

11.7.18

Date

THE BOTTOM LINE

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Stephen H. Sherer

Elizabeth B. Sherer

Sign Name **Stephen H. Sherer**

Elizabeth B. Sherer

Print Name

1750 Morningside Mt., Glen Ellen, CA 95442

Address

11/2/18

Date

THE BOTTOM LINE

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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.



Sign Name

David Noland

Print Name

100 Oso Trail Road, Glen Ellen, CA 95442

Address

11/2/18

Date

THE BOTTOM LINE

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Sign Name *Julie Oleson*

Print Name *Julie Oleson*

Address *1700 Morningside Mtn., Glen Ellen*

Date *Nov. 3, 2018*

THE BOTTOM LINE

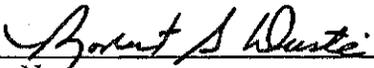
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I approve of this Memorandum stating the True Facts about the proposed Apothevert Cannabis Dispensary at the corner of Arnold Drive and Madrone Road, Glen Ellen, CA.



Sign Name

Robert Duste

Print Name

3350 Morningside Mountain, Glen Ellen, CA 95442

Address

11/2/18

Date

THE BOTTOM LINE

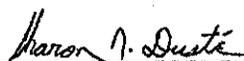
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- This proposed dispensary is within 100 feet of five residential properties with no physical separation between those properties and the dispensary - a violation of the Sonoma County Code of Ordinances. This dispensary does not belong in a residential neighborhood.
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Sign Name

Sharon Duste

Print Name

3350 Morningside Mountain, Glen Ellen, CA 95442

Address

11/2/18

Date

THE BOTTOM LINE

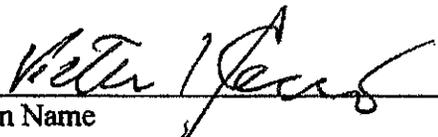
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Sign Name

VICTOR I. REUS, M.D.

Print Name

3585 MORNINGSIDE ST. DR., GLEN ELLEN, CA

Address

11/1/18

Date

THE BOTTOM LINE

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Sign Name

STEPHEN ROSENBLATT

Print Name

1741 MORNINGSTAR MOUNTAIN ROAD GLEN ELLEN CA

Address

11/1/2018

Date

415-489-1522

THE BOTTOM LINE

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Barry Swain
Sign Name

BARRY SWAIN
Print Name

3475 VIGILANTE RD. GLEN ELLEN 95442
Address

10-2-18
Date

THE BOTTOM LINE

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Phillip Eagles
Sign Name

Phillip Eagles
Print Name

983 Glenwood Drive, Sonoma, Ca, 95476
Address

1.1.19
Date

THE BOTTOM LINE

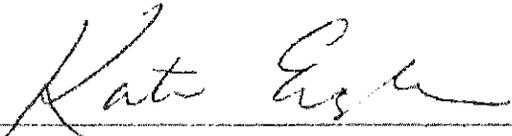
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Sign Name

