

From: Pamela Epstein [REDACTED] >

Date: July 20, 2021 at 10:04:40 AM PDT

To: Mateo Bedolla <mateo.bedolla@cityoftracy.org>

Cc: [REDACTED]

Subject: Commercial Cannabis Application Process - Public Comment for 7/20 Council Meeting

Dear Honorable Councilmember Bedolla,

We are reaching out to you in advance of the city council meeting tomorrow regarding the City's recent commercial cannabis application process ("Application Process").

Since the release of the final scores there have been ongoing concerns regarding the transparency of the City's Application Process and the ultimate license issuance decision. GOE-Tracy filed an appeal in response to the arbitrary and capricious manner in which the scoring specifically of the Community Benefits Plan. The Community Benefit section is intended to serve the community; it stands to reason it would be driven by the community.

In light of the numerous appeals filed, we respectfully request the following action be taken by Council:

Allow all Final Applicants to move forward in the City's CUP process provided they are eligible. A Final Applicant is eligible so long as they provide accurate information regarding the businesses, remain consistent with the original application materials and the application and operations meet the City's requirements, and comply with all local and state regulations.

The City can impose the 90-day deadline to secure a location and include a year deadline in which to submit an appeal. The CUP process is the ideal place for community engagement. Residents will have a direct opportunity to share their perspectives over the project and how it incorporates into their community.

Although all Final Applicants will move forward in CUP, it is unlikely all will be issued approvals given the timing restrictions and process proposed (1) eligibility screening; (2) securing property within 90 days; (3) submitting a complete CUP package within a year; and (4) community input leading to the Planning Commission denial of the project.

Action of this nature is not uncommon. The City can look to the City of Moreno Valley as an example dispensary permit to be granted a cannabis operating permit and carry on to the CUP process. The City of Moreno Valley's ordinance initially limited the number of licenses issued to 8 though in the face of appeals and legal action, the City chose to allow all 23 applicants to proceed through the CUP process. The City still only has eight storefront licenses but with greater transparency and input from the public on the process.

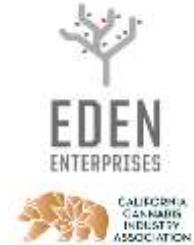
It would be our privilege to honor our realistic and achievable commitments to the City as a cannabis retailer.

Thank you for your thoughtful consideration,

Pamela Epstein
General Counsel
GOE-Tracy, LLC

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Pamela N. Epstein, Esq., LL.M

General Counsel and Chief Regulatory and Licensing Officer
CCIA Vice President Board of Directors

520.904.1482

www.EdenEnterprises.com

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From: [REDACTED]
To: [Adrienne Richardson](#)
Cc: [REDACTED]
Subject: Item from the audience...Truck traffic in a residential neighborhood. Part 1
Date: Sunday, July 18, 2021 6:09:50 PM

Dear Adrienne,

I hope this e-mails finds you well and hope your weekend was great. Thank you for returning my call last Friday. I truly appreciate your time and kindness. My neighbor, Pete Moyer will address the City Council at the next meeting, 7/20, as an item from the audience. I would appreciate it very much if you can forward these series of e-mails to the Council members and Mayor Young for me. These photos and videos will give the Council members and Mayor Young an idea of what our community has been and still are going through on the daily basis.

I thank you, Adrienne, from the bottom of my heart. Attached, you will find 2 broken k-rails that one semi truck hit and dragged. The first photo is of a k-rail that was dragged for about half of a mile from the elementary school to near the I205 overpass. The second k-rail was dragged further, to in front of Amazon warehouse, about a mile and a half from the school. The semi truck that caused the accident and fled the scene was the Amazon trailer truck. Each of those k-rail, fully filled with water, is over 1,000 pounds, and they were pinned together in pairs.

In one month, the semi trucks took out over 15 k-rails, completely destroyed them. These truck drivers even drive on the opposite side of the road, onto the school parking lot to make the turns, trying to avoid the k-rails. Our elementary school will reopen the first week of August. If a semi truck can cause this kind of damage to a pair of over 2,000 pounds k-rails, what chance does a child have to survive an accident with a semi?

The third photo was taken on 3/2/21, the day International Parkway was open. It was the busiest day the neighborhood has ever seen, with over 120 semis in one day! The semi that was just feet away from our neighbor's 4 year-old was going about 40 mph, in residential area that prohibited trucks over 5 tons (with exception to local delivery), and the truck headed toward the warehouses. Five minutes later, a FedEx's double trailer semi left its warehouse, snaked through the neighborhood, went past the same little girl. She was in front of her house with her 2 older brothers and was playing with her chalk, as all children do.

