

# Exhibit E

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Dear Monterey County Planning Commissioners:

June 30, 2019

Subject: Agenda Item PLN170336, Mann, Lawrence and Angela R., Carmel Valley Original, Inc. for a Commercial cannabis dispensary Administrative Permit on your July 10<sup>th</sup> 2019 meeting.

I own the property immediately to the south and east of the Project area, Agenda Item PLN170336. My family home and two single family residences are adjacent to the Project. One of the two single family residences is 49 feet from the Mann structure. This cannabis dispensary is definitely too close to this private home. With clients lingering at the business, my property will no longer be a private home. I feel I have a right to live peaceably and without fear! This is a business that is not compatible to a family centered neighborhood.

My family has lived on our adjacent property for over 76 years. My children, grandchildren, and great-grandchildren, all use and enjoy my property. The grandchildren, and their friends, have spent many hours on my property taking care of their 4H animal projects. Hopefully our great grandchildren will be able to do the same. This cannabis dispensary needs to locate in a business district, not in a community residential area

Of note: Just before the January 14, 2019, Toro Advisory meeting, there was a car accident, two driveways from the proposed project. My neighbor had crossed the road to her mailbox.... a car slowed for her and was rear ended by another car. The driver of the rear-ender when asked what happened said, "I was looking for the dispensary". The proposed business was already listed on the internet under the subject of Cannabis, Carmel Valley Original, Inc. located at 299 River Road. With no active business, it already caused a traffic accident even before the business received approval. My property is incorrectly shown, on Google maps as the dispensary location.

Proposed use is incompatible with the existing building placements. The Dispensary building is too close to River Road, prohibiting safe parking in front of the business. Parking on the side lot is constrained and the existing single-family residence constrains parking to the rear of the business. Previous business customers often trespassed, parked and blocked my renter's driveway and yard. I want to protect the security and wellbeing of my renter adjacent to the project. We do not want to be faced with trespassing by the proposed project's clients.

In summary: As immediate neighbors, we request that you deny the Administrative Permit for PLN170336.

Mary Lou (Filippi) Zechentmayer

268 Rio Vista Drive

King City, CA 93930

## Pham-Gallardo, Son x5226

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**From:** Spencer, Craig x5233  
**Sent:** Monday, April 8, 2019 4:29 PM  
**To:** Pham-Gallardo, Son x5226  
**Subject:** FW: PLN170336

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** flora cavalli [mailto:cavallif@comcast.net]  
**Sent:** Monday, April 8, 2019 3:43 PM  
**To:** pham\_gallardo@co.monterey.ca.us; Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>  
**Subject:** PLN170336

To Whom it May Concern:

I am writing in response to the cannabis dispensary proposal on River Road. I am a resident of River Road, and have been since 1996 (Las Palmas 2 from 1996-2012 & Pine Canyon 2012 –current) and I can attest first hand to the increasing dangers on this road throughout the years of population growth and increased agricultural traffic. I can't imagine wanting to add one more high traffic business to an already dangerous and busy area. In particular, the proposed site sits right atop a hill on River Road so people driving on River Road, in both directions, would not have a good visual of cars pulling in and out of that business. I have witnessed many accidents on River Road throughout my years of living there, and almost daily, I see near-misses of traffic accidents happening and this business would only add this problem.

Please allow River Road to remain a road for over-sized and slow moving agricultural equipment, who have no choice in their route of travel due to the proximity to agricultural land. Population growth/housing have already put a dangerous spin on what was originally built to be a rural agricultural road. In my humble opinion, a cannabis dispensary should be located in an area such as an industrial park, away from homes, schools, daycares and agricultural traffic ...all of which are located near the proposed site.

Respectfully,

Flora Cavalli

## Pham-Gallardo, Son x5226

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**From:** Spencer, Craig x5233  
**Sent:** Wednesday, April 3, 2019 5:05 PM  
**To:** Pham-Gallardo, Son x5226  
**Subject:** FW: Hearing for River Road Dispensary

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

From: Swanson, Brandon xx5334  
Sent: Wednesday, April 3, 2019 8:06 AM  
To: Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>  
Subject: FW: Hearing for River Road Dispensary

Another for the file....