Kate Eagles

Print Name

983 Glenwood Dr, Sonoma, CA 95476

Address

1-1-2019

Date

#	First name	Last name	Comment
1	Karla	Noyes	
2	Dave	Palmgren	
3	Pamela	Palmgren	
4	Pat	Oison	Wrong location- next to apartment buildings with lots of children. I live right here! The traffic is crazy here some days and cars are parked solidly up and down the street
5	Moriah	Dunning	
6	Kristina	Reguero Garrison	For reasons 1,2 and 3 I am opposed to a pot dispensary in our neighborhood. This is my home and I share the concerns that the business will negatively impact the families and quality of life in the neighborhood. Sincerely, KRG
7	Beverly	Aabjerg	
8	Kathryn	Deusterman	
9	Josh	Holtzman	
10	Deborah	Nitasaka	I am in complete agreement with all points made herein. An additional point, this property, as a surplus government property, was sold to a Hap Arnold relative in 1997 - in violation of state surplus property law. Perhaps it might now revert to a local nonprofit for the benefit of the community!
11	Lorena	Reinhardt	
12	Elias	Casolla	
13	Avelina	Casolla	
14	Maribeth	Byerley	
15	Kim	Balchinas	
16	Jennifer	Hardister	
17	Tim	Arensmeier	
18	Anea	Kamahele	
19	Geri	Ruonavaara	
20	Conn	Dunning	
21	Diana	Booker	
22	Loralee	Wellington	
23	Joshua	Palmgren	
24	Judy	Condon	
25	Jan	Arensmeier	Not good in a residential neighborhood.
26	Juanita	Cisneros	
27	R	Cisneros	
28	Kate	Eagles	I live immediately across Madrone on Glenwood Drive and we already have parking and Madrone / Glenwood intersection safety issues due to current traffic flows, plus apartment and market overflow parking. With the SDC / Eldridge property also undergoing yet-to-be-determined changes over the next few years, a dispensary is not an appropriate use for this site.
29	Sarah	Rafanelli	I am a supervisor of The Grove at Glen Ellen and I oppose the proposed location of a marijuana dispensary.
30	john	emery	this neighborhood is all of young children and family's...no
31	deborah	emery	A very wrong decision for so many reasons...just because someone want to buy a building, doesn't mean it truly serves the purpose desired!....what a way to disrupt a beautiful neighborhood....this is a major commercial project that needs to be closer to a town.
32	Gregory	Silvi	
33	Dulce	Silvi	
34	Robert	Goerzen	The proposed marijuana dispensary in the old Fire House at the corner of Madrone & Arnold is a TERRIBLE LOCATION for this retail business for these reasons: 1.) The sale of marijuana is not appropriate in a residential neighborhood with children nearby, including a school bus stop. 2.) The additional traffic at that intersection including the Madrone Market's delivery trucks and customers, and the coming and going of the dispensary's customers (both medical and recreational users) into their parking lot and their overflow parking on the street, would make an already busy intersection much more dangerous. [4-11-18 note: there will be a traffic study.] 3.) There is inadequate parking on the site. Employees and customers will be forced to park on the street which would deprive apartment residents of their much needed off-street parking. [4-11-18 note: the use permit applicant will have the legally required parking spaces for customers (12) and employees (5).] We, the undersigned, recommend that the owner of this business relocate the proposed business to ANOTHER LOCATION perhaps the industrially-zoned area on 8th Street East which has no residents nearby, relatively little traffic and plenty of parking.

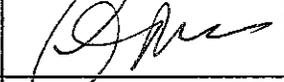
#	First name	Last name	Comment
35	Jaquie	Kerkechian	
36	Jason	White	
37	Christine	Coffland	Not the place to put this business!
38	Maribeth	Byerley	
39	Gary	Coffland	Put it in a business park, out on 12, on the square but NOT in a residential zone.
40	Julie	McClelland	
41	Jesse	Lasley	
42	Ligia	Booker	
43	Loralee	Wellington	
44	Alison	Lasley	I am strongly opposed to a pot dispensary in this neighborhood.
45	Paul	Morrison	
46	Natalie	Palmgren	
47	Tadashi	Nitasaka	I am in complete agreement with all points made herein. An additional point, this property, as a surplus government property, was sold to a Hap Arnold relative in 1997 - in violation of state surplus property law. Perhaps it might now revert to a local nonprofit for the benefit of the community!

No to a proposed marijuana dispensary at Madrone & Arnold!