I am including series of photos so you can see the extend of damage these trucks are causing. This community is on septic system and many of us are on private wells. The trucks are destroying the roads. Many of our houses are starting to have cracks on the walls and ceiling. To replace a well, it will cost over \$30,000 and replacing a septic tank is over \$12,000, current market value. We've noticed that our ground is starting to settle more in the last couple of years. There's also another incident with an Amazon trailer truck that took out a 30 feet section of a wrought iron fence from a neighbor's house. And another Amazon trailer truck that ran over the water control valve and headed straight for the school. This nightmare does not end!







This was
westbound

Five minutes before the
FedEx's double trailer semi
heading eastbound

These photos were taken within 5 minutes of each other; FedEx semi was eastbound







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>
> Sincerely,
> Vannie Dart

From: [Vannie Dart](#)
To: [Adrienne Richardson](#)
Cc: [\[REDACTED\]](#)
Subject: Item from the audience-Trucks and commuters safety - Part 2
Date: Tuesday, July 20, 2021 12:25:27 PM
Attachments: [03 31 2021, 1621 V Car Passing Truck, Double Yellow Line, Speed Bump.MP4](#) [LocalRecord7C78B2116E79_album_local_cache.MP4](#)

Dearest Adrienne,

Please accept my sincere apologies for not getting this e-Mail to you yesterday. My internet router and I had a disagreement yesterday and it resulted in a moment of silent for the router this morning. Would you please forward my e-Mail to the City Council members and Mayor Young for me? Thank you so much, Adrienne.

Attached, please find series of photos and a couple of videos. The first photo was taken the day an Amazon semi took out a 30 feet section of a wrought iron fence from a neighbor's house. This happened while our neighbor was still mourning her husband's passing.

The second photo shows that our community was built in rural area with no sidewalks. Our children walk and ride bikes on the same roads the semis and the reckless driving commuters are driving on daily. These semis are also stampeding over the main gas pipe for the entire neighborhood. I am quite sure no one wants our community to be the next "San Bruno".

The next 3 photos show these commuters have no regards for the residents in this neighborhood. We are constantly being harassed by being cut-off, yelled at, or honked when we are going with the speed limit. We are also being harassed for slowing down to turn into our driveways or making turns onto our streets. One video shows that they even cut-off a semi. They drive on the wrong side of the streets and pass on the double yellow lines. All of this is happening all day and all night, every day. The photo of the black Suburban passing my neighbor at an incredibly high speed happened just this morning (7/20).

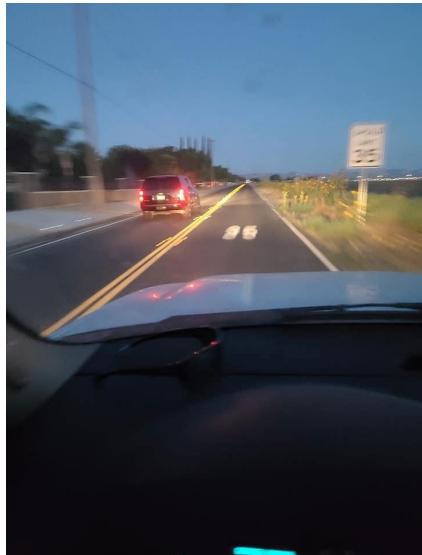
The last photo is of a semi going over the speed hump. It went over so fast (55+ mph), our camera could not capture the image. The impact when the semi hit the speed hump, at high velocity, resulted in the rattling of our windows and all the doors in our house shook.

When my neighbors speak at the City Council meeting, please put these photos and videos into perspective. We truly are worried about the safety of our children and the lives of all the residents who reside in this community. Do think of your children or loved ones walking on these roads, then you would understand our concern.

We thank you for your time and attention to this matter.







Best regards,

Vannie Dart

From: [REDACTED]>
Sent: Monday, July 19, 2021 12:50 PM
To: Tracy City Council <tracycitycouncil@cityoftracy.org>
Cc: Ramona Confer [REDACTED]>
Subject: Electric Scooters

Good Afternoon,

As I was driving thru downtown over the weekend and today I saw this on most corners. I could not take photos thru downtown as I was driving. But I stopped to take these near my home. They are not blocking the ramp but the access and sidewalk are impaired.

The corner ramps for wheelchairs were blocked on many corners, the sidewalk was blocked which does not leave room for walkers, strollers, and wheelchairs.

I'm sure that this was not your intention on this mobility device pilot program. But it does open the door to lawsuits suits regarding access for the disabled.

Thank you,
Ramona Confer



Ramona Confer