-Brandon

Brandon Swanson  
Interim RMA Chief of Planning  
Monterey County Resource Management Agency  
1441 Schilling Place - Salinas, CA 93901  
Phone: 831-755-5334 - [www.co.monterey.ca.us/rma/](http://www.co.monterey.ca.us/rma/)

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

From: Alison Flewell <aflewell@yahoo.com>  
Sent: Tuesday, April 2, 2019 6:38 PM  
To: Swanson, Brandon xx5334 <SwansonB@co.monterey.ca.us>; McDougal, Melissa x5146 <McDougalM@co.monterey.ca.us>  
Subject: Hearing for River Road Dispensary

Good afternoon Mr Swanson and Ms McDougal.

My name is Alison Flewell and I grew up at 17040 Nina Court, Salinas, CA, 93908. I lived for many years at 21 Corey Road, Salinas, CA as an adult. My family, the Pozzi's and the Rasmussen's have pioneered farming in these areas since the 1920's. I still oversee our ranch down at 20770 Buena Vista Road, Salinas, CA, 93908.

I heard about the proposed marijuana dispensary using the old "little store" down across from the end of Enos Drive located on River Road. I strongly urge you to decline this proposal. Marijuana dispensaries draw in people who take drugs. This is a problem. I am extremely uncomfortable with the idea of young adults driving over 4 miles south from the highway 68 River Road off ramp to go buy weed. There are sleepy pocket communities such as the Pedrazzi Subdivision where my parents still live on 17040 Nina Court, Salinas, CA, 93908 to this day. It is a mere 800 yards away. These people who make drug purchases will go and park their cars. Then, they will go light up their joint or put a "bowl" of marijuana into their pipe and light up; smoking it.

This is a problem.

These same people will drive their motor vehicles high. Driving while under the influence of drugs is not only illegal, it is deadly. Just a few years ago my friends were driving on river road near phase 1 of Las Palmas, driving to church, and a drunk driver hit them and killed all three of their children on board.

It destroyed their whole world.

This dispensary can not happen. What about these people buying their drugs and cruising around to find a place to get high? The fields by my ranch look awfully appealing to outsiders. And then you have people who are not in their right frame of mind scoping out my house. My barn. My tractors. My workshop. My strawberry fields. My head lettuce fields. There is serious money put into all of these things that makes up my and my families livelihood. My family has worked very hard to keep our small farm going over four generations. If they vandalize any of these items, it comes out of my pocket. If, god forbid, they, in a drug addled mindset, decide to try and drive my tractor, who would be liable if they hurt themselves? Me.

What about the drug buyers and users trying to navigate River Road with lettuce harvesting equipment on it? It is extremely dangerous to people who have no idea how much weight is being pulled by these trailer trucks. Or what if they try and pass cars after a crew of labor workers gets let out of the fields from a days work at 4:30pm? These people have no idea how to drive and navigate agricultural field equipment and operations safely.

I have many friends and many family members who live off River Road. How could it possibly be safe with a Marijuana dispensary on it? My niece who is 16 years old drives down to feed her horse and go riding twice a day and twice a day she will pass that dispensary? No way! She is a member of the Future Farmers of America and 4-H. I don't want that for her. It is so dangerous on so many levels! I don't want any of the vulnerable kids seeing a place, so visibly, and thinking, "what's that? Can I buy some and try it?"

Please take this letter into consideration while you go forward in deciding our communities fate.

Thank you Ms. McDougal and Mr. Swanson. Please present my letter to the Planning Commission. Please take my heartfelt "NO" marijuana dispensary at the old little store on River Road into consideration.

Sincerely,

Alison Flewell  
Chief Operations Officer  
Flewell Family Farms, INC.  
(831)-595-8554  
aflewell@yahoo.com

## Pham-Gallardo, Son x5226

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**From:** Spencer, Craig x5233  
**Sent:** Wednesday, January 9, 2019 1:56 PM  
**To:** anthony@foxtheatersalinas.com  
**Cc:** Pham-Gallardo, Son x5226  
**Subject:** RE: River Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Anthony,

Son Pham-Gallardo has recently been assigned to process you application.  
I have copied her on this email.

It may be useful for you both to meet to review the project but I will leave that up to Son.

You should also be aware that we have already received a letter objecting to the dispensary in advance of the Toro Land Use Advisory Committee meeting.  
I will forward that letter to you momentarily.