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Ryan Garrison	ryanvgarrison@gmail.com	95476			
STEVEN PROELL	S.R. PROELL@COMCAST.NET	95476			
Bill Wilson	wfwiii@comcast.net	95476			
Francet Be Brizz	francepersn@gmail.com	95476			
BARRY SHAWLEY	BARRY.SHAWLEY@GMAIL.COM	95476			

Please return petition signatures to: Karla Noyes, 15549 Brookview Dr., Sonoma, CA 95476

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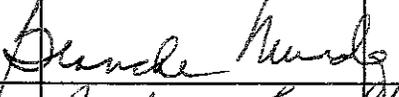
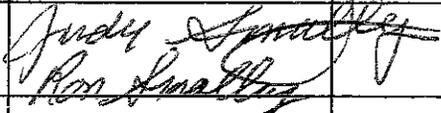
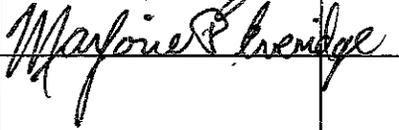
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Name Please print	Email Please print	Zip Code	No Email? Full Address Please	Signature	Tick to re- ceive info*
JOHN MUNDA	MUNDA18@gmail.com	95407			
Shanda Munda	mundamoreng@gmail.com	95442			
Ron & Judy Smalley	ronjudy5malley@yahoo.com	95442	Judy 707-364-7665		
Marjorie P. Everidge		95442	52290'Donnell Ln		

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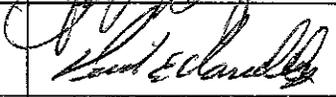
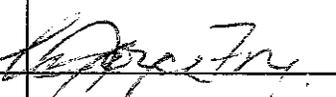
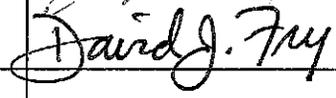
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Name Please print	Email Please print	Zip Code	No Email? Full Address Please	Signature	Tick to re- ceive info*
STEVE LASLEY	LASLEYSTEVE@GMAIL.COM	95476			
David Donueller	David 12442@aol.com	95476			
W. Joyce Fry	Joyce@JoyceFry.com	95476			
DAVID FRY	Dave@DaveFry.com	95476			
Janai Rindels	blue.eyed.zebra@gmail.com	95476			

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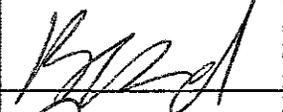
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Nancy Padian	nancy.padian@gmail.com	95442	5430 O'Donnell Lanc. GE	N. Padian	✓
Blanchards	bj@nabco.com	95442			
Meridith May	write2meri@yahoo.com send crystals email	95442	415-264-0704		✓

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D. EDWARDS	owedw5@gmail.com	95471	830 MADRONE RD	D. Edwards	
B. O'Malley	emlagh10@gmail.com	95476	15506 MAPLEWOOD	B. O'Malley	
SUSAN LAMP			15533 MAPLEWOOD DR	Susan Lamp	

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Donald L. Booker	DLBOOK32@GMAIL.COM	95476			

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Published by

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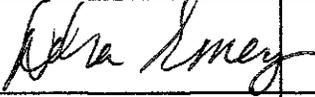
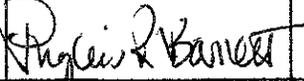
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Janice Hanson	bug@sonic.net	95476			
Debra Emery	debraemery@earthlink.net	95442			
Phyllis Bennett	Phyl2522@aol.com	95476			

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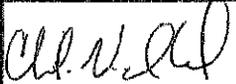
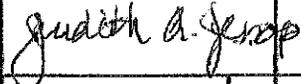
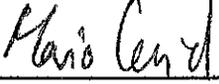
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Name Please print	Email Please print	Zip Code	No Email? Full Address Please	Signature	Tick to re- ceive info*
Christi Vieira de Curiel	evieiradecuriel@gmail.com	95442			<input checked="" type="checkbox"/>
Judith A. Jessop	jajessop3@gmail.com	95442			
Mario Curiel	marocs2@hotmail.com	95442			<input checked="" type="checkbox"/>

Please return petition signatures to: Karla Noyes, 15549 Brookview Dr., Sonoma, CA 95476

