



December 04, 2022

Mr. David Roe

Thank you for your leadership to organize a meeting between the Ohana management team and the Grand Ave neighbors to address their concerns. We are committed to full compliance with the City of Oakland approval conditions as well as open communication with the Grand Ave neighbors on a quarterly basis to make sure our transition is as streamlined as other mainstream retail operations within the Grand Ave commercial corridor.

With respect to the concerns you communicated, below you will find our responses:

1. **Hours of night-time operation beyond the initial hours** – We will comply with the City of Oakland approval condition to close our storefront by 8PM daily and reevaluate the topic quarterly.
  2. **Increased traffic and parking on Grand Ave and the adjoining residential streets** – We are not expecting a rush of customers as was the case during the 2018 recreational cannabis launch in California. Based on our history of activating new locations, there will be a gradual ramp up of the customer base ranging from 0 to 30 per day during the initial month which generally ramps up at a rate of 10-20% monthly thereafter. The daily foot traffic will eventually plateau based on the community demand.
  3. **Encroachment onto the parking lot owned by the One Medical facility** – During our hours of operation, we will have two licensed outside security officers. One outside security officer will be responsible for the customers' identification verification and the second outside security officer will be responsible for ensuring that incoming customers don't encroach onto the One Medical parking facility. Customers who persist will not be admitted into the dispensary.
  4. **Marijuana smoking in the close vicinity including the adjoining residential areas** – Its Ohana's policy at all locations to inform customers about the local No Smoking laws, including cannabis consumption, as they exit our premises. In addition, the outside security officers monitor the surrounding areas regularly to ensure that customers who leave our premises are complying with local smoking and cannabis consumption laws. At the Grand Ave location, we will also post interior and exterior signage to further emphasize the local laws regarding the No Smoking and cannabis consumption laws. Customers who have been warned and refuse to comply will be red flagged and no longer permitted into our dispensary.
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5. **Noise and light (including security lights) impacts on the residences immediately behind 3838 Grand Ave., especially in evening hours** – Our security and lighting technologies are configurable and will be adjusted to meet the City of Oakland and Department of Cannabis Control requirements. In addition, all such systems operate based on motion and when there is no traffic within a configurable distance, the security and lighting systems remain dormant. In fact, the motion sensors can also be configured to distinguish between human and animal traffic to avoid unnecessary activation. Furthermore, we maintain open communication with the neighbors at all locations to make sure our security and lighting solutions are not intrusive.
  
6. **Potential impact on students at the two pre-K schools within a few hundred feet, and their parents** – It's our understanding that the Pre-K students are generally picked up by their parents. As a result, we can only speculate that the level of exposure will be minimal, if any, since our proposed location is not in their direct line of sight as is the case with the liquor store with visible and illuminated signage and brand advertisement.

Thanks again and we look forward to the zoom call on December 6, 2022 to review the details and respond to the neighborhood questions.

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