Thank you

Craig Spencer  
Monterey County, RMA-Planning Division  
Phone: (831) 755-5233  
Email: spencerc@co.monterey.ca.us

**From:** anthony@foxtheatersalinas.com [mailto:anthony@foxtheatersalinas.com]  
**Sent:** Wednesday, January 9, 2019 12:46 PM  
**To:** Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>  
**Subject:** River Road

Hello Craig,

Nice to see you this morning. I have the completed and updated plans..... Can I just drop them off or do you need to see me?

Thank you.

*Anthony Lane*

owner/Manager

FOX THEATER SALINAS

Cell: 831-710-1961

Theater: 831-758-8459

[www.foxtheatersalinas.com](http://www.foxtheatersalinas.com)



## Pham-Gallardo, Son x5226

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**From:** Spencer, Craig x5233  
**Sent:** Tuesday, January 8, 2019 4:02 PM  
**To:** Jenny McKneely  
**Cc:** Hansen Reed; Vincent Ruggiero; Pham-Gallardo, Son x5226  
**Subject:** RE: 299 River Road, Salinas - Opposition to Commercial Cannabis Retailer

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your comments.  
I have forwarded your letter to Son Pham-Gallardo who will be processing this application.

Craig Spencer  
Monterey County, RMA-Planning Division  
Phone: (831) 755-5233  
Email: [spencerc@co.monterey.ca.us](mailto:spencerc@co.monterey.ca.us)

**From:** Jenny McKneely [<mailto:jmckneely@walkerandreed.com>]  
**Sent:** Tuesday, January 8, 2019 2:33 PM  
**To:** Spencer, Craig x5233 <[SpencerC@co.monterey.ca.us](mailto:SpencerC@co.monterey.ca.us)>  
**Cc:** Hansen Reed <[hreed@walkerandreed.com](mailto:hreed@walkerandreed.com)>; Vincent Ruggiero <[vruggiero@walkerandreed.com](mailto:vruggiero@walkerandreed.com)>  
**Subject:** 299 River Road, Salinas - Opposition to Commercial Cannabis Retailer

Good afternoon, Mr. Spencer:

Please see the attached PDF letter regarding 299 River Road in Salinas. A hard-copy of this same letter will be mailed to you today via U.S. mail. If you should have any questions, please do not hesitate to contact our office. Thank you.

Sincerely,  
Jenny

Jenny McKneely, Legal Assistant  
Walker & Reed, PC  
215 W. Franklin Street, 5th Floor  
Monterey, CA 93940  
Phone: (831) 649-1100  
Fax: (831) 649-6805  
[jmckneely@walkerandreed.com](mailto:jmckneely@walkerandreed.com)



**WALKER+REED**  
ATTORNEYS AT LAW PC.

CONFIDENTIALITY NOTICE: This is a transmission from the Law Firm of Walker & Reed, PC. This message and the attached documents may be confidential and may contain information that is protected by attorney-client privilege or the attorney work product privilege. If you are not the intended

recipient of this message and the attached documents, you are hereby notified that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this message in error, please immediately contact our offices at (831) 649-1100. Thank you.

George R. Walker, Esq. (1928-2018)  
Hansen P. Reed, Esq.  
Ashlee E. Gustafson, Esq.  
Vincent A. Ruggiero, Esq.  
John N. Staples, III, Esq.



Via U.S. Mail and Email at: [spencerc@co.monterey.ca.us](mailto:spencerc@co.monterey.ca.us)

January 8, 2019

Toro Land Use Advisory Committee  
c/o Craig Spencer  
19900 Portola Drive  
Salinas, CA 93908

Author's Email Address:  
[HReed@walkerandreed.com](mailto:HReed@walkerandreed.com)

**Re: 299 River Road, Salinas - Commercial Cannabis Retailer**

Dear Toro Land Use Advisory Committee:

In reviewing the January 14, 2019 Toro Land Use Advisory Committee ("the Committee") agenda, my clients learned that the Committee is considering design approval for a commercial cannabis retail facility at 299 River Road (the "Site").

My clients and many others in the Toro neighborhood area and other unincorporated areas of Monterey County oppose a commercial cannabis dispensary being located at the Site. The Site is located near primarily residential neighborhoods on a busy stretch of River Road. The neighboring community is family-oriented and consists of few, if any, other commercial uses. Many children live nearby or pass the Site on their way to school or attractions - like the Monterey Zoo - increasing their exposure to cannabis at an early age. My clients are very concerned about the effects such a business would have on the character of the community.