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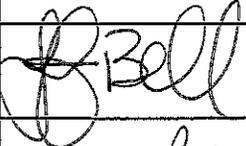
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Jennifer Burrell	jenniferburrell@live.com	95442			
Tim McIntyre	browntrawhee@yahoos.com	95476			

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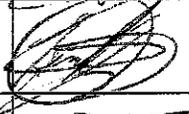
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Miguel Contreras	MiguelWB2074@6mail.com	95476	924 Madrone Rd. Sonoma ca 95476	Miguel Contreras	
Esmeralda Contreras	Anahidiego777453@yahoo.com	95476	924 Madrone rd Sonoma ca 95476		
Costanzo Covello	99102900@yahoo.com	95442	15242 Marty Dr APT 21 Glen Ellen		
Tim Cordellos	tcordellos@yahoo.com	95442	963 Madrone Rd Apt B6		
Vicki Nightingale	myturnnow@comcast.net	95442		V. Nightingale	
Rick Dunbar	glenn@Rick@comcast.net	95442			

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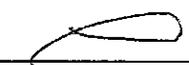
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Dave Cecil	dcecil@ft.newyorklife.com	95442	15396 Thomas St 9E CA 95442		
Cheri Cecil	chericecil@yahoo.com	95442	" "	Cheri Cecil	
JIM KRACKE	N/A	95442	PO Box 772 G.E.		
Sabel	sabelnorthorn@aol.com	95476		Sabel	
Nila Plexico	nila.plexico@yahoo.com	95476		Nila Plexico	
Diane McIntyre	N/A	95476	15522 Maplewood Dr Sonoma, CA 95476		

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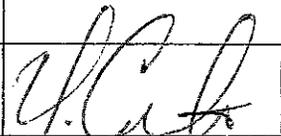
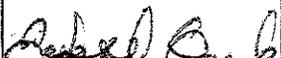
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Yulanda Contreras	YContreras@att.net	95476			
Tomasa Velasco		95476	No email		
Gabriel Gonzalez		95476	No email		
Frankie Pardo		95476			
Maria E. Pardo		95476			
Lehicia Velasquez		95476	422 Jacey, st.		

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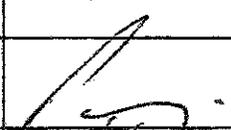
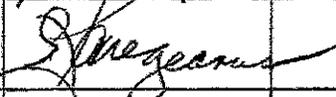
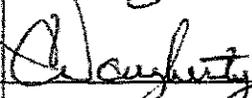
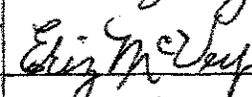
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PAUL MORRISON	PMORRISON@MADRONEVALLEY.COM	95476	976 GLENWOOD DR		
SUNDARA KAREANNES	OMSUNNY@MAC.COM	95476	915 CATON CT		
CATLY DOUGHERTY	cattlyd@sonic.net	95476	924 CATON CT		
Eriz McVay	ERIZMC@COMCAST.NET	95476	946 CATON CT		
William Morgan	MORGANW@GMAIL.COM	95476	15571 Madrone Dr		
Rhonda Keller	kellrose@netcom	95476	15565 Madrone Dr		

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William H. Olson, MD	wichita.who.28@gmail.com 95442	95442		W.H. Olson, MD	
Shannon Lee	shannonlee@me.com	95442	14326 Arnold Dr. SE	Shannon Lee	
Ellen McKnight	elenmcknight@gmail.com	95442		Ellen McKnight	
Arthur Panson	baseline@vom.com	95442		Art Panson	
Michael McClure		95442	P.O. Box 681 Glen Ellen, CA 95442	Michael McClure	
Alice Wicken		95442	PO Box 278 Glen Ellen CA	Alice Wicken	

Jack
London
Village?

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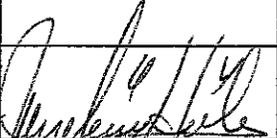
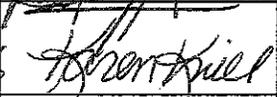
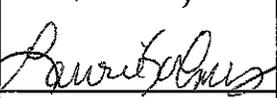
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Mary Hale	XXXXXXXXXX	95476	428 Andrieux st		
Karen Knill			1385 Jones st Sonoma Ca 95476		
Laurie Salinas	'		820 Cherry Ave Sonoma CA		
Victoria McCracken		95476	830 W. Spain St Sonoma CA 95476		
DAVID KOTWIK ST		95476	254 Clay St Sonoma, CA 95476		
Jack Gray		95476	525 Oregon Street		

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Mary Mc Connell	Susan Sommer DAD	95476		Mc Connell	✓
Susanne Kaufhold			938 Glenwood Dr., Sonoma	Susanne Kaufhold	✓
Cara Young	cara.young@sonoma- county.org	95476		Cara Young	✓
Tamasia P. Velazquez			925 Glenwood Dr Sonoma	Tamasia P. Velazquez	
Sheryl Hartman	paul.hartman@sbcglobal.net	95476	912 Glenwood Dr.	Sheryl Hartman	

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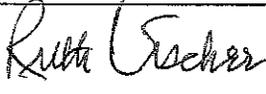
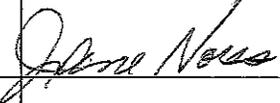
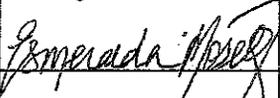
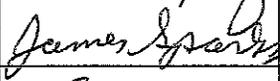
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RUTH VISCHER	RuthV26@gmail.com	95476			
Jane Noyes	janenoyes@att.net	95476			
Mary Miller	salpv78@gmail.com	95476			
Esmeralda Moseley	sanchez-esmeralda@sbcglobal.net emoseley@sonoma-schools.org	95476			
JAMES SPARKS		95476	830 5th ST EAST Sonoma Ca		
RYAN RINDELS	ryansrindels@gmail.com	95476	845 5th STE SONOMA		

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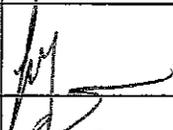
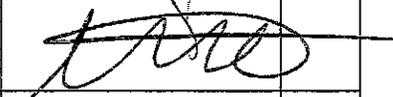
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Josh Holtzman	jmholtzman@gmail.com	95476			
Beverly Abjerg	bla246@gmail.com	95476			
Callie Meeder	calliemeederDVM@gmail.com	95476			
Jeff Holtz	jholtz67c@att.net	95476			
Mike Crozier	916 Madrone Rd	95476			
Nicholas Barton	692 Madrone RD	95476			

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Craig Madison	cmadison@svusdca.org	95442	15399 Woodside Ct. Glen Ellen, Ca. 95442	<i>Craig Madison</i>	<input checked="" type="checkbox"/>
Laurie Pile		95442	951 Sonoma Glen Circle, Glen Ellen	<i>Laurie Pile</i>	<input type="checkbox"/>
Jenny Hinman		95476	129 Fetters Ave Sonoma	<i>Jenny Hinman</i>	<input type="checkbox"/>
Donna Presti		95476	20324 Mabry Ln Sonoma 95476	<i>Donna Presti</i>	<input type="checkbox"/>
Megan Russell		95476	456 San Gabriel Dr Sonoma	<i>Megan Russell</i>	<input type="checkbox"/>
Lucia Goodman		95442	15399 Thomas St. Glen Ellen, CA	<i>Lucia Goodman</i>	<input type="checkbox"/>