Currently, most if not all cannabis transactions must be conducted on a cash-only basis. Generally, banks will not open bank accounts for cannabis businesses, nor will credit card companies allow access to merchant services. This means that there will be large amounts of cash flowing through this location if a dispensary is allowed, which may increase the risk of violent and property crime in the immediate vicinity. Of primary concern with this Site's location is that police and emergency services are located far away. The nearest Sheriff's Office is in east Salinas, almost 10 miles from the Site. As a result, response times may be delayed in the event of an incident, further increasing the risk to nearby residents.

**WALKER+REED**  
ATTORNEYS AT LAW P.C.

January 8, 2019

Page 2

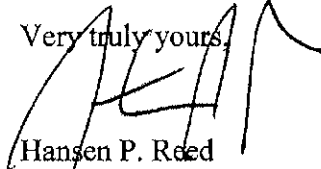
The traffic impact is also a major concern for my clients. This area of River Road already sees significant traffic due to the large number of residential neighborhoods. Allowing a cannabis dispensary would increase the traffic along the route, leading to additional congestion. In addition, as the Committee members know, there have been several horrible DUI accidents over the past decade on River Road, and a cannabis dispensary may increase the risk of DUIs there, as consumers may decide to drive under the influence of cannabis to and from the location.

My clients believe that the Site's location in a primarily residential area, far away from law enforcement and other emergency services, creates an undue risk and burden on the Las Palmas and Toro neighborhoods. Simply put, allowing a Cannabis dispensary on River Road, this close to the neighborhoods, does not fit with the family and safety minded character of the surrounding area.

For the reasons above, my clients respectfully request that the Toro Land Use Advisory Committee withhold its approval of the commercial cannabis retail facility at 299 River Road, Salinas.

Please feel free to contact me if you have any questions.

Very truly yours,



Hansen P. Reed

HPR/bhs

CC: Clients

## Pham-Gallardo, Son x5226

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**From:** Spencer, Craig x5233  
**Sent:** Tuesday, January 15, 2019 7:34 AM  
**To:** Home  
**Cc:** Pham-Gallardo, Son x5226  
**Subject:** RE: Permit # PLN170336

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your comments.

Craig Spencer  
Monterey County, RMA-Planning Division  
Phone: (831) 755-5233  
Email: spencerc@co.monterey.ca.us

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

**From:** Home [mailto:coop68@aol.com]  
**Sent:** Monday, January 14, 2019 4:20 PM  
**To:** Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>  
**Subject:** Permit # PLN170336

Good afternoon-

In regards to the above permit application for a marijuana dispensary on River Road, I would would like to voice my objection to this location. While I assume this area is zoned light commercial, one cannot overlook its proximity to a residential area. The predominant rule of thumb for locating dispensaries is to stay out of residential neighborhoods. Monterey County Zoning Title 21 (21.67.040 A) states that dispensaries may only be allowed in Heavy or Light Commercial areas. While the building's zoning itself may meet this definition, I think it important to take into account the spirit of this section in not allowing for dispensaries in residential zoning areas. Likewise, one needs to consider the increased safety risk inheritance to its rural location and lack of regular law enforcement presence.

Thank you,

Stan Cooper  
River Road/ Indian Springs Resident  
Salinas, CA 93908

## **Pham-Gallardo, Son x5226**

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**From:** Spencer, Craig x5233  
**Sent:** Tuesday, January 15, 2019 7:46 AM  
**To:** Christopher Bunn  
**Cc:** Pham-Gallardo, Son x5226  
**Subject:** RE: River Rd dispensary

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you Mr. Bunn.

Craig Spencer  
Monterey County, RMA-Planning Division  
Phone: (831) 755-5233  
Email: spencerc@co.monterey.ca.us

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

**From:** Christopher Bunn [mailto:christopher@Generalfarminvestment.com]  
**Sent:** Monday, January 14, 2019 5:38 PM  
**To:** Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>  
**Subject:** River Rd dispensary

Craig,  
Seeing the community opposition to this application, please bring this item to the Planning Commission.

Thank you.

Regards,  
Christopher Bunn

Sent from my iPhone

## **Pham-Gallardo, Son x5226**

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**From:** Spencer, Craig x5233  
**Sent:** Wednesday, January 16, 2019 7:52 AM  
**To:** michaelrjd@aol.com  
**Cc:** Pham-Gallardo, Son x5226  
**Subject:** RE: PLN170336 (299 River Road)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your email.  
We will add you to the contact list.

Craig Spencer  
Monterey County, RMA-Planning Division  
Phone: (831) 755-5233  
Email: spencerc@co.monterey.ca.us

**From:** michaelrjd@aol.com [mailto:michaelrjd@aol.com]  
**Sent:** Tuesday, January 15, 2019 5:37 PM  
**To:** Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>  
**Cc:** MICHAELRJD@aol.com  
**Subject:** PLN170336 (299 River Road)

**Mr. Spencer,**

I was in attendance at yesterday's Toro Land Use Advisory Committee's standing room only meeting where PLN170336 was discussed in detail. I was among the 60 plus attendees who unanimously rejected the project as not being compatible with the neighborhood character as per the myriad of reasons expressed yesterday.

Please add me to the mailing list and email list to be kept updated as to the status of this permit application.

Sincerely,

Michael Rodriguez, J.D.  
22581 Murietta Road  
Salinas, CA 93908  
(831) 229-1116  
email: [MICHAELRJD@aol.com](mailto:MICHAELRJD@aol.com)

**Pham-Gallardo, Son x5226**

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**From:** Spencer, Craig x5233  
**Sent:** Wednesday, January 16, 2019 7:53 AM  
**To:** Neva Petersen  
**Cc:** Pham-Gallardo, Son x5226  
**Subject:** RE: Dispensary at 299 River Road - PLN170336

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your email.  
We will add you to the contact list.

Craig Spencer  
Monterey County, RMA-Planning Division  
Phone: (831) 755-5233  
Email: [spencerc@co.monterey.ca.us](mailto:spencerc@co.monterey.ca.us)

**From:** Neva Petersen [mailto:[nevaathome@yahoo.com](mailto:nevaathome@yahoo.com)]  
**Sent:** Tuesday, January 15, 2019 7:33 PM  
**To:** Spencer, Craig x5233 <[SpencerC@co.monterey.ca.us](mailto:SpencerC@co.monterey.ca.us)>  
**Cc:** 100-District 5 (831) 647-7755 <[district5@co.monterey.ca.us](mailto:district5@co.monterey.ca.us)>  
**Subject:** Dispensary at 299 River Road - PLN170336

Dear Mr. Spencer,

Thank you so much for taking the time to attend the LUAC meeting for Toro yesterday, and for listening to the communities concerns. As we stated, we have concerns about the appropriateness of the business for what is really a residential area, as well as concerns about traffic, parking and safety.

I am sure that someone has already asked for a public hearing, but if not, I would like to ensure that their is a hearing at the Planning Commission. Also, please add me to mailing list for information on this project. I am not sure if it is done via email or mail, so I have included both below.

Thank you,  
Neva

Neva Petersen  
[nevaathome@yahoo.com](mailto:nevaathome@yahoo.com)  
19620 Redding Drive  
Salinas, CA 93908

***Neva Petersen***



[nevaathome@yahoo.com](mailto:nevaathome@yahoo.com)

## Pham-Gallardo, Son x5226

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**From:** Spencer, Craig x5233  
**Sent:** Wednesday, January 16, 2019 1:58 PM  
**To:** Charles Camy  
**Cc:** Pham-Gallardo, Son x5226  
**Subject:** RE: River Road Cannabis Store...

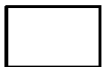
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for the email.  
We will add you to the contact list.

Craig Spencer  
Monterey County, RMA-Planning Division  
Phone: (831) 755-5233  
Email: [spencerc@co.monterey.ca.us](mailto:spencerc@co.monterey.ca.us)

**From:** Charles Camy [mailto:[chazz26@comcast.net](mailto:chazz26@comcast.net)]  
**Sent:** Wednesday, January 16, 2019 1:18 PM  
**To:** Spencer, Craig x5233 <[SpencerC@co.monterey.ca.us](mailto:SpencerC@co.monterey.ca.us)>  
**Subject:** River Road Cannabis Store...