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GUNNAR L. PALMGREN		95476	962 GLENWOOD DR SONOMA, CA	<i>Gunnar L. Palmgren</i>	
MARIDA PALMGREN		95476	962 GLENWOOD DR. SONOMA, CA	<i>Marida Palmgren</i>	
<i>Rick Hutton</i>		95476	674 2nd ST East SONOMA, CA	<i>Rick Hutton</i>	
<i>Ricky Hutton</i>	PRNYURIA@COMCAST.NET	95476		<i>Ricky Hutton</i>	
SHAVARISH KERKEDUCIAN		95476	1031 LARK AVE	<i>Shavarish Kerkeducian</i>	
<i>Stephanie Kerkeducian</i>	jewels4theking@yahoo.com	95476		<i>Stephanie Kerkeducian</i>	

Please return petition signatures to: Karla Noyes, 15549 Brookview Dr., Sonoma, CA 95476

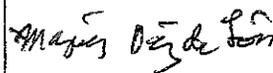
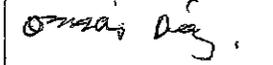
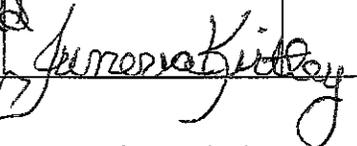
* We will not pass your information to anyone except the Sonoma Valley Citizens Advisory Commission and Supervisor Susan Gorin

No to a proposed marijuana dispensary at Madrone & Arnold!

TO: THE SONOMA VALLEY CITIZENS ADVISORY COMMISSION AND SUP. SUSAN GORIN

The proposed marijuana dispensary in the old Fire House at the corner of Madrone & Arnold is a TERRIBLE LOCATION for this retail business for these reasons: 1.) The sale of marijuana is not appropriate in a residential neighborhood with children nearby, including a school bus stop. 2.) The additional traffic at that intersection including the Madrone Market's delivery trucks and customers, and the coming and going of the dispensary's customers (both medical and recreational users) into their parking lot and their overflow parking on the street, would make an already busy intersection much more dangerous. 3.) There is inadequate parking on the site. Employees and customers will be forced to park on the street which would deprive apartment residents of their much needed off-street parking.

We, the undersigned, recommend that the owner of this business relocate the proposed business to ANOTHER LOCATION perhaps the industrially-zoned area on 8th Street East which has no residents nearby, relatively little traffic and plenty of parking.

Name Please print	Email Please print	Zip Code	No Email? Full Address Please	Signature	Tick to re- ceive info*
EZEQUIEL DIAZ	N/A	94558	1730 PARK AVE. NAPA, CA.		
MARIA DIAZ	N/A	94558	1730 PARK AVE. NAPA, CA.		
OMAR DIAZ	N/A	94558	2481 BEACH ST. NAPA, CA.		
Joanna Ramirez	N/A	95442	13250 HWY 17 GLEN ELLEN CA		
Erasm Ramirez	N/A	95442	13250 HWY 17 Glen Ellen, Ca.		
Juneva Kirtley	N/A	95476	932 Madrone Rd Sonoma, Ca		

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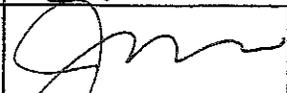
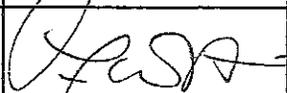
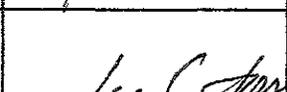
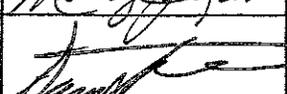
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Name <u>Please print</u>	Email <u>Please print</u>	Zip Code	No Email? Full Address Please	Signature	Tick to re- ceive info*
SCOTT OLSON	SCOTT.MUN689@ATT.NET	95476			<input checked="" type="checkbox"/>
JOHN FLEISCHBAUER	jdf@jdftech.com	95476			<input type="checkbox"/>
Fred Holmquist		95476			<input type="checkbox"/>
Jane Joist		95476	838 Oakwood Dr Sonoma CA		<input type="checkbox"/>
MARILYN LEWIS	marilynfgm@gmail.com	95476	846 Oakwood Dr Sonoma CA		<input type="checkbox"/>
Gary Steiner	Sonomamelissa@gmail.com	95476	845 Oakwood Dr Sonoma CA		<input type="checkbox"/>
					<input type="checkbox"/>

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February 1, 2019

Paul Morrison
Elizabeth Morrison
976 Glenwood Drive
Sonoma, California 95476

Re: UPC17-0094; 15499 Arnold Drive, Glen Ellen

Dear Mr. and Mrs. Morrison,

I am the planner assigned to the use permit application for a cannabis dispensary for property located at 15499 Arnold Drive in Glen Ellen (UPC17-0094). Supervisor Gorin forwarded your comment letter dated January 30, 2018, and related protests and petitions to me, and I am reviewing them.

As a courtesy, this letter provides information regarding the status of the subject application, how applications are concluded, notice of public hearings, and opportunities for participation in the public review process, which you may find useful.

Chapter 26 of the Sonoma County Code (Zoning Code) identifies the land uses that are allowed in each zoning district with a permit, and identifies additional requirements and standards that are applicable to certain land uses. The Permit and Resource Management Department (Department) provides a list of the information required to be submitted by an applicant for an application. When an applicant submits all of the required materials the application is deemed complete for processing. Your letter alternately request that the County stop processing application UPC17-0094 or deny it.

Applications for use permits are typically concluded in one of three ways: (1) the applicant withdraws his or her application; (2) the County approves or conditionally approves the application; or (3) the County denies the application. The County holds a public hearing on applications that are not withdrawn by the applicant, unless the Planning Director has waived the requirement for a public hearing and no timely, written, and signed request for a public hearing is received. At the public hearing, the decision-making body receives and considers the applicant's request, a report and other material prepared by staff analyzing the request, staff's recommended action on the application, and all written and oral comments received from the public prior to the close of the public hearing. The decision-making body then deliberates and makes a decision on the application. In general, decisions made by the Planning Director are appealable to the Board of Zoning Adjustments (BZA); decisions of the BZA are appealable to the Board of Supervisors (Board); and decisions of the Board are appealable to court.



File No. UPC17-0094
February 1, 2019

Department staff monitor applications for completeness. When an application is deemed complete for processing staff evaluate its merits, prepares a report, and ultimately present a recommended action to the decision-maker. Application UPC17-0094 has been deemed complete. Department staff are in the process of evaluating its merits. While the Director has not waived the requirement for a public hearing, the application has nevertheless not yet been scheduled or noticed for a public hearing.

For this application, in addition to posting notice of proposed actions at the subject property, the County will automatically send notice of a scheduled public hearing to properties within 1,000 feet of the proposed project. The notice is sent to the addresses on file with the Assessor's Office for properties within this 1,000 foot radius. Other interested persons can request placement on the Department's notice list by emailing me at the address indicated below.

The Department is committed to ensuring the integrity of the public review process. I understand from the public comments and protest letters you submitted to the Department that there is interest in and opposition to the application. The County invites public participation in land use matters. All interested parties are encouraged to submit comments on the merits of the application. Comments are best directed to me via email at the address indicated below. Please identify the application number or property address in submitted comments.

While the Department does not yet have an estimated date for when a public hearing will be held for this application, please understand that the County takes all comments seriously and they will be given full consideration during the public review process. We ask for your patience as staff completes its review and analysis of the applicant's request and all submitted public comments.

If you have questions or additional comments related to this letter or UPC17-0094 generally, please contact me at 707-565-8357 or at Crystal.Acker@sonoma-county.org.

Sincerely,



Crystal Acker
Planner III

Cc:

Supervisor Susan Gorin, First District
Director Tennis Wick, Permit and Resource Management Department
Bruce Goldstein, County Counsel
Jani Friedman, Project Applicant



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org