Hello Craig, I attended the Monday meeting of the Toro Land Use Advisory Committee. I am a resident of the area since 1993. Would you add my email to the list to be notified of the next public hearing regarding the application for a cannabis retail store in the vacant River Road store building on River Road (299 River Road I believe). Thanks, Charles Camy. My email is: [chazz26@comcast.net](mailto:chazz26@comcast.net)



Virus-free. [www.avast.com](http://www.avast.com)

## **Pham-Gallardo, Son x5226**

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**From:** Spencer, Craig x5233  
**Sent:** Monday, January 21, 2019 12:34 PM  
**To:** JULIE SUTLIFF  
**Cc:** Pham-Gallardo, Son x5226  
**Subject:** RE: Plan number PLN170336 at 299 River Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your comments.

Craig Spencer  
Monterey County, RMA-Planning Division  
Phone: (831) 755-5233  
Email: spencerc@co.monterey.ca.us

**From:** JULIE SUTLIFF [mailto:rjlsutliff@comcast.net]  
**Sent:** Sunday, January 20, 2019 2:09 PM  
**To:** Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>  
**Subject:** Plan number PLN170336 at 299 River Road

Mr Spencer,

We are writing you as homeowners and residents that live near the proposed establishment. Our main concerns about this type of business in our community is the traffic congestion at that intersection as there is no stop light. There is simply not enough parking that will accommodate their customer base. The area is car dependent. There are no bus stops, no sidewalks and bike lanes are not marked as well. River Road is well known for it's traffic including many Semi-trucks and slow moving farm equipment. River Road does not have a passing lane. This is simply a formula for many more vehicle crashes/injuries/deaths. If employees and customers have to park on the street then pedestrian safety is an obvious concern. Our second concern is the obvious problem of more folks driving "under the influence" near Buena Vista Middle School.

Please do not approve this business application.

Thank you!

Ralph and Julie Sutliff

17708 Riverbend Rd

Salinas, CA 93908



## Pham-Gallardo, Son x5226

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**From:** Spencer, Craig x5233  
**Sent:** Tuesday, January 22, 2019 1:11 PM  
**To:** ogrady@ultimanet.com  
**Cc:** Pham-Gallardo, Son x5226  
**Subject:** RE: PLN170336

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your comment

Craig Spencer  
Monterey County, RMA-Planning Division  
Phone: (831) 755-5233  
Email: spencerc@co.monterey.ca.us

**From:** ogrady@ultimanet.com [mailto:ogrady@ultimanet.com]  
**Sent:** Tuesday, January 22, 2019 10:59 AM  
**To:** Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>  
**Cc:** phams@co.monterey.ca.us; ogrady@ultimanet.com  
**Subject:** PLN170336

Dear Mr. Spencer,

I live in Pine Canyon and attended the TLUAC 1/14/19 meeting and listened to scheduled item PLN170336. If this project is not withdrawn by the applicants, I would like to request that it be presented at a Monterey County Planning Commission hearing because of all the concerns brought up at the TLUAC meeting. Some of the reasons this project should not be allowed are:

Cannabis dispensaries need a lot of parking as it is a process to purchase cannabis items. There is not enough safe parking at this location. The driveway into the property is very narrow and patrons' vehicles will create extremely dangerous situations such as causing cars to stop on River Road to allow entering and exiting. The speed limit there is 45 mph but is often exceeded. There is a rise to the south on River Road that makes it difficult to see in advance cars stopped or stopping on the road. Homeowners on Enos Drive which is the cross street almost directly across from the proposed facility, use great caution entering River Road or else cut across the subdivision on Prado Lane to Berry Drive because it is further away from the hill. The traffic load on River Road has greatly increased in the past 10 years as more folks use it as a cut through from South County.

The Monterey County Sheriff deputy assigned to River Road has a very large patrol area and a dispensary would add to this already over-stretched beat.

There are homes on three sides of the project and also directly across the street on the fourth side. It is not reasonable or safe or in any way acceptable for homeowners to have a cannabis dispensary next to their home. The neighbor's driveway to the south is only **10 feet** from the proposed dispensary building.

The Spreckels Elementary and Buena Vista Middle School bus picks up and drops off students TWO houses away at 116 Enos Drive and THREE houses down at 288 River Road. The Salinas High School bus picks up and drops off students a little more than 1000 feet away on Enos Drive.

( Any business that requires armed security should not be allowed in a family neighborhood. A cannabis dispensary is NOT a family neighborhood friendly store. If people under 18-21 cannot patronize this proposed business then it should NOT be allowed in a family neighborhood.

Please do not recommend approval of this project.

Thank you.

Sincerely,

Deirdre O'Grady

## Pham-Gallardo, Son x5226

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**From:** Spencer, Craig x5233  
**Sent:** Tuesday, January 29, 2019 2:20 PM  
**To:** Richard Zechentmayer  
**Cc:** Pham-Gallardo, Son x5226  
**Subject:** RE: River Road Cannabis Dispensary PLN170336

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Mary Lou,

Thank you for your comments.

Craig Spencer  
Monterey County, RMA-Planning Division  
Phone: (831) 755-5233  
Email: spencerc@co.monterey.ca.us

**From:** Richard Zechentmayer [mailto:zechentmayer@sbcglobal.net]  
**Sent:** Tuesday, January 29, 2019 11:07 AM  
**To:** Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>  
**Cc:** 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>  
**Subject:** River Road Cannabis Dispensary PLN170336

Dear Mr. Spencer

I own the property immediately to the south and east of the Project area. My family home and two single family residences are adjacent to the Project. One of the two single family residences is 49 feet from the Mann structure. This cannabis dispensary is definitely too close to this private home. With clients lingering at the business my property will no longer be a private home. I feel I have a right to live peacefully and without fear! This is a business that is not compatible to a family centered neighborhood.

Just before the January 14th Toro Advisory meeting, there was a car accident two driveways from the proposed Project. My neighbor had crossed the road to her mailbox.... a car slowed and was rear ended by another car. The driver of the rear-ender, when asked what happened said, "I was looking for the dispensary". This business is already listed on the internet! Under the subject of Cannabis, Carmel Valley Original, Inc's cannabis business is listed at 299 River Road. With no active business, it has already caused a traffic accident. I question the legality of advertising a business that has not yet received approval.

My family has lived on our adjacent property for 76 years. I have children, grandchildren and great-grandchildren. The grandchildren have spent many hours on our property taking care of their 4H animal projects. Hopefully our great-grandchildren will be able to do the

same. This cannabis dispensary needs to locate in a business district, not in a residential area.

Sincerely, Mary Lou Zechentmayer



Dear Monterey County Planning Commissioners,

June 26, 2019

I am writing to share with you my concerns regarding PLN170336 that you will be discussing at your July 10<sup>th</sup>, 2019 meeting.

Please take a bit of time to drive by 299 River Road to see the location of this proposed cannabis dispensary and the residential area it is in. You will notice that the driveway into the property is very narrow and patrons' vehicles will create extremely dangerous situations such as causing cars to stop on River Road to allow entering and exiting. The current speed limit of 45 mph is often exceeded and there is a rise to the south on River Road that makes it difficult to see in advance cars stopped or stopping on the road. Homeowners on Enos Drive, which is the cross street almost directly across from the proposed facility, use great caution entering River Road or else cut across the subdivision on Prado Lane to Berry Drive because it is further away from the hill (rise). On street parking would make visibility worse.

In an ironic twist, and as an example that can be referenced from the CA Highway Patrol, a gentleman spoke at the TLUAC meeting 1/14/19 on this scheduled item after helping folks involved in a crash near this proposed project. He stopped to help as he was entering River Road from Enos Drive to attend the TLUAC meeting. When he asked the gentleman who rear-ended a car what happened, the man told him he was looking for the dispensary! It hasn't been approved and there has already been an accident!

One of the benefits of living in the country as opposed to the city, is our quality of darkness. The whole Pedrazzi Subdivision, which has more than 90 homes across from the proposed dispensary, has NO street lighting except at the corner of Berry and River Road. All night lighting would be required for a cannabis dispensary. Please do not subject light pollution onto this country neighborhood area.

There are homes on three sides of this project and also directly across the street on the fourth side. The Spreckels Elementary and Buena Vista Middle School bus picks up and drops off students TWO houses away at 116 Enos Drive and THREE houses down at 288 River Road. The Salinas High School bus picks up and drops off students a little more than 1000 feet away on Enos Drive.

Any business that requires armed security should not be allowed in a family neighborhood. A cannabis dispensary is NOT a family neighborhood friendly store. If people under 18-21 years old cannot patronize this proposed business then it should NOT be allowed in a family neighborhood. **It is not reasonable or safe or in any way acceptable for homeowners to have a cannabis dispensary next to their home.** Please do not approve this project.

Sincerely,

Deirdre O'Grady, Pine Canyon Road resident  
23425 Redding Circle  
Salinas, CA 93908